



Village of Bartlett
Plan Commission Minutes
April 8, 2021

J. Lemberg called the meeting to order at 7:03 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, D. Gunsteen, and J. Miaso

Absent: T. Ridenour, J. Kallas

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 March 11, 2021 meeting minutes

Motioned by: J. Miaso

Seconded by: A. Hopkins

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and J. Lemberg

Nays: None

Abstain: D. Gunsteen

The motion carried.



Village of Bartlett
Plan Commission Minutes
April 8, 2021

(#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

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone the subject property is located within the Bluff City Industrial Park on the northwest side of the village. There was a previously approved preliminary PUD plan and general site plan for the 186-acre Bluff City Industrial Park. The property in question was originally identified for a concrete 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 including logs, wood chips and mulch. As part of that request, they are required to amend ordinance #2003-103 (Exhibit E-the preliminary PUD plan and Exhibit H-the general site plan) to reflect the proposed change of use. Special use permits are also being requested to allow wood products production and for the storage of uncontained bulk materials. The final PUD plan for the 9.36-acre site identifies multiple material stockpiles, a fabric storage enclosure, employee parking spaces as well as parking for their equipment. There will be a portable toilet with a wash station as required by the building code. The material stockpiles will not exceed 25-ft in height and the stockpile locations will be routinely moved and will always remain a minimum of 15-ft from the property lines as well as from each other so that equipment can move within the site. The hours of operation are 6:00 am to 6:00 pm Monday-Saturday; however, noise-generating activities, such as their production equipment will not occur before 7:00 am during the week and 8:00 am on the weekends to match the construction hours permitted in the village. The existing 8-ft tall landscape berm will remain on Gifford Road and there is an existing 6-ft tall chain-link fence that is located along the east property line. The properties to the west and south have existing fencing. The village's environmental consultant reviewed the proposed uses and has provided recommendations to protect the public health and environment. Staff does recommend approval of the petitioner's requests subject to the conditions and findings of fact in your staff report. The petitioners are present and can answer any additional questions that the commission may have.



Village of Bartlett
Plan Commission Minutes
April 8, 2021

The petitioner, **Charles Murphy**, and the attorney **Peter Bazos** representing the petitioner came forward and were sworn in by **J. Lemberg, Chair**.

A. Hopkins asked the petitioner, how many trucks do you plan to have going in and out on a daily basis and what kind of trucks will they be? **Charles Murphy** stated that the trucks entering and departing will be minimal, below 50 a day. They would be semi-trucks that would be picking up material as well as vehicles that would be delivering materials to the site such as the Village of Bartlett as a customer bringing us logs and some of their ground material into our existing facility. It would be state trucks. These would be a bigger size vehicle to try to minimize a lot of traffic. **A. Hopkins** is there a typical route that the trucks are going to be taking? **Charles Murphy** most of the vehicles that we get today come from the north on Bluff City Boulevard and Route 20 coming down Gifford Road. Depending on where they are coming from they possibly would come from W. Bartlett Road to Gifford Road and come north. Potentially, they could come through on Vulcan Drive as well. I have not had experience with that given our current location. **A. Hopkins** it seems like there would be a lot of truck traffic on Gifford Road, which is close to residential. Is there any concern for the amount of mulch that is going to be produced as far as air quality? If it is a windy day is this going to get blown anywhere? **Charles Murphy** no, it is not movable. It is in piles and is not going to blow around. This is a 9.3-acre site and with the amount of material, size of the location and surrounding buffers with 6 stories of stone on one side and probably 4 to 5 stories of shingles being processed on the other side, we are kind of in a bowl and would be the smallest business there. **Peter Bazos** stated that immediately west there is an operating quarry with piles of stone that are 50-60 feet high. These piles would be 25-ft or less. Immediately south, there is an asphalt and shingle recycling facility. The site where the petitioner would like to relocate used to be a concrete crushing facility. This is actually certainly a lighter use than exists on the south and west, and lighter than what used to exist here. **D. Gunsteen** asked if the village allows fabric-covered buildings and if they are required to be repaired? **K. Stone** the building division and code enforcement would require the building's fabric to be maintained.

J. Lemberg asked if there were any further questions from the commission for the petitioner. No one came forward.

J. Lemberg opened the public hearing portion of the meeting. No one came forward.

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

A. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#21-05) Midwest Products Division Facility - Bluff City Industrial Park** 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, and special use permits for wood products production



Village of Bartlett
Plan Commission Minutes
April 8, 2021

and for the storage of uncontained bulk materials subject to the conditions and findings of fact outlined in the staff report.

Motioned by: A. Hopkins

Seconded by: D. Gunsteen

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

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, and J. Lemberg

Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
April 8, 2021

Old Business/ New Business

K. Stone I do not know if we will have a meeting next month. **R. Grill** we do have some big projects coming, but they are just not ready to come to the Plan Commission yet. I do want to mention that the village is hosting a vaccination clinic April 13, 2021 and May 4, 2021 for both the first and second doses. We have about 3,500 doses that we are going to give out at the Bartlett Community Center. We also have a newly-elected trustee, which is good news, but we are losing him from the Plan Commission. **A. Hopkins** congratulations trustee-elect. **D. Gunsteen** thank you for everything. Unfortunately, this will be my last Plan Commission meeting.

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

Motioned by: **A. Hopkins**

Seconded by: **D. Gunsteen**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:19 pm.