



Village of Bartlett
Planning and Zoning Commission
April 6, 2023

M. Werden, Chairman called the meeting to order at 7:00 pm.

Roll Call

Present: B. Bucaro, C. Deveaux, M. Hopkins, G. Koziol, M. Sarwas, J. Battermann, M. Werden
Absent: J. Miaso, J. Kapadoukakis

Also Present: Kristy Stone, Planning & Development Services Director

Approval of Minutes

A motion was made to approve the December 8, 2022 meeting minutes.

Motioned by: G. Koziol
Seconded by: M. Sarwas

Roll Call

Ayes: B. Bucaro, C. Deveaux, G. Koziol, M. Sarwas, M. Werden
Nays: None
Abstain: M. Hopkins, J. Battermann

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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(#23-03) Aldi – NW corner of E. Devon and S. Berteau Ave (Streets of Bartlett)

Modification to the PUD Special Use Permit

Fourth Site/PUD Plan Amendment

Final Site/PUD Plan

Major design exceptions:

- (a) Minimum Required Transparency Per Ground Story on Primary Frontages
- (b) Minimum Building Entrances on Primary Frontages
- (c) Tower Width
- (d) Simplicity of Surface Materials
- (e) Minor Façade Materials
- (f) Changes in Surface Materials

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone stated that this property has been zoned B-3 since 1978. The original construction started with a grocery store in 1978. An additional building was built to the north in 1981. In 1988, the first PUD plan called for 2 additional buildings on the site, one at the southwest corner of the site and one at the northeast corner of the site. In 2006, the first PUD Plan Amendment created an outside play area for the Kripa Montessori School in the location of the area that was proposed for one of the outlots. A few years later, the play area was expanded, which was the Second Site/PUD Plan Amendment. In 2019, a Third Site/PUD Plan Amendment was approved in which the new owner of the shopping center anticipated construction of a building towards the center of the site. The petitioners are before us today for a Fourth Site/PUD Plan Amendment to build an Aldi grocery store at the southwest corner of the site. This is a modification to the Planned Unit Development Special Use Permit. The petitioner has entered into a ground lease with the property owner. The petitioner is also requesting a Final Site/PUD Plan for the 20,000 square foot Aldi grocery store. Aldi would be allowed to sell liquor as part of the existing Special Use that was granted in 2019. The Site/PUD Plan also calls for a potential 25,000 square foot addition on the west side of the building. The Downtown Overlay District reduces the parking requirements when a parking lot is shared by different uses. Staff has calculated the parking requirement based on the current tenants within the entire center as well as with Aldi's needs. It was determined that the maximum required parking for all of the uses is 390 spaces. With the proposed Aldi, the center will have 444 parking spaces. The previous PUD Plan that had been approved included a variation that would have allowed them to go down to 406 parking spaces at the shopping center. Aldi is providing bicycle racks for the required 4 bicycle parking spaces near their entrance at the southeast corner of the building. The building elevations are comprised of Spec-Brik concrete masonry and Nichiha fiber cement panels. These elevations were presented to the Committee of the Whole. Based on feedback from the committee asking for additional upgrades to the north elevation, the petitioner has added the Nichiha panels to that side as well. The petitioner is requesting 6 major design exceptions to the building façade and some of the building requirements from the Downtown



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Overlay District. The petitioner has agreed to use parking lot lights that are similar to the downtown light fixtures to tie this development in with the surrounding Streets of Bartlett parking lot. The original landscape plan that was presented to the Committee of the Whole included shrubs and ornamental grasses along the loading dock area on the north side of the building. Based on the feedback from the committee, the petitioner added a berm with 3 evergreen trees and additional shrubs and ornamental planting to further screen the loading dock area from the businesses to the north. Staff recommends approval of the petitioner's requests subject to the conditions and findings of fact in the staff report.

The petitioners, **Chris Stair**, Director of Real Estate ALDI Inc., 1200 N Kirk Rd, Batavia, IL and **Nicole Kaemerer**, Senior Project Manager, RWG Engineering, LLC, 975 E 22nd St, Wheaton, IL came forward and were sworn in by **M. Werden**. **N. Kaemerer** stated that the proposed Aldi layout of the building and parking area maintains the existing driveways, grass area and landscaped area on the south side along Devon Avenue and maintains good site distance for the stop sign at the west entrance. As mentioned, additional features were added to the north elevation truck dock area to make that more decorative and appealing. The main entrance to the store is facing the parking lot near the pedestrian access from Devon Avenue. All of the major design exceptions that are being requested comply with the Aldi's national standards. On the proposed grading plan, we will maintain all existing drainage patterns on the site. A landscaped berm will be provided on the north side of the loading dock. There is existing detention in the parking lot that is for the entire east half of the shopping center. With the existing conditions, there is over 1 foot of ponding that can happen in the parking lot. That is how it was designed. The proposed plan fills in some of that detention on a surface level to reduce the ponding depth to about 7 inches at a maximum. That storage is then replaced underground in 48" pipes to reduce the amount of surface storage. There are no negative impacts to the rest of the parking lot with the existing detention storage. The west half of the parking lot has a storm sewer that runs north/south, but there is no restrictor. The proposed landscape plan is in conformance with the Village. Landscaping was added on the north side of the truck dock as requested. The proposed landscaping is low maintenance and drought tolerant. The store would be open Monday through Sunday from 9:00 am to 8:00 pm. There would be 1 Aldi truck per day on average for deliveries. Deliveries are typically overnight or in the early hours before the store opens. The number of truck deliveries is determined by the store's volume. There would be other trucks about 9 times per week on average. Garbage disposal would be 1 to 2 times per week depending on store volume. The store would generally have 15 to 18 employees with 5 to 8 employees working per shift. **M. Werden** what specifically is the design exception for the tower? **N. Kaemerer** the angled roof line is of the tower is design exception. **M. Hopkins** where on the elevations are the materials brick and what is Nichiha? **C. Stair** stated that the materials include Spec-Brik, which is a thin brick veneer, Nichiha, which is a fiber cement panel, and a metal railing at the depressed dock with a berm. The dock is behind the landscape berm with the dumpster located down about 4 feet in the recessed dock. It is hidden by the north side of the dock with a gate in front of it as well so that when people drive by, they cannot see it. **M. Hopkins** is the rooftop equipment fully screened horizontally? **C. Stair** yes, the rooftop equipment is screened with a composite panel and will match the color scheme. **M. Hopkins** what does the tower look like from the west from Devon Avenue? **C. Stair** the tower is the same color as the roof. **M. Hopkins** are you going to ask for outdoor sales? **C. Stair** no, we are not going to ask for outdoor sales. **M. Hopkins** I am surprised that in this day and age we are going to proceed forward with



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detention in the parking lot. **N. Kaemerer** it is not ideal, but there is absolutely no way around it because we are on the south end of the drainage area so everything drains from the north side of the parking lot south and from the east side. For us to raise the parking lot to eliminate surface detention, we would have to raise the parking lot above the adjacent areas that drain onto us. There is no way to completely eliminate that. We could put in underground storage, but all that would happen would be that the upstream area would drain faster down into our underground detention and then that would just fill up and not backup where it is supposed to backup. **M. Werden** are we dealing with the increased impervious surface area that is being added to the site? **N. Kaemerer** there is actually very minimal increased impervious area. The net increased area is less than 2,500 square feet that would be required to provide volume control. We minimized the impervious surface as much as we could, but we cannot negatively impact the rest of the parking lot unless there is underground storage from the north and south. We cannot change the entire parking lot. There is also no history on how this site was designed and what the intent was with the detention. We consulted with the **Village Engineer, Robert Allen** and grading-wise and looking at the utilities with the storm sewer, it appears that this could pond up to 1 foot just based on grading. **R. Allen** stated that he has never once seen anywhere close to that much. We do not believe that this actually ever ponds up that high, but all we have to go off of are the field conditions. At the very least, this will improve conditions on the south end of the site and not negatively impact any of the adjacent parking lot. **G. Koziol** the west wall facing CVS is all the same material from front to back. Is there any reason why we cannot do something to add to that wall to make it more pleasant to look at? Is there any possibility of putting in windows? **N. Kaemerer** there will be shelving along that wall for product. We could not put in windows along that wall. **G. Koziol** this wall looks like a warehouse wall. When the TOD was being put together, we looked at this area and we were looking for something more friendly to look at. This reminds me of an alleyway. I do not like this massive wall. **C. Stair** I understand what you are saying and I have noted that. There is already another building there and you would not see that wall unless you are driving in and out. With this building being our latest and greatest prototype, it would be difficult to get that approved. We can take that back to committee. **M. Werden** I think that would be nice because most of the traffic is going to be going past that wall from Main Street or Devon Avenue. **M. Hopkins** that is a very apparent wall and unfortunately this wall is treated like the back of a retail center. **G. Koziol** I would expect to have face-type material on all 4 sides to make the building visually appealing and add curb appeal. **M. Werden** from Main Street to Berteau Avenue everything built in this century has curb appeal on all 4 sides. You are in a very prominent position just like CVS. I think this could be more welcoming instead of having a warehouse look along that drive. **C. Stair** I have noted that and I will take that back to the committee. **C. Deveaux** why is the trash area facing Pasta Mia? I would think that a more logical location would be the south side on Devon Avenue. **C. Stair** all of our stores have the trash area located in the recessed dock. **C. Deveaux** I understand that, but that part of your building faces a restaurant. I do not think it is fair to the restaurant to have the dock there. **M. Werden** is it an access issue? **N. Kaemerer** we did look at different placement and orientation for the building within the out lot. When we looked at placing the loading dock on the southside of the building, the truck movements did not work to get trucks in and out while maintaining traffic flow and parking isles. There are also requirements with spacing and setbacks. We did look at putting the loading dock on the west side or south side, or putting the building on the east side of the lot and this is the best location for traffic flow. **B. Bucaro** I do not see that there is a big issue with the location of the trash if it is once or twice a week and the dumpster is not going to be visible. I think it is better there than a more visible location.



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G. Koziol on the Pasta Mia side, I am concerned that the parking spaces on the street opposite Pasta Mia are going to be gone. Today, there is parking on the east side of the road between Pasta Mia and grassy area and those spaces will be gone. **M. Werden** could you add landscaping along the west wall? **N. Kaemerer** there is landscaping there. **M. Hopkins** I think we are hearing a general concern with the west view of the building. I would like to add conditions for the west wall and the west side of the tower. **J. Battermann** this is a beautiful building and I am excited for it. Is there a curb on the north side? **N. Kaemerer** no, but there is going to be striping there to keep everything parallel. **J. Battermann** will there be designated pedestrian routes added? **N. Kaemerer** no, there will not. **G. Koziol** what is the distance from Pasta Mia to the Aldi bump out? **N. Kaemerer** from the Pasta Mia building to the Aldi building bump out it is 90 feet and from main building it is 120 feet. **J. Battermann** Aldi is a stand-alone building. Would there be a possibility of connecting to the other buildings or putting a building in between Pasta Mia and Aldi? **N. Kaemerer** no, that would not be possible. **M. Werden** how much space is there from the west wall to the asphalt? **N. Kaemerer** that is 30 feet. **M. Werden** will the asphalt configuration change? **K. Stone** the drive isle on the north east angle is new and the parking lot north of that is new. The parking spaces north of the loading dock will be removed. Everything east of the building will remain the same.

M. Werden opened the public hearing portion of the meeting.

Bob Larsen, 488 Tennyson Rd, Bartlett stated, I am not related to Pasta Mia's business. I have been a resident of the Oak Glenn neighborhood on the south side since 2001. That is a booming area, which is nice to see, but I am worried about this overshadowing the businesses that have been there for quite some time. On the south side of Oak Glenn neighborhood, we have cars going through and I would ask that if this plan does go through that there is some signage stating that that this is not a thoroughfare or an area that people can use to avoid traffic lights to get to Aldi. It is actually quite congested at this point and I think it would be nice to have signage to discourage that. **M. Werden** that is something that the Board might be able to approach DuPage County with. **Leah Barba** 495 S Oak Glenn Dr., Bartlett stated, I am also in the Oak Glenn neighborhood. I am concerned with the increased traffic that this might bring; as excited as I am for Aldi. I know crossing Devon Avenue is dangerous now. When I saw the proposal, I was wondering why the entrance could not be adjusted to line up with Tennyson Road to line up with a 4-way stop or a traffic signal to try to slow down the increased traffic that is going to come to area with a new store. **M. Werden** I think part of the problem is that there are a lot of utilities that would have to be moved and that is why the building is placed where it is right now. **K. Stone** I think if there was a 4-way stop that would actually encourage more people to cut through the neighborhood. That is DuPage County's jurisdiction. DuPage County has very specific criteria that they look for when determining if traffic signals are needed. **Felix LLenza** 1163 E Devon Avenue, Bartlett stated, I would like to thank Aldi. I think the Village needs this, but I would like to ask, is there any benefit to locating the building to the west? I think that would solve a lot of the problems with the garbage by Pasta Mia and the aesthetics with the west all. Is that a possibility? **M. Hopkins** we have to leave access for CVS. It is hard to imagine that would be a practical alternate. **K. Stone** the location that Aldi is on is what they negotiated with the property owner. This committee is only reviewing what is submitted. **N. Kaemerer** the initial concept was to locate the building on the east side of the parcel, but with the detention being only on the east side of the parking lot, if we put the building there, we could not replace the detention outside of the drainage area and it would also be



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too congested for traffic flow. **C. Stair** also, the property owner did not want us to be on that side because that would have blocked about 75% of the businesses going north. The property owner wanted us to be more in line with the shopping center. **G. Koziol** where are the utilities that are causing this problem? **N. Kaemerer** it is the storm sewer and the detention. Right now, there is one run of storm sewer that we are re-routing around the building. The run that we are maintaining restricts the detention. There is a restrictor structure in the manhole on the south end on Devon Avenue. Right now, there is only a 12" pipe. The proposed plan will take the 12" pipe and re-route it around the building and connect at the north end to a 48" pipe. That was the main reason that we were not able to put the building on the east side. **K. Stone** when I was going through the previous PUD plans, if you recall, where the grass lot is now, that was originally intended to be an out lot. When the most recent PUD Plan Amendment was approved, engineering was not required. When they moved the proposed location of the future building, I am not sure that they were aware of the utility locations. **G. Koziol** the line that goes top to bottom and north to south just happens to be right in the middle of what would be the middle of where we had dreamed a building could be reasonably built. We sure do not want to build a building over utilities. Seeing where it is helps put a perspective on the problem. **K. Stone** Gorski Plaza, which is what it was originally called, was not built at once. It was a piecemeal development. The east side was developed first with an addition to the north, further west, and then to where Pasta Mia is now. The engineering happened at different points in time as well. **B. Bucaro** other than the west elevation, even though there is an exception for materials, I think this is a great-looking building. I like what was changed on the Pasta Mia side by adding materials so that it is not just a solid wall. I like the berm and evergreens on the berm to break that up. The downside of improving the aesthetics of the north wall now leaves the west wall standing out more as a warehouse-like wall and it is much less attractive than the rest of the building. If possible, we need to address the west wall. **M. Werden** I think that is a valid point. This is a gateway into downtown as part of the DOT Plan. The aesthetic enhancements will go a long way along the western wall. **B. Bucaro** realizing that Aldi is a national entity and has a national identity, I can appreciate that, but by the same token, you have expressed this building being your prototype and latest and greatest, it can be good for Aldi as well as good for the Village, and that west wall really detracts from that. **J. Battermann** will there be future electric vehicle charging spaces? **J. Battermann** Aldi does not incorporate that into construction right now, but it is in the design to be installed at a later date. The electrical will be ready for charging stations in the future.

M. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case (#23-03) **Aldi for a Modification to the PUD Special Use Permit, a Fourth Site/PUD Plan Amendment, Final Site/PUD Plan and Major design exceptions** subject to the conditions and findings of fact outlined in the staff report and the following additional conditions:

The petitioner will redesign the west wall of the building to provide similar architectural interest to the other 3 facades of the building and to carry the finished material of the tower northwards on the west side of the tower until such time that it is not visible from the street.

M. Werden closed the public hearing portion of the meeting.



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Motioned by: M. Hopkins
Seconded by: G. Koziol

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, G. Koziol, M. Sarwas, J. Battermann, M. Werden
Nays: None

The motion carried.



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Old Business/ New Business

K. Stone I do not think we will have a meeting next month, but we will have meetings over the summer.

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

Motioned by: C. Deveaux

Seconded by: M. Sarwas

Motion passed by unanimous voice vote.

The meeting was adjourned at 8:12 pm.