



Village of Bartlett
Zoning Board of Appeals Minutes
December 3, 2020

M. Werden called the meeting to order at 7:02 pm.

Roll Call

Present: M. Werden, B. Bucaro, J. Banno, G. Koziol, and G. Papa
Absent: M. Sarwas

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 5, 2020 meeting minutes.

Motioned by: B. Bucaro
Seconded by: G. Koziol

Roll Call

Ayes: G. Koziol, B. Bucaro, J. Banno, and M. Werden
Nays: None
Abstain: G. Papa

The motion carried.



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(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)

Variation: To allow loading docks in the corner side yard

PUBLIC HEARING (CONTINUED FROM NOVEMBER 5, 2020 MEETING)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Zoning Board of Appeals member C. Deveaux joined the meeting a 7:07 pm.

On behalf of the Petitioner, **Chad Silvester** of Partners in Design Architects, 2610 Lake Cook Road, Riverwoods, IL was sworn in by **M. Werden**. **C. Silvester** stated that Rana would like to construct angled docks on the south side of the building along Brewster Creek Boulevard. The existing site is a corner lot and the building is rectangular with docks on two sides. Rana is taking the east portion of the building, which presents challenges operationally where they need to receive products in the raw form and then ship out finished products as well. According to USDA regulations, those elements have to be on separate sides or separate parts of the building and because the docks are on the north and east sides, there is really no practical way inside the building to have product come in, turn 90 degrees through the coolers and required square footage, and then exit the building on the east. We have created angled docks on the south and a small access drive so that trucks are pulling in, backing into the dock, and then pulling out onto Brewster Creek Boulevard without obstructing any vehicular traffic. **M. Werden** the USDA requires this? **C. Silvester** yes, the USDA regulations require that finished and raw goods are separated. The landscaping and other elements of the project will comply with the building code and zoning code. There really are no detrimental affects to the project because it is self-contained and away from other tenants. We feel it is consistent with other operations in the Brewster Creek Business Park. **M. Werden** will the landscaping be left in place? **K. Stone** they are adding landscaping to help screen the loading docks. They are putting in evergreen trees and shrubs. They are adding a lot more than what is out there currently. **M. Werden** I like that you are adding more landscaping. If we say no, you are driven to go somewhere else or not expand because of the USDA regulations. **C. Silvester** that is correct. We are very limited in this location and it would necessitate looking at other operations and potentially moving to another location. **M. Werden** you probably have grown faster than what was anticipated at the time you came here. **G. Koziol** if these four loading docks are outbound, where are the inbound goods? **C. Silvester** the inbound docks are on the north side of the building. **B. Bucaro** it is always nice when a Bartlett business is very successful and needs to expand. This is a minor variance and I am always happy to help a business. **G. Papa** I appreciate the landscaping that they are putting in.

M. Werden reopened the Public Hearing portion of the meeting. No one came forward.

M. Werden closed the Public Hearing portion of the meeting.

M. Werden asked if there were any further questions or motions by the Commission.



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J. Banno made a motion to pass along **a positive recommendation** to the Village Board to approve case (#20-02) **Rana Cold Storage** a variation to allow docks in the corner side yard subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: J. Banno
Seconded by: G. Koziol

Roll Call

Ayes: G. Papa, B. Bucaro, C. Deveaux, J. Banno, G. Koziol, and M. Werden
Nays: None

The motion carried.



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(#20-17) Brewster Creek Business Park, Lot 2A

Variations:

- A. To allow loading docks in the corner side yard
- B. To reduce the number of required parking spaces from 463 to 423

PUBLIC HEARING (CONTINUED FROM NOVEMBER 5, 2020 MEETING)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The Petitioners, **Brian Quigley** of Conor Commercial Real Estate, 9500 W. Bryn Mawr, Rosemont, IL and **Bryan Rieger** of V3 Civil Engineering Group, 7325 Janes Avenue, Woodridge, IL were sworn in by **M. Werden**. **B. Quigley** stated that Conor Commercial is proposing to develop a 435,000 square foot warehouse building for bulk product in and bulk product out. It is not for food use. This is a speculative building. We do not have a user in mind for the building. We are proposing a warehouse where bulk product is going to be stored, come in on the north side of the building and exit on the south side. We have a truck court on the north side and a truck court on the south side, and car parking on the east and west. Conor Commercial is the contract purchaser. We do not own the lot. We are proposing to start construction maybe next month. We are going to close in December and start construction next month. This is a speculative warehouse and is very similar to the building to the south, which is the McKesson building. The design is for bulk storage. Trucks are going to deliver pallets on one side and ship smaller quantities out on the other side. One of the variances that we are requesting is for car parking for 423 cars versus the code requirement of 463 car spaces. We are going to put in 90% of what is required. Based on our experience, we think the car parking need is going to be 200-300. We think 423 car spaces are more than enough. We just finished a building very similar to this at 2601 Galvin Drive in Elgin. That is a 385,000 square foot cross-dock building that was built as a speculative building where we put in 300 parking spaces and they are using about 90 spaces. If we put this building next that one in Elgin, 423 parking spaces currently as shown, would exceed the requirement in Elgin. There are a couple of examples within Brewster Creek Business Park that have a 50% reduction in parking. The McKesson building at 375 Spitzer Road has 272 car stalls and 400,00 square feet, which is about 50% of code and The Animal Supply Company at 1315 Brewster Creek Boulevard, which is a 421,000 square foot building of similar design has 227 parking spaces, which is also about 50% of code. Those are two examples in Brewster Creek Business Park where 50% of code has been provided in terms of parking spaces without much of an issue and we are providing 90% on day one. **M. Werden** were your parking projections made before the Covid problem? **B. Quigley** yes. The way we break it down is how many parking spaces do we need for warehouse workers and how many do we need for the office. We do not know what is going to go in the building or how much office is going to be there, but typically, these buildings are 5% office. We are building a 435,000 square foot building, we would probably have 25,000 square feet of office with 5 parking spaces 1,000 square feet of office, which would be 125 for the office workers and another 100 or so for the warehouse workers. There is going to be about 80 racked aisles in the building and each aisle can support one to two workers. That is how we came to that number. We are building a Class A institutional-quality building and want maximum flexibility. We should be able to capture 90% of the user market with this design. We are going into this



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without a tenant so we want to be able to lease the building and want to be very flexible in terms of design and functionality. **M. Werden** I am intrigued to see this get off the ground because for years, it just looked like wasteland out there after the gravel pits were done. **B. Quigley** one of the problems is that this is in Cook County, so there is a risk, but we are hoping for the best. **M. Werden** I admire you for being willing to venture out into Cook County for that tax reason. **C. Deveaux** are you still going to maintain the 12 handicapped spots? **B. Quigley** yes. **B. Bucaro** regarding the parking, I do not have any big issues with that based on the information that was provided. It seems like a lot of trailer parking, but if it is a warehouse, it is best to have that parking rather than cars. As a point of clarification, you cited two buildings in Brewster Creek Business Park with reduced automobile parking. There is a chance that one or both may have had landbank greenspace as part of the agreement. **K. Stone** in both of those cases that were cited, 1315 Brewster Creek Boulevard and 375 Spitzer, they have land banked all of the parking that would be required to bring them up to 100% to meet code and there are landbank agreements for that. We do have several lots that did receive variations that did not do landbank agreements; 1570 Hecht Court is 30% short without a landbank agreement, 1340 Munger Road is 68% short without a landbank agreement, and 1370 Brewster Creek Boulevard is 2% short without a landbank agreement. **B. Bucaro** I personally like the landbank concept. In the future, if things change, since it is a speculative building and we do not know what is going in, with the landbank that would ensure that parking is not going to be an issue. In this case, a variance with 90%, I am fine with that. **M. Werden** I think that is a valid concern. Typically, our parking requirements probably are on the conservative side. **K. Stone** for warehousing, we tend to require more parking than what other towns require. **M. Werden** land banking is a good idea, but in this case, they are not short by that many at 90%. **R. Grill** for the record, there is no parking permitted on the public streets within the Brewster Creek Business Park.

M. Werden reopened the Public Hearing portion of the meeting. No one came forward.

M. Werden closed the Public Hearing portion of the meeting.

M. Werden asked if there were any further questions or motions by the Commission.

B. Bucaro made a motion to pass along a **positive recommendation** to the Village Board to approve case (#20-17) **Brewster Creek Business Park, Lot 2A** variations to allow loading docks in the corner side yard and to reduce the number of required parking spaces from 463 to 423 subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: **B. Bucaro**
Seconded by: **C. Deveaux**

Roll Call

Ayes: **G. Papa, B. Bucaro, J. Banno, C. Deveaux, G. Koziol, and M. Werden,**

Nays: None

The motion carried.



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Old Business/ New Business

R. Grill I don't think we have a meeting planned for next month. **K. Stone** the deadline is not until the week of the 14th, but at this point, we do not have anything that has been submitted. - **R. Grill** for the record, this year, because we are not getting together in person, we are going to drop off appreciation gifts to your homes and we will let you know what day we will be doing that.

M. Werden asked if there was a motion to adjourn.

Motioned by: **B. Bucaro**

Seconded by: **J. Banno**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:30 pm.