



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

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
April 8, 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/94397919187> or call (312) 626-6799 using **Webinar ID 943 9791 9187**

Public comments will be accepted during the meeting or may be emailed in advance to planningdivision@vbartlett.org

- I. Roll Call
- II. Approval of the March 11, 2021 meeting minutes
- III. **(#21-05) Midwest Products Division Facility – Bluff City Industrial Park**
 - A. **Amending the Preliminary PUD Plan and General Site Plan** to allow for wood products production (wood chips/mulch) on a 9.36-acre site rather than the concrete recycling operations as shown on the Bluff City Industrial Park 186-acre Preliminary PUD Plan approved by Ordinance #2003-98
 - B. **Amending Ordinance #2003-103** to amend Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan to reflect the proposed wood products production facility and associated storage areas
 - C. **Final PUD Plan** for Midwest Compost
 - D. **Special Use Permits** for wood products production and for the storage of uncontained bulk materials

PUBLIC HEARING
- IV. Old Business/New Business
- V. Adjournment



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J. Lemberg called the meeting to order at 7:02 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, and T. Ridenour

Absent: J. Kallas, D. Gunsteen

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 November 12, 2020 meeting minutes.

Motioned by: J. Miaso

Seconded by: M. Hopkins

Roll Call

Ayes: M. Hopkins, J. Miaso, T. Ridenour, and J. Lemberg

Abstain: A. Hopkins

The motion carried.



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(#21-03) Bartlett Fire Training Facility

Site Plan Amendment

Special Use – To allow an accessory structure to exceed 35' in height

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

D. Kamperschroer this property was re-zoned to the P-1 Public Lands District in July 2007 by ordinance #2007-76. The petitioner is requesting a special use permit to allow the height of the 41-foot 9-inch training facility to exceed the maximum 35-foot height requirement in the P-1 zoning district. The parking area on the site 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. 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. 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 Association, which require the use of class A combustible materials such as hay, paper, and wood. 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. 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. The staff recommends approval of the petitioner's requests for a site plan and special use permit subject to the conditions and findings of fact detailed in the staff report.

The petitioner, **Chief William Gabrenya** came forward. **J. Lemberg** asked if there were any questions or motions by the Committee. **M. Hopkins** asked how will the neighboring properties be affected by the smoke generated 4 times a year? **Chief Gabrenya** stated that only class A material would be burned in the building, like what would be burned in a fireplace. Typically, we would be burning hay and are only burning enough inside the structure to produce low visibility so that we can practice our search and rescues. Once we open the building it is a very light/white wispy smoke that dissipates very quickly. I would anticipate that it would not even be seen coming across W. Bartlett Road. **M. Hopkins** will the heat and smoke generated blacken the building or will the color of the building stay red as shown on the renderings? **Chief Gabrenya** there is a little bit of heat produced in the burn rooms, but it will not have fire blowing out of the windows. There is a 10-year paint warranty on the building, so that should stay intact. **A. Hopkins** looking at the site plan, you are going to be reducing parking spaces. How many parking spaces are taken up by the staff that is there currently and will there be other communities using this as well? **Chief Gabrenya** there would be 4 people stationed there with 4



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cars. We have 23 parking spaces. There are a lot of parking spaces for the amount of people that are stationed there. When we have other people coming from other stations, they are coming down in the apparatus that they are assigned to that day. Typically, when we are going to train at this facility, we might have crews from station 1 and station 2 that are coming to this facility to train, but they are going to be in their engines and ambulances. That is why we are creating this big concrete pad so that we can position the vehicles. **A. Hopkins** how many apparatuses can fit on the concrete pad? **Chief Gabrenya** about 4 to 5. There is quite a bit of room in that area. **A. Hopkins** I am always concerned about parking. I think in our village code it needs to be increased. Is 4 to 5 firefighters fully staffed? **Chief Gabrenya** yes, that is fully staffed. **A. Hopkins** no other firefighters can be put out there. **Chief Gabrenya** no. **A. Hopkins** I just want to make sure because if more firefighters get hired out there, more parking spaces would be needed, but it seems like that is not going to be an issue. **Chief Gabrenya** there are 23 parking spaces. **A. Hopkins** are you only burning hay and not wood because I am concerned about that area of town, which has an older senior population that there would be breathing issues. I do not know if you could burn other things down the road. I am really concerned for the residents and businesses that are in that area. **Chief Gabrenya** Spring Lake Estates is a quarter mile away. It would be nearly impossible to have any affects from a quarter mile away. We fall under the National Fire Protection Association guidelines and OSHA guidelines. We are only allowed to burn class A materials, which is no different than what are burned in a fireplace. **A. Hopkins** Carol Stream has a similar tower. **Chief Gabrenya** correct, in a neighborhood. **A. Hopkins** is there any reason that Bartlett could not team up with Carol Stream if you are only using this for burning 4 times a year? Would it make sense to use the Carol Stream facility? **Chief Gabrenya** there are several reasons that we do not go to Carol Stream. One is that we have to pay overtime to do that in the amount of \$50,000 a year and right now and their facility is out of service because they cannot conduct live fire training there. Their structure is a very large concrete building and because they were burning in their structure, over time, it had an effect on the brick and mortar. My understanding is that some of that has started to crack. Until they get those repairs made they are not allowed to do any burns in that structure. It is not feasible for us. I am not going to take a unit out of service to send people to Carol Stream. That would reduce services to our community. **A. Hopkins** does there need to be an ambulance available when a burn is going on and if so, are we reducing service to our community? **Chief Gabrenya** are you asking if we are required to have an ambulance present whenever we are conducting training at that facility? **A. Hopkins** I am concerned about our residents and firefighters if something happens and they have to be transferred to the hospital. There should be an ambulance on site to transfer them. **Chief Gabrenya** I am also concerned about our firefighters. All of our firefighters are paramedics, which is the same type of service that is on an ambulance. The only thing that an ambulance does is allow us to transport that person to a hospital. We only have 2 ambulances in town and 3 suppression vehicles because technically, we have 14 or 15 paramedics working every day. Depending on where the call is, there are always paramedics available. **A. Hopkins** that is a concern to me. If you are going to be having training out there, you still have to be able to provide ambulance service. If you are doing training and a call comes in, who is going to the call? That is a safety issue. This structure is made of shipping containers. **Chief Gabrenya** correct. **A. Hopkins** Are there any other facilities that use shipping containers? **Chief Gabrenya** yes, there are other communities including Orland Park and Lombard that use shipping containers because they last a long time and do not have the same issues as with brick and mortar. **A. Hopkins** is there a typical foundation with concrete and footings? **Chief Gabrenya** correct. **A. Hopkins** that location on W. Bartlett Road is not aesthetically



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pleasing. Would this type of structure using shipping containers be permitted for a business or resident? **R. Grill** we actually have a commercial entity in town that has already requested to utilize shipping containers as part of their development. **A. Hopkins** would they keep the outside open or put something on the outside? **R. Grill** the unit would probably be 3-sided with 1 side open. St. Charles has a double-decker bar using shipping containers. It would be permitted as long as it meets all of our building regulations. **T. Ridenour** I understand when we use the term burn it is simply to create reduced visibility inside the structure so that the firefighters can practice their necessary drills under low visibility and not a fire per say inside the building. **Chief Gabrenya** that is correct. The intent is to provide reduced visibility so that we can practice search and rescue, and deploy hose lines. I understand the concerns, but this is going to make Bartlett a safer community. We do not have a place to train in this community. We do not have a place to throw ladders or deploy hose lines, or where I can take somebody off a second or third floor balcony. This would provide a location for us to train and be a safer community. **T. Ridenour** I think it is a good idea.

J. Lemberg opened up the public hearing portion of the meeting.

Jay Langfelder of 1665 Penny Lane, Bartlett came forward via Zoom and stated that he was concerned about the cost of the training tower where we currently have training towers located in Carol Stream, West Chicago, Elgin Community College, and Streamwood being built and to be completed by April. March 20, 2018, the community and taxpayers of the Bartlett Fire Protection District where we were generous in supporting the referendum to continue the level of service. The community was given the unfunded liability schedule of an aging fleet and the increased expenses and emergency alarms to the slow growth of revenue for the fire district and the community supported and voted for the referendum. I am a strong proponent for a fully-trained staff in emergency situations when it comes to efficiently spending our resources. The upkeep and replacement of the fleet takes precedence over a proposed training tower. In the meantime, since the last time I spoke at the Village Hall meeting, I talked to Danny Stelter of the Carol Stream Fire Department. He is the supervisor and heads the tower at Carol Stream. He informed me that that tower is operational, but is closed twice a month. Last year they were closed due to COVID, but he was very positive on the training facility and the opportunities it provides for their fire district. My main concern is the replacement of vehicles. To my understanding, through a Freedom of Information Act, the fire district provided that this facility is costing taxpayers \$300,000. I do understand from the last meeting that grants are provided for this facility. Those are my main concerns as a resident of the Bartlett Fire Protection District.

George Lebron of the Timberline Subdivision came forward via Zoom and asked what was the purpose of this new facility and what harmful affects would it have to the air around our neighborhood? **Chief Gabrenya** the only thing we are allowed to burn in a building like this, which would only happen about 4 times a year, are class A combustibles, which is no different from what would be burned in a fireplace. We would be using hay because it is easily accessible and produces a white smoke to lower visibility so that we can practice search and rescue. **R. Grill** this is going to meet all EPA regulations, correct? **Chief Gabrenya** yes, we are under strict guidelines by OSHA, EPA and the National Fire Protection Association.



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M. Hopkins the special use is for 41 feet and 9 inches, but it is measured in the drawings to the top of the footing. Can we be sure that is okay if later on the top of the footing is 6 inches above grade? **R. Grill** yes, 6 inches would be fine.

J. Lemberg asked if there were any further questions or comments? No one came forward.

J. Lemberg closed the public hearing portion of the meeting.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-03) Bartlett Fire Training Facility** for a site plan amendment and special use to allow a structure to exceed 35 feet subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso

Seconded by: M. Hopkins

Roll Call

Ayes: M. Hopkins, J. Miaso, T. Ridenour, J. Lemberg

Nays: A. Hopkins

The motion carried.



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Old Business/ New Business

K. Stone we have a business in the Bluff City Industrial Park that will be coming in next month for PUD Plan, General Site Plan, and Special Use Permits for outdoor storage and wood product production. The following month, we will probably have a large development at the northwest corner of W. Bartlett Road and Route 59.

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

Motioned by: A. Hopkins

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:30 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

21-38

DATE: March 26, 2021
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner *KS*
RE: **(#21-05) Midwest Products Division Facility – Bluff City Industrial Park**

PETITIONER

Midwest Compost, LLC

SUBJECT SITE

1920 Vulcan Blvd (west side of Gifford Road, approximately 500 feet north of Vulcan Blvd)

REQUESTS

Amending the Preliminary PUD Plan and General Site Plan to allow for wood products production (wood chips/mulch) on a 9.36-acre site rather than the concrete recycling operations as shown on the Bluff City Industrial Park 186-acre preliminary PUD Plan approved by Ordinance #2003-98,

Amending Ordinance #2003-103 to amend Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan to reflect the proposed wood products production facility and associated storage areas,

Final PUD Plan for Midwest Compost

Special Use Permits for wood products production and for the storage of uncontained bulk materials

SURROUNDING LAND USES

<u>Subject Site</u>	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
	Industrial	Industrial	PD
North	Railroad/Open Space	Open Space	CF*
South	Industrial	Industrial	PD
East	Industrial	Industrial	PGI**
West	Industrial	Industrial	PD

*CF-Community Facility – City of Elgin

**PGI-Planned General Industrial – City of Elgin

ZONING HISTORY

This property was annexed on July 29, 2003 by Ordinance #2003-101. Ordinance #2003-103 rezoned the property to PD (Planned Development) and granted the 186-acre Bluff City Industrial Park special use permits for a planned unit development and approved a Preliminary PUD Plan and General Site Plan. The planned unit development allows for light and heavy industrial uses including special uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation.

The Preliminary PUD Plan and General Site Plan were amended by Ordinance #2016-90 to allow truck and trailer storage on the west side of Bluff City Industrial Park. Ordinance 2017-97 approved a Site/PUD Plan amendment for the Acton Mobile site within the Bluff City Industrial Park.

DISCUSSION

1. The approved Preliminary PUD Plan and General Site Plan for the 186-acre Bluff City Industrial Park identifies the subject property for a concrete and recycling operation. The petitioner is requesting to **amend the Preliminary PUD Plan and General Site Plan to allow for wood products production and the outdoor storage of materials** (logs, wood chips and mulch).
2. The petitioner is also requesting to **amend Ordinance #2003-103 (Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan)** to reflect the proposed wood products production facility and associated outdoor storage areas. The acceptance of landscape waste and composting are not proposed for this site.
3. **Special use permits** are also being requested to allow wood products production and for the storage of uncontained bulk materials.
4. The **Final PUD Plan** for the 9.36-acre site identifies multiple material stockpiles (logs, wood chips, and mulch), a fabric storage enclosure, a portable toilet with wash station and vehicle/equipment parking.
5. The material stockpiles will not exceed 25-feet in height. The stockpile locations will be routinely moved; however, stockpiles must be setback a minimum of 15 feet from all property lines and 15-foot wide drive aisles will be maintained between all stockpiles. Each mulch stockpile will be completely reduced/removed annually so as not to decompose on the subject property.
6. The hours of operation are 6:00 am to 6:00 pm Monday-Saturday; however, noise generating activities (production equipment) will not occur before 7:00 am

during the week and 8:00 am on Saturdays to match the construction hours permitted in the village.

7. The Final PUD Plan identifies four (4) employee parking spaces and 30 truck/equipment parking areas at the southeast corner of the site. The site is not open to the public, therefore visitor parking is not required.
8. The existing 8-ft tall landscape berm provides screening from Gifford Road.
9. The existing 6-ft tall chain link fence on the property will remain along the east property line and moveable concrete blocks separate the property from the railroad right of way to the north. The properties to the west and south have existing fencing along the adjoining property lines.
10. The village's environmental consultant reviewed the proposed uses and has provided recommendations to protect the public health and environment.

RECOMMENDATION

1. The staff recommends **approval** of the petitioner's requests subject to the following conditions and findings of fact:
 - a. Material stockpiles shall not exceed 25 feet in height;
 - b. Material stockpiles shall be separated by at least 15 feet;
 - c. Each mulch stockpile shall be completely reduced/removed annually;
 - d. Noise generating activities (production equipment) will not occur before 7:00 am Monday-Friday and 8:00 am on Saturdays.
 - e. Building permits shall be required for all construction activities;
 - f. The recommendations outlined in the Deigan & Associates, LLC letter dated March 12, 2021 shall be followed;
 - g. Findings of Fact (Site/PUD Plan):
 - i. That the proposed wood products production and storage of uncontained bulk materials are special uses in the PD Planned Development 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.
 - h. Findings of Fact (Special Uses- wood products production and storage of uncontained bulk materials):
 - i. The proposed uses are 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 uses 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 uses 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.
2. A copy of the proposed Preliminary PUD Plan, General Site Plan and the Final PUD Plan for the site and background information are attached for your review. The original and previously amended Bluff City Industrial Park 186-acre Preliminary PUD Plan and General Site Plan are attached for your reference.

/attachments

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February 4, 2021

President Kevin Wallace
Members of the Board of Trustees
Village of Bartlett
228 S Main Street
Bartlett, IL 60103

RECEIVED

MAR - 5 2021

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Re: Midwest Compost, LLC –Midwest Products Division
Northwest corner of Vulcan Boulevard and Gifford Road

Gentlemen:

I am the sole member (owner) and principal operating officer of Midwest Compost, LLC, a Wisconsin limited liability company (“**Petitioner**”). I have placed under contract to purchase from Bluff City, LLC an approximate 9.32-acre parcel of land (the “**Subject Property**”) immediately north and immediately adjacent to the Bluff City asphalt shingle recycling facility at the northwest corner of Vulcan Boulevard and Gifford Road in the Village of Bartlett. The purchase of this land is contingent upon obtaining the entitlements necessary for me to lawfully operate my business on the Subject Property. This correspondence is submitted to you as part of the Development Application which I have submitted for administrative processing with the consent of the land owner.

The Petitioner is filing a Development Application in order to seek a special use to permit the following activities on the Subject Property:

1. Amend the previously approved PUD site plan (Exhibit H) with the site plan attached to this application.
2. Approve a Special Use for outdoor production of wood chips (both colored and natural) and wood products; and
3. Approve a Special Use for the outdoor storage of uncontaminated materials (primarily wood mulch produced on-site, which will remain on-site for not more than 12 months¹, and materials purchased from others for re-sale (stone / sand / gravel).

As further explained below, the Petitioner will not be engaging in recycling or composting on the Subject Property.

¹ In most cases the mulch produced will be made to order, and will be shipped off-site within 30 days during the landscape season.



All of these activities will be conducted outside, and no structures are intended to be erected other than one small, fabric buildings in which I intend to store certain equipment and supplies. Additionally, while there will be, at most, only one or two employees at the Subject Property at any one time, and even though we have another nearby facility, we plan to place a portable bathroom facility and a handwashing station on site.

The Subject Property is bounded along its entire southerly boundary by an asphalt shingle recycling center, making operations on the Subject Property not visible from Vulcan Blvd. The east boundary of the Subject Property is already fenced and screened from Gifford Road by an existing landscape berm. The north boundary of the Subject Property is adjacent to railroad tracks, and is physically separated from that right-of-way by movable concrete blocks. Finally, the entire west boundary of the Subject Property is adjacent to the ongoing Vulcan Materials operation.

Hours of operation on the Subject Property will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday, except that we will not operate our production equipment before 7:00 a.m.

Please note that the Petitioner also operates a business on another site (in the City of Elgin) which engages in the acceptance of landscape waste materials for collection and transport to an operating compost facility in Hoffman Estates, Illinois (the "**Landscape Waste Transfer Facility**"). To be clear, the Petitioner will **not** be engaging in those activities on the Subject Property. Additionally, although its name suggests to the contrary, nowhere does the Petitioner engage in composting.

As noted above, the Subject Property is located adjacent to many other heavy manufacturing/construction and storage operations, and was previously used for the re-processing (pulverizing) of concrete waste for aggregate use. As such, our proposed activities will be compatible with surrounding uses.

I respectfully request your approval of our petition so that we can begin operations as early as possible in 2021.

Very truly yours,
Midwest Compost, LLC

By: 
Charles J. Murphy, Manager



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-05
(Village Stamp)
RECEIVED
FEB 04 2021
**PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT**

PROJECT NAME Midwest Products Division Facility

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Midwest Compost, LLC-Midwest Prod. Div.

Street Address: 805 Manley Road

City, State: St. Charles, IL

Zip Code: 60174

Email Address: cmurphy@midwestcompostllc.com

Phone Number: 708-259-0202

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, Illinois

Zip Code: 60103

Phone Number: 630-497-9440

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

Date: February 2, 2021

ACTION REQUESTED (Please check all that apply)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): _____
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: 1)Amend the PUD site plan (Exhibit H) for the described 9 acre site as shown
- Variation: _____
- Unified Business Center Sign Plan
- Other (please describe) 2) Special use for wood chips and wood products production" and 3) outdoor storage of uncontaminated materials

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: North of 1920 Vulcan Blvd., Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): the North part of 06-30-407-002

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Industrial

Proposed: PD

Proposed: Industrial

Comprehensive Plan Designation for this Property: Industrial
(Refer to Future Land Use Map)

Acreage: 9.32

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 Peter C. Bazos

1250 Larkin Ave., Suite 100, Elgin, IL 60123

847-742-8800 pbazos@bazosfreeman.com

Engineer _____

Other This application is for the use and benefit of the Midwest Products

Division of Midwest Compost, LLC.

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.

The Petitioner's intended special use is the outdoor production of wood chips (both colored and natural) and wood products, and the outdoor storage of uncontaminated materials (primarily wood chips produced on site) and materials purchased from others for re-sale (primarily stone / sand / gravel)

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

As shown on the attached site plan, the size and location Petitioner's proposed land uses and improvements, and its outdoor production and bulk storage areas are all compatible with adjacent and nearby land uses

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.

As shown on the attached site plan, ingress and egress from the subject property to the adjacent public road, and the on-site vehicle circulation provides for safe and efficient traffic movement.

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

As shown on the attached site plan, there are sufficient areas to permit safe movement for pedestrians : note that this is not a business operation that will be frequented by individuals other than an occasional customer or truck driver.

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)

An aerial view of the subject property and surrounding properties demonstrates that this area is predominated by heavy industrial uses with a minimum of landscaping

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

As shown on the attached site plan, outdoor production and storage areas are appropriately fenced and screened from adjacent public rights-of-way

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 Petitioner's intended special uses of the Subject Property provide a necessary supply of certain products (much and aggregate products) to other businesses and, as such, is in the interest of the public convenience and will contribute to the general welfare of the neighborhood and the 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 Petitioner's intended special uses of the Subject Property will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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 Petitioner's intended special uses of the Subject Property will conform to the regulations and conditions of the applicable sections of the Village Code.

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: Charles J. Murphy

DATE: February 2, 2021

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**: Midwest Compost, LLC

ADDRESS: 805 Manley Road
St. Charles, IL 60174

PHONE NUMBER: 708-259-0202

EMAIL: cmurphy@midwestcompostllc.com

SIGNATURE: 

DATE: February 2, 2021



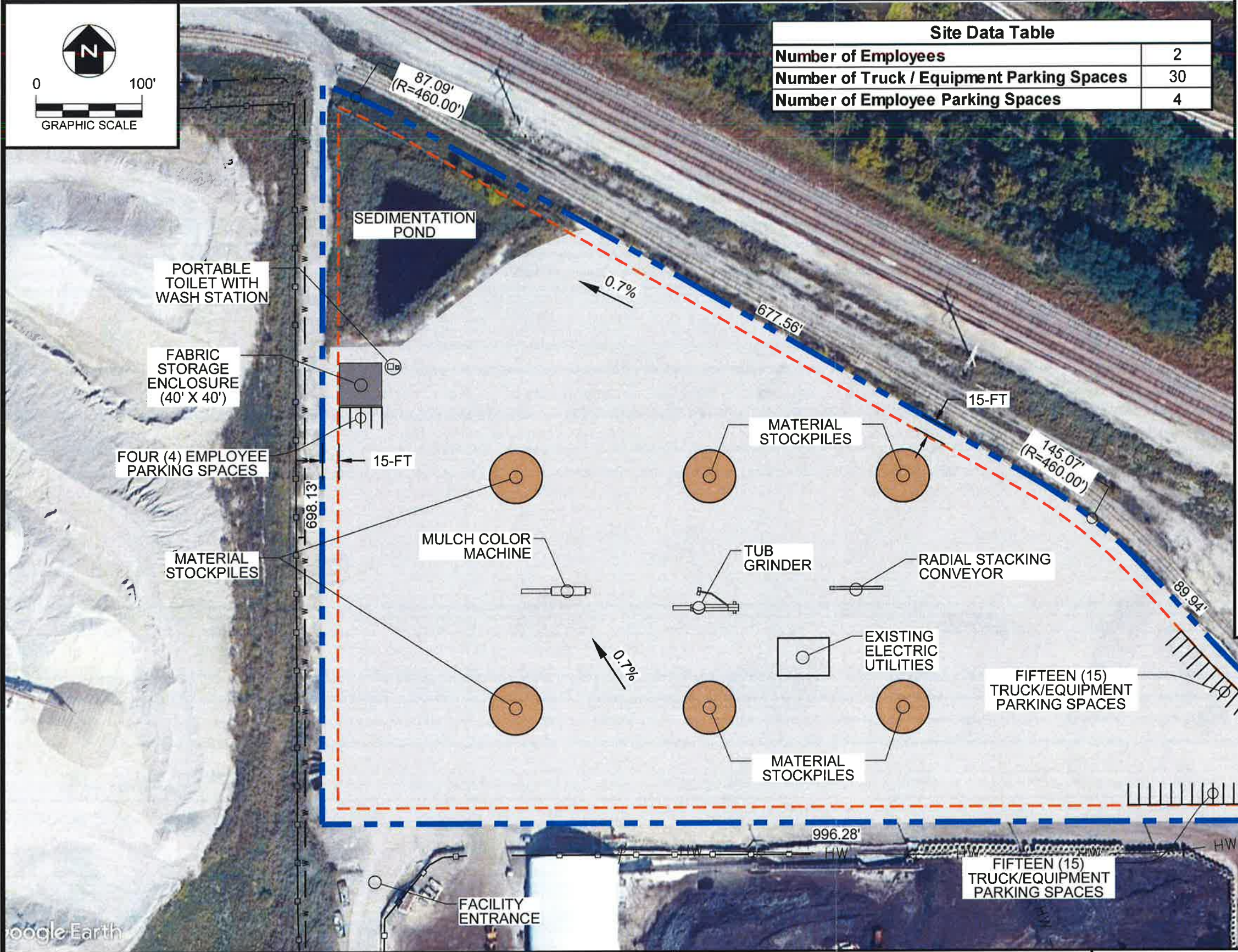
Location Map

#2021-05 Midwest Products Division Facility
 – Bluff City Industrial Park
 Amending the PUD Plan, Amending the
 Special Use for a PUD and Special Uses

2021



0 125 250 500
 Feet

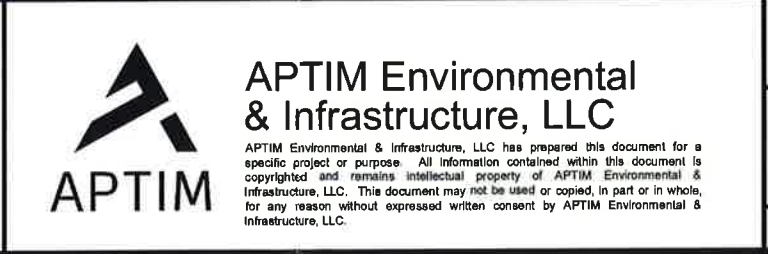


Site Data Table	
Number of Employees	2
Number of Truck / Equipment Parking Spaces	30
Number of Employee Parking Spaces	4

- LEGEND**
- APPROXIMATE FACILITY BOUNDARY
 - 15-FT SETBACK LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING WATER MAIN

- NOTES**
1. AERIAL IMAGERY OBTAINED FROM GOOGLE EARTH PRO. IMAGERY DATED MAY 2018.
 2. FOR CLARITY, EXISTING AERIAL IMAGERY WITHIN FACILITY BOUNDARY HAS BEEN MASKED.
 3. MATERIAL STOCKPILES CONSIST OF RAW MATERIALS (LOGS), RAW PRODUCT (CHIPS), AND FINISHED MULCH PRODUCT IN VARIOUS COLORS.
 4. MATERIAL STOCKPILE SIZES, SHAPES, AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.
 5. MATERIAL STOCKPILE HEIGHT WILL NOT EXCEED 25-FEET.
 6. 15-FT DRIVE LANES WILL BE MAINTAINED BETWEEN EACH MATERIAL STOCKPILE AND BETWEEN MATERIAL STOCKPILES AND THE PROPERTY BOUNDARY, WITH THE EXCEPTION OF THE VEHICLE AND EQUIPMENT PARKING AREA.
 7. THE LOCATION OF ONSITE EQUIPMENT INCLUDING RADIAL STACKING CONVEYOR, TUB GRINDER, AND MULCH COLOR MACHINE WILL BE ADJUSTED BASED ON MATERIAL PILE LOCATIONS.
 8. EXISTING AND PROPOSED BASE THROUGHOUT THE SITE IS RECYCLED CONCRETE (18-IN TO 24-IN THICKNESS) OVERLAIN BY ASPHALT GRINDINGS (6-IN TO 12-IN THICKNESS).

REV. NO.	DATE	DESCRIPTION
REV. 3	MAR. 2021	ADDRESS VILLAGE COMMENTS
REV. 2	JAN. 2021	UPDATE TITLE, NOTES, CALLOUTS
REV. 1	JAN. 2021	ADDED PORTABLE STORAGE BLDG



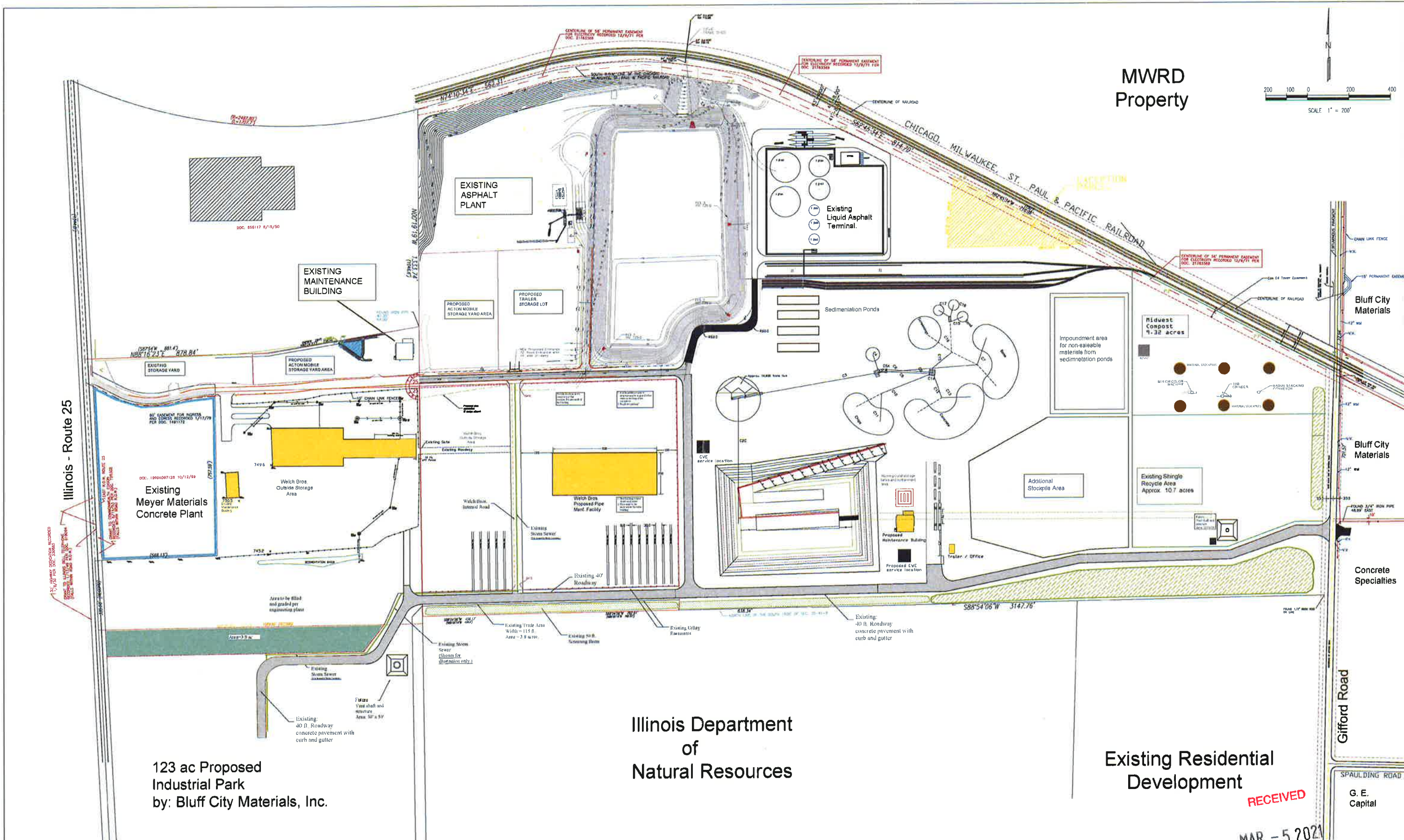
**MIDWEST PRODUCTS DIVISION
BARTLETT, ILLINOIS**

**FIGURE 2
PUD PLAN**

RECEIVED
MAR - 5 2021
PLANNING & DEVELOPMENT
VILLAGE OF BARTLETT

DRAWN BY:	SJL	APPROVED BY:	MNF	PROJ. NO.:	631220050	DATE:	DEC-2020
-----------	-----	--------------	-----	------------	-----------	-------	----------

MWRD Property



123 ac Proposed Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Existing Residential
Development

RECEIVED

MAR - 5 2021

BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
3/5/2021 <td>MIDWEST COMPOST</td> <td></td> <td>4/23/03</td> <td>Vulcan revise plant layout / shorten RR spur</td> <td>MSD</td>	MIDWEST COMPOST		4/23/03	Vulcan revise plant layout / shorten RR spur	MSD
11/7/2016	ACTION MOBILE ADDITION	AKG	4/7/03	Gifford Road entrance alignment / road width	MSD
5/9/03	Temporary Use	MSD	4/3/03	Road location / Welch Site change / Rail Spur layout	MSD
5/5/03	Concrete recycling plant/quarry layout/roadway-40'	MSD	4/1/03	Road changes / BP Anaco site rotated	MSD
5/1/03	Asphalt Plant Site	MSD	3/22/03	Road / Welch Site / Rail Spur	MSD
5/1/03	Revised Detention Pond	AS	1/13/03	Detention Pond - Per Mackie Consultants.	MSD
			1/13/03	Open Cut revised - Access ramp down	MSD

Route 25 Industrial Park
General Site Plan

PLANNING & DEVELOPMENT
VILLAGE OF BARTLETT

PROJECT NUMBER: 2504
FILE: 1007Route 25-124 SITE-NEW
DEEP TUNNEL / SITE PLAN 5-5-03

OF 1

C:\Users\jordan\OneDrive\Documents\Bluff City Materials\15-M-1500-25-Sub - NewBartlett Drawings\Site Plan 5-5-03 RECORDED 10-28-2016.dwg, 1:200

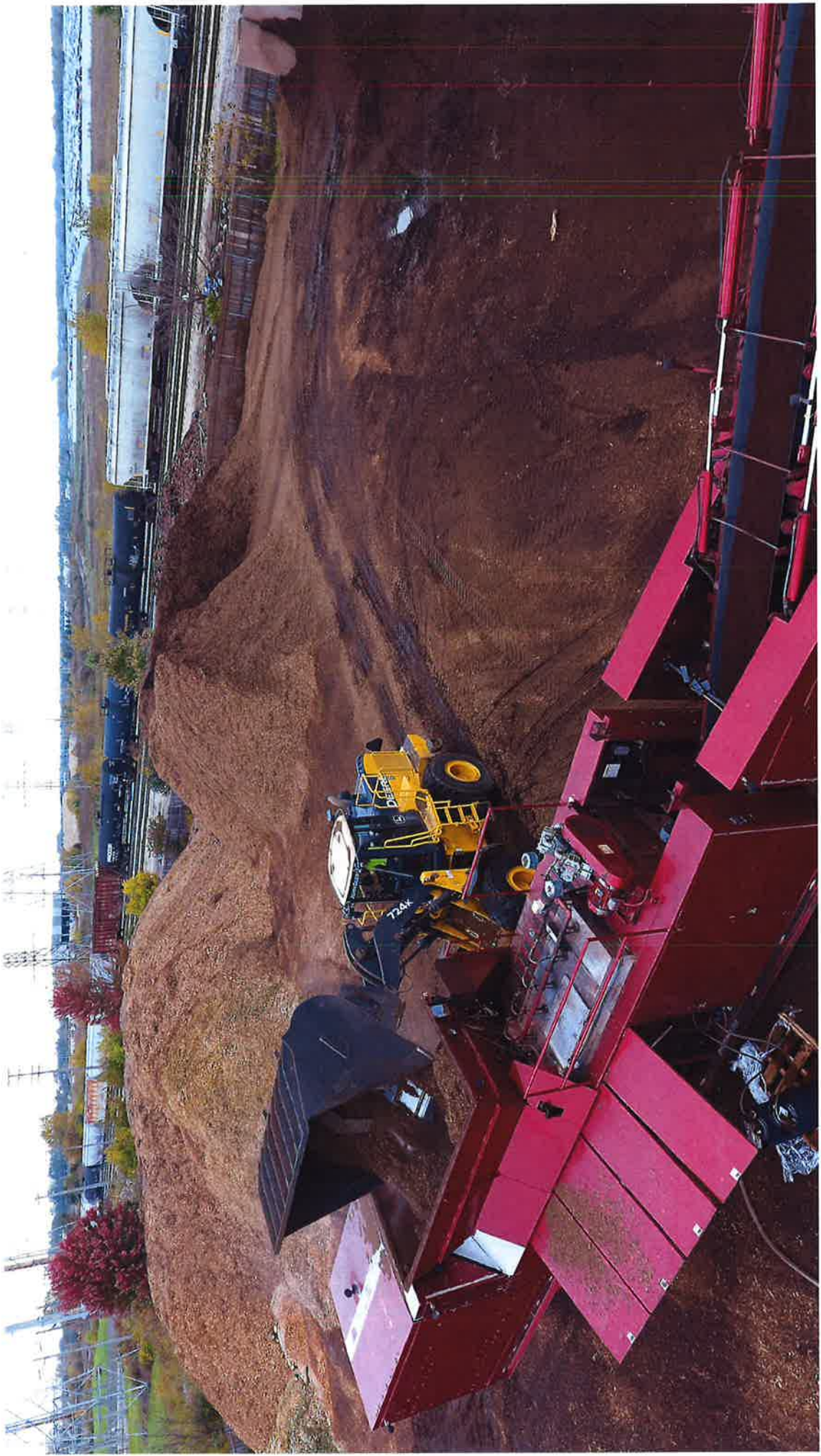


ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

RECEIVED
MAR - 5 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Midwest Products Division

Midwest Products will accept clean wood materials (trees and logs) typically 2 inches in diameter or larger for the production of mulch products. Along with wood accepted, Midwest will also accept ground wood chips from municipalities (like Bartlett) and tree companies, to be blended with the ground wood materials for the production of mulch materials. All wood material will be run through a grinding machine for size reduction and classification for each mulch to then be sold. The various mulch classifications are typically, single ground mulch, double ground mulch, triple ground mulch and colored mulches. Once the wood material is sized, some of this material will be colored for ultimate sale. Ground material is loaded through a fully enclosed coloring machine where a water based colorant (MSDS for colorants attached) is applied as the material is augured through the fully enclosed coloring machine and discharged onto a conveyor to appropriate uncontaminated inventory piles as it is ready for loading in delivery vehicles to be delivered to our other material yards. The colorant has no ground contamination risk. All colorant is applied to the ground wood material as it is augured through the coloring machine. I am attaching a photo link to the coloring machine for information.





ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

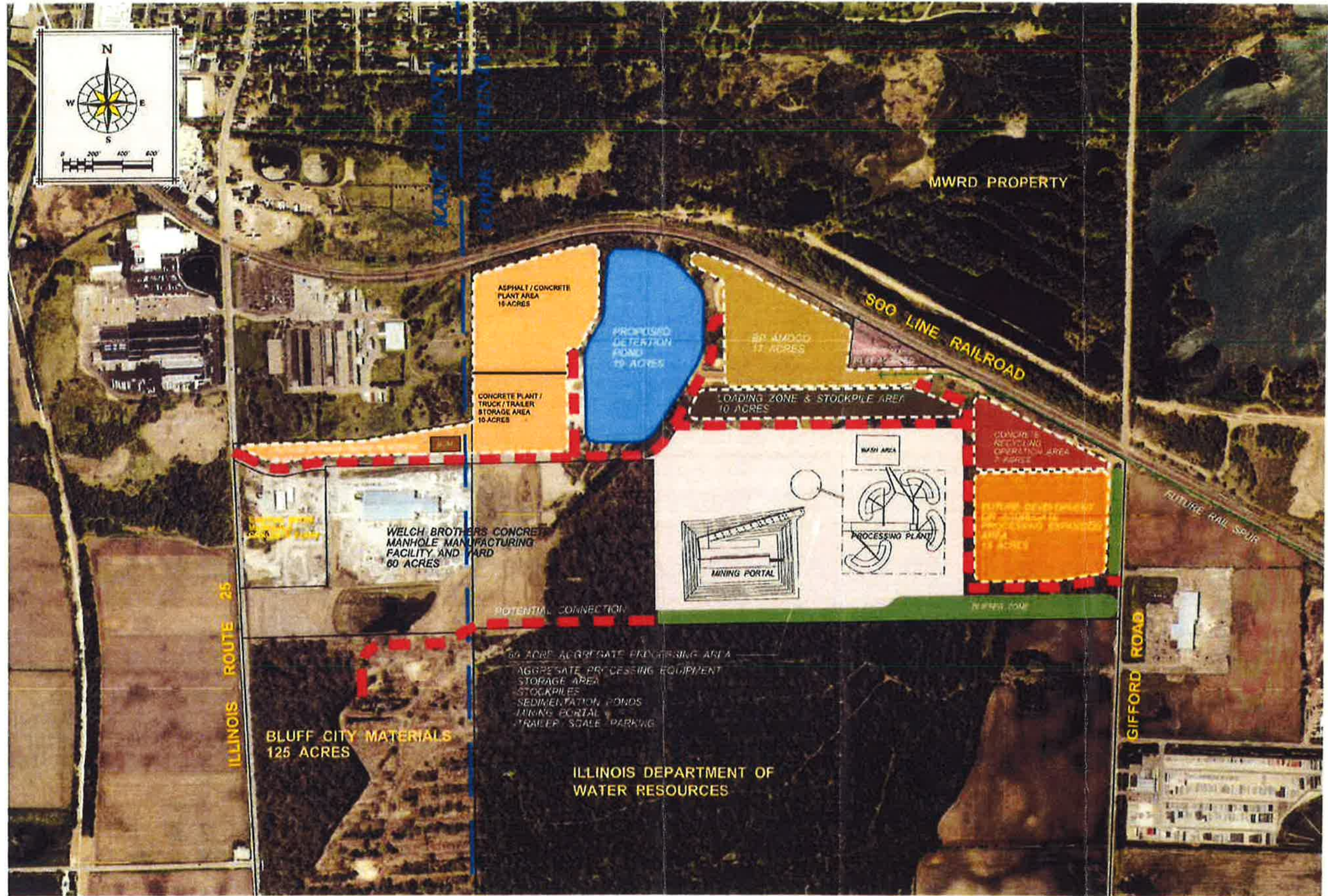
ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

KANE AND COOK COUNTY

RECEIVED
COMMUNITY DEVELOPMENT
APR 28 2003
VILLAGE OF
BARTLETT

LAND PLANNER
LAND VISION, INC.
116 WEST MAIN STREET, SUITE 208
ST. CHARLES, IL 60174
(630) 584-0591 FAX: (630) 584-0592

SHEET 1 OF 1
APRIL 23 2003
REVISED: MARCH 14 2003
COPYRIGHT © 2003 BY LAND VISION, INC.
KANE COUNTY 3022 800
SEAL: 03/23/03 10:00AM

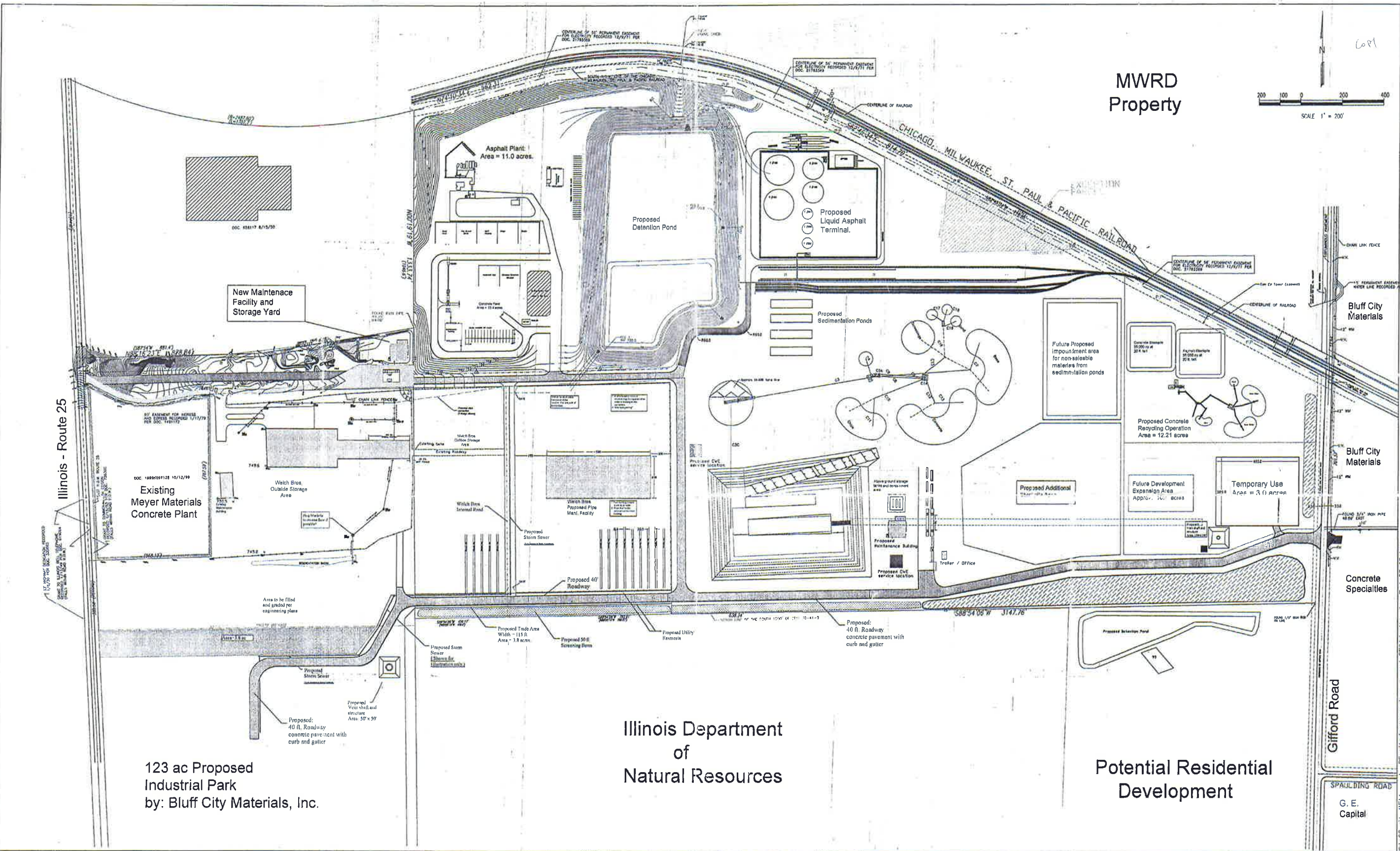


PRELIMINARY PUD PLAN
 APPROVED BY 2016-90

ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

AMBIT LAND AND MOVEMENT CORP.
 KANE AND COOK COUNTY

ENGINEERS
 LAND SURVEYORS
 116 WEST MAIN STREET, SUITE 200
 ST. CHARLES, IL 62256
 (618) 382-1000 FAX: (618) 382-0192



123 ac Proposed Industrial Park by: Bluff City Materials, Inc.

Illinois Department of Natural Resources

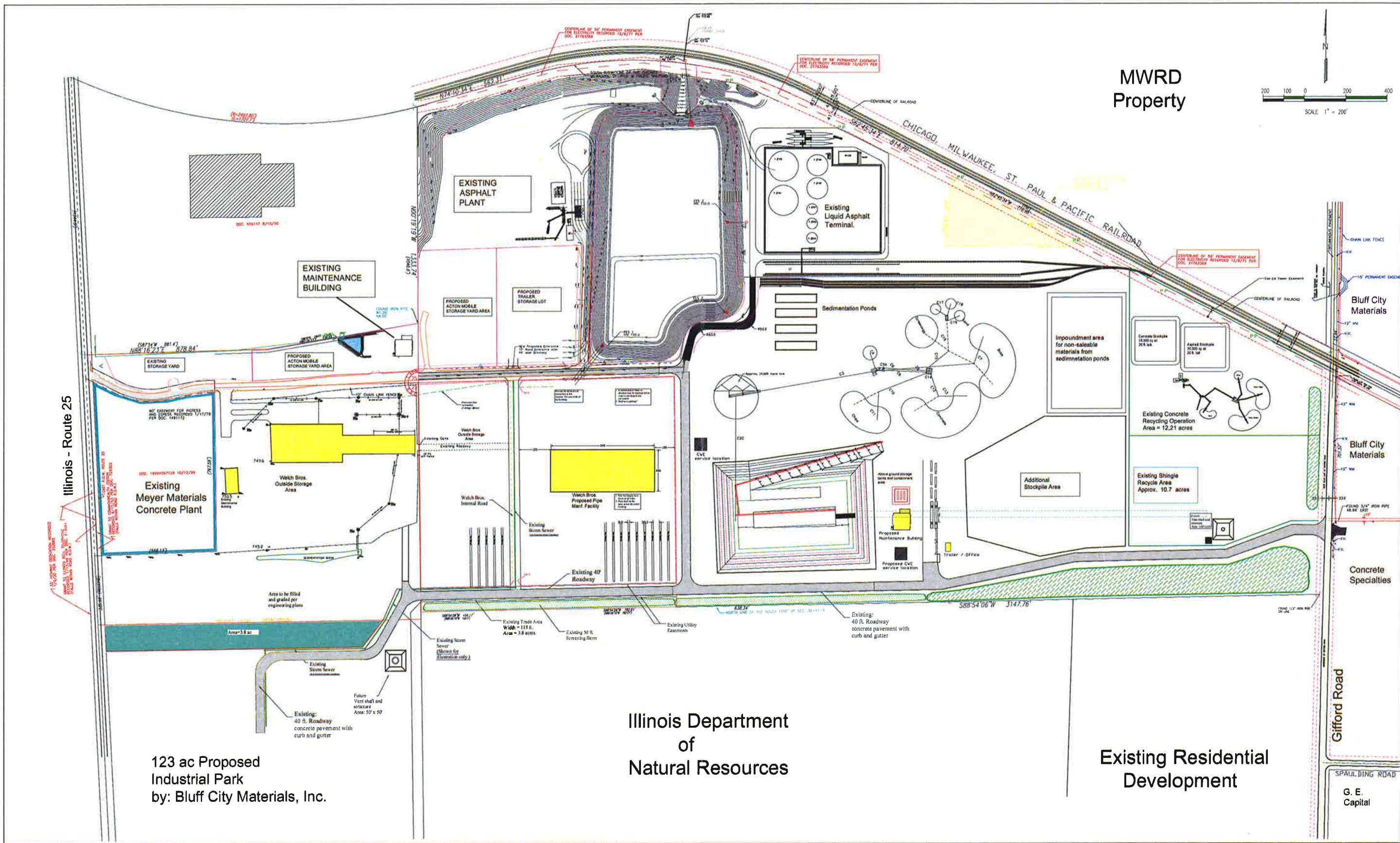
Potential Residential Development

BLUFF CITY MATERIALS, INC.
 2252 SOUTHWIND BOULEVARD
 BARTLETT, ILLINOIS
 PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY	SCALE
4/23/03	Vulcan revise plant layout / shorten RR spur	MSD	DESIGNED	MSD	Location	
4/27/03	Gifford Road entrance alignment / road width	MSD	DRAWN	MSD / IM		
4/23/03	Road location / Welch site change / Roll Spur layout	MSD	APPROVED			
4/17/03	Road changes / RP Access site retained	MSD				
3/22/03	Road / Welch Site / Roll Spur	MSD				
1/13/03	Detention Pond - Per Mackie Consultants	MSD	DATE	10-02-02	Title	
1/13/03	Open Cut revising - Access ramp iden	MSD			Route 25 Industrial Park	
					General Site Plan	

Route 25 Industrial Park
 General Site Plan

SHEET 1 OF 1
 PROJECT NUMBER: 2504
 FILE: BUCH / Route 25 - 1314
 DEEP TUNNEL / SITE PLAN 2 2-5-03



123 ac Proposed Industrial Park by: Bluff City Materials, Inc.

Illinois Department of Natural Resources

Existing Residential Development

BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

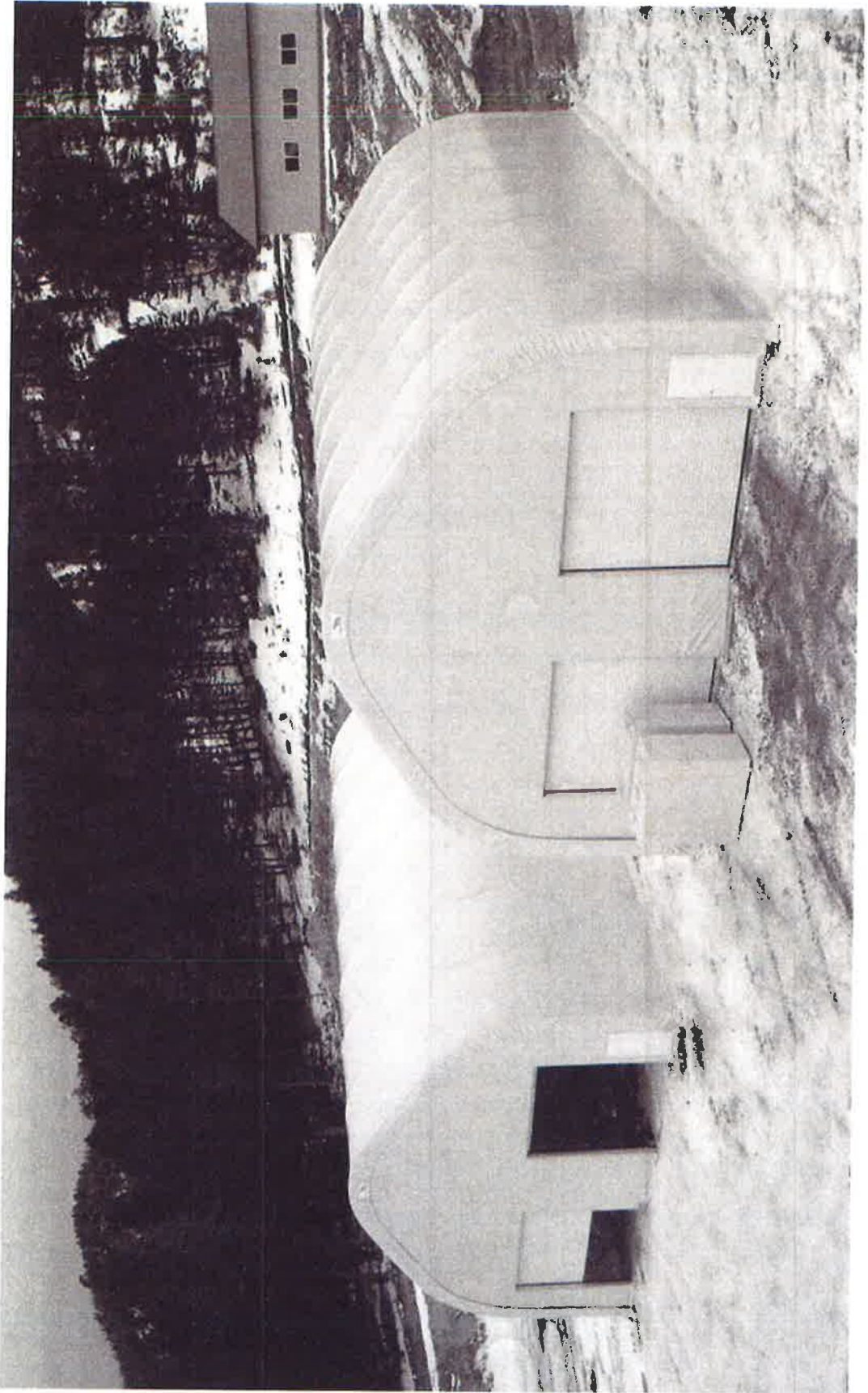
DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
11/17/2016	ACTON MOBILE ADDITION	AKG	4/23/03	Vulcan revise plant layout / shorten RR spur	MSD
5/9/03	Temporary Use	MSD	4/7/03	Gifford Road entrance alignment / road width	MSD
5/5/03	Concrete recycling plant/quarry layout/roadway-40'	MSD	4/3/03	Road location / Welch Site change / Rail Spur layout	MSD
5/1/03	Asphalt Plant Site	MSD	4/1/03	Road changes / BP Amoco site rotated	MSD
5/1/03	Revised Detention Pond	AS	3/22/03	Road / Welch Site / Rail Spur	MSD
			1/13/03	Detention Pond - Per Mackie Consultants	MSD
			1/13/03	Open Cut revised - Access ramp down	MSD

DESIGNED	MSD
DRAWN	MSD / JM
APPROVED	
DATE	10-02-02
SCALE	1"=200'

Location	Route 25 Industrial Park
Title	General Site Plan

SHEET	1	OF	1
PROJECT NUMBER	2304		
FILE	106/Route 25-1514 SITE-REV		
DEP. TABLE	/ SITE PLAN 9-9-82		

Small vertical text at the bottom right corner, likely a project or drawing identifier.



March 12, 2021

Ms. Kristy Stone, Village Planner
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

**Re: Review of Midwest Compost Development Application and Site Plans
Northwest Corner of Vulcan Blvd. and Gifford Rd.**

Dear Ms. Stone,

As requested, we have reviewed the Development Application and Site plans submitted by Midwest Compost and visited their proposed site location at corner of Vulcan Blvd. and Gifford Rd on March 5, 2021. Overall, this appears to be a suitable location for a grinding/mulch processing and mulch coloring operation proposed by Midwest Compost. We offer several comments and suggestions to further ensure its compatibility with land uses below.

The nearest residential area to the proposed site is 0.2 miles to the south. Within that distance are two major physical barriers, the Bluff City shingle recycling facility, and the tall, landscaped berm south of Vulcan Blvd. Both barriers are taller than Midwest Compost's stated maximum stockpile height of 25' and will provide a visual/noise attenuation and wind break between the Midwest Compost operations and the nearby residential area, provided these adjoining operations continue to operate.

We recommend the following reasonable conditions/considerations:

- A stormwater pollution prevention plan (SWPPP) should be developed for the site and provide further details and best management practices (BMPs) to ensure that the Midwest Compost processes due not result in degradation of surface water quality on/near the facility. The SWPPP should also consider the suggestions presented in the Safety Data Sheets for managing spills/releases of the viscous liquid iron oxide-based colorant solutions. The SWPPP should specify periodic inspections, cleanout, and maintenance of the sedimentation pond capacity and its inlet/outlet structures.
- The Village may want to condition a perimeter fence around the facility to ensure safety of unknowing trespassers.

- The facility should be operated at all times to ensure that there are no nuisance odor conditions beyond the property lines. Mulch stockpiles shall be monitored for decomposition, excessive temperatures, and adequately turned or removed when unstable or they become odorous.
- The operation of the tub grinder or other grinding equipment shall be assessed for noise levels at the nearest line of residentially zoned property. Grinding equipment shall be located or buffered/attenuated to ensure Illinois standards for noise are not exceeded at Class A property boundaries.
- The Village shall be notified prior to any significant changes to the operations at the site.

We appreciate the opportunity to conduct this work for Bartlett. Please do not hesitate to contact the undersigned for additional information or follow-up.

Sincerely,
the deigan group



Gary J. Deigan
Principal

Enclosures:
Site Photos



Photo 1:
Rail line running along the northeast property boundary. Currently there is no fence at this location.



Photo 2:
An existing chain link fence runs along the property boundary touching Gifford Road. The operations of Bluff City and Vulcan Materials are visible in the background.



Photo 3:
An asphalt shingle pile at the Bluff City facility. This pile is taller than the Midwest Compost's stated maximum stockpile height of 25' and will provide a wind and visual break between the Midwest Compost operations and the residential developed area.