



Village of Bartlett  
Planning and Zoning Commission  
June 1, 2023

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

Roll Call

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

Absent: M. Sarwas

Also Present: Kristy Stone, Planning & Development Services Director, Daniel Harper, Village Planner

Approval of Minutes

A motion was made to approve the April 6, 2023 meeting minutes.

Motioned by: B. Bucaro

Seconded by: C. Deveaux

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, G. Koziol, J. Battermann, M. Werden

Nays: None

Abstain: J. Kapadoukakis, J. Miaso

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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**(#23-04) Orchards Gaming**

Special Use Permit to serve beer and wine

**PUBLIC HEARING**

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Nilesh Patel** 985 Reading Drive, Bartlett IL came forward and was sworn in by **M. Werden**. **N. Patel** stated I am requesting a special use permit to serve alcohol and to obtain a gaming license to establish a gaming room at my property. I have had businesses in town for 23 years and I have 2 liquor stores already. **M. Werden** asked staff, have you received any calls or emails regarding this? **D. Harper** no, we have not. **M. Hopkins** asked, could you clarify the hours of operation? **N. Patel** the hours will be Sunday through Thursday 8 am to 10 pm and Friday and Saturday 8 am to 12 am. **M. Hopkins** is that consistent with the staff report? **D. Harper** we will update those hours.

**M. Werden** opened the public hearing portion of the meeting. No one from the public came forward.

**M. Hopkins** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#23-04) Orchards Gaming** for a Special Use Permit to serve beer and wine subject to the findings of fact outlined in the staff report.

Motioned by: **J. Miaso**

Seconded by: **M. Hopkins**

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

Roll Call

Ayes: **B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, J. Battermann,**

**M. Werden**

Nays: None

The motion carried.



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**(#23-05) Bartlett Liquors and Wine**

Special Use Permit to sell package liquor

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Narinder Sohi** 974 Woodhill Drive, Carol Stream IL came forward and was sworn in by **M. Werden**. **N. Sohi** stated I am requesting a special use permit for a liquor store. I have extensive experience in the liquor industry and will maintain compliance with all applicable laws and regulations. **M. Hopkins** what are the hours of operation? **N. Sohi** Monday through Thursday 10 am to 10 pm and Friday and Saturday 10 am to 12 am. **M. Hopkins** could that staff report be changed accordingly? **D. Harper** our staff report was in conformance with Class C of the extended liquor license. I will change those hours to reflect the proposed business hours. However, in the recommendation, we will have the maximum hours that are in the Class C as well.

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

**Nilesh Patel** 985 Reading Drive, Bartlett IL came forward and stated I have 2 liquor stores in town and would like to ask how many liquor stores do we need in Bartlett? People are losing all businesses. I had Mr. Quick-Ezz for almost 23 years and I am closing next month because I am losing money. **C. Deveaux** you are competing with the Jewel across the street and they have a larger package ability than you have. This petitioner is interested in opening another liquor store that is farther away. That question should be brought up to the Village Board and not this committee. **N. Patel** I just want to know how many liquor stores do we need? **B. Bucaro** one could say the same about gaming cafes. There are a lot of gaming cafes in the Village and there has been criticism that are too many. **N. Patel** I am just asking, how many liquor stores do we need in town? **M. Hopkins** that is a good comment and we hear it often. However, that is outside of the purview of this committee. We do not review nor comment on such things. We review the technical adequacy of a submittal with regard to planning and zoning. You are asking about a policy decision and that is not for this committee. **N. Patel** I just wanted to ask. **M. Werden** you may ask that at the Village Board meeting during the public forum. **N. Patel** I am just asking, how many do we need in town? **M. Hopkins** it would be wrong of this committee to vote no because of economics or competition within the Village. We are restricted to tight regulations. **N. Patel** I just want to know. **G. Koziol** we do not control the number of businesses in the Village Bartlett. If someone wants to open a business that meets all of the requirements, they have the right to open that business and either succeed or fail. **N. Patel** I am just asking the Village, how many do we need in town? That is my only point. **M. Hopkins** point taken.

**G. Koziol** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#23-05) Bartlett Liquors and Wine** Special Use Permit to sell package liquor subject to the findings of fact outlined in the staff report.



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Motioned by: G. Koziol  
Seconded by: C. Deveaux

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

Roll Call

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

The motion carried.



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**(#23-02) Hawk Hollow Middle School**

Plat of Consolidation

Rezoning from SR-2 PUD to P-1

Site Plan

Amendment to the Future Land Use Plan

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioners **Brian Lindholm**, Chief of Staff, School District U-46 **Patricia Waldau**, Director of Plant Operations, School District U-46, **Dr. Suzanne Johnson**, Interim Superintendent, School District U-46, **Dr. Ann Williams**, Deputy Superintendent of Operations, School District U-46, **Mark Moore**, Assistant Superintendent of Human Resources, School District U-46 and **Richard Bosch**, School Safety Coordinator, School District U-46, 1460 Sheldon Drive, Elgin IL, **Claudia Welp**, Project Manager, Cage Engineering 2200 Cabot Dr, Suite 325, Lisle IL **Kelly Conolly**, Sam Schwartz Engineering, 200 S Wacker Drive, Chicago IL **Jeff Huck**, Arcon Associates, 2050 S Finley Road, Lombard IL came forward and were sworn in by **M. Werden**. **B. Lindholm** stated that Hawk Hollow Elementary School will be converted to a middle school for the 2025-2026 school year. Looking ahead 5 years at capacity utilization of each of our buildings shows that in Bartlett, there are several elementary schools that are running at 50-60% capacity and Hawk Hollow was one of those schools as well as Prairie View Elementary. This is how we reach the decision that we had plenty of elementary capacity with almost no middle school capacity in this area of the district. Students in the area are traveling several miles to go to East View Middle School at the northern end of Bartlett or Kenyon Woods Middle School in South Elgin. Combined with the fact that Hawk Hollow is on a very large plat of land compared to other elementary schools in the district and that will give us enough space to do a sizable addition, green space, parking and athletic fields that a middle school requires. We have not yet finalized the boundaries for what students would attend this new school. There are a lot of moving pieces because another part of this plan is to move all of the 6<sup>th</sup> grade students out of elementary schools and into middle schools, which is another reason why we needed another middle school in the district. When we open this school in this area that will have a ripple effect on the other schools throughout the district and we will be redistricting the entire area to make sure that we are running all of the middle schools at capacity. **C. Welp** stated that the current zoning is SR-2 PUD. We are rezoning that to P-1 to be one lot. The existing Jacaranda Drive on the south is being maintained and we are adding an additional drive on Gerber Road to the north. The south drive will be for bus traffic only with gates to make sure it is closed to other traffic. The buses will loop around and exit Jacaranda Drive. The parent drop-off will be to the north. There will be a dedicated right turn, left turn and entrance. There will also be a fence 5' off of the property line that will be a 6' high Trex composite fence with landscaping. There will be a sidewalk along the west and north side of the building to access the building from any direction. **J. Kapadoukakis** will students be walking on those paths from the neighborhood? **C. Welp** yes. There is a paved pathway. **J. Kapadoukakis** are you adding trees? **C. Welp** yes, we are adding trees. The landscape plan includes shade trees, shrubs and ornamental grasses throughout the entire site and the pond is going to be



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planted with native detention seeding. **J. Kapadoukakis** at the Gerber Road entrance pedestrian walkway, what will the visibility be like at the new entrance? I am concerned about the close proximity from that main road. **K. Conolly** we recommended that the crossing is at an intersection because you are expecting a crossing at an intersection. Otherwise, you are cutting through the queue of cars. The cars will be queued at a stop sign that exists on the proposed access at Gerber Road. Cars exiting the site will be under stop control. Those cars will be queued internally heading out bond from the site. We do not want students cutting across. We are also recommending that this intersection is monitored to help students cross and also to make sure that the queued cars are exiting efficiently onto Gerber Road. **M. Hopkins** when does the parking lot lighting turn off? **P. Waldau** the parking lot lighting will be tied in with the building's automated systems. The lights will turn on automatically at about 5 am and are timed to go off at 9 pm. **M. Hopkins** how are the lights controlled with regard to lighting spilling onto adjacent property? **C. Welp** the lights are designed to shine south. There will not be excessive light shining to the north. **M. Hopkins** what is the criteria for the photometrics that will be reviewed by staff? **D. Harper** typically, we want to keep light from exceeding a 0.2 candle foot. The petitioner has provided a photometric plan that I have reviewed and we do not see any light spillage over 0.2 because of the LED directional lamps that are proposed for the northern property line. Another helpful aid is the screening fence and the existing trees on the neighboring property to prevent light spillage onto the residential homes. **M. Hopkins** with regard to the separation between the new access drive and the north property line, what is the distance between the edge of the pavement and the north property lines? **C. Welp** that is about 25 feet. **M. Hopkins** there is a retaining wall on part of that property line for the residences. What is the height differential between the 2 grades and top of the fence? **C. Welp** we can look at that. We left at 25-foot buffer to try to give as much space as possible between the residence, but we can move the fence if that becomes an issue. **M. Hopkins** I would like you to look at that and make sure it is operating all the way across the property line.

**J. Huck** the existing Hawk Hollow building will remain as part of the new middle school. The addition will double the size of the existing building. Since we are converting this school from an elementary school to a middle school, we need to add a number of things appropriate for that grade level including competition spaces, a large cafeteria, and a music wing. You can see on the elevations that the top of the building is very close in height to the existing building. We are going to match the existing bricks. We are not proposing anything that is out of character to the look of the existing building.

**K. Conolly** I would like to walk through how we conducted the traffic study and what our findings were from that study. Our process starts with existing traffic data collection. We did observations at the school as well as camera traffic counts that give us information about volume of traffic on the roadways. Those counts were conducted in March on a typical school day from 7 am to 9 am and from 2 pm to 6 pm, the peak hours of traffic at Gerber Road and Hawk Hollow Drive and Jacaranda Drive and Gerber Road. During those observations, as is typical with schools, there is more traffic during the morning arrival periods, but it is more spread out over a longer period of time. There is less traffic during the dismissal periods, but longer queues because those parents are arriving earlier and waiting in a pick-up line for a longer period of time. We then determine the volume of the new site generated traffic using engineering standards. We use published information from across the country at similar sites. We do a selection of sites of middle schools that have similar characteristics to the site we are





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studying and project based on the number of students and staff how much traffic that site will generate. We then assign that traffic to our intersections based on a directional distribution. The distribution that we use is heavily based on the boundary areas of a school. There are some small differences that may come about based on what the final boundary area is. We assume 60% will come from the north and 40% from the south, which is a similar distribution as the existing Hawk Hollow Elementary School. We also add background growth to account for other area development to year 2030 to look at what the impacts are. We do traffic analysis and queueing analysis at our study intersections. We give recommendations based on those standards as well as site plan commentary. Some of the recommendations that came out of the study are new striping on Gerber Road for the southbound left turn lanes. The capacity analysis indicates that the length of storage on Gerber Road will accommodate the projected queues. We also made a traffic management plan to accommodate traffic during peak arrival and dismissal periods. We do not need as much queue space for the peak morning arrival so there is less intervention that needs to occur in the morning. Traffic will enter the north drive and follow the in-bound route using a typical drop-off area along the north side of the building. For dismissal periods, we expect more of a queue. For that operation, we will implement a more robust traffic management plan. That traffic will need to circle through the parking and picking up along the north side of the building. We are recommending traffic control personnel for that to monitor queues occurring outbound. The out-bound traffic will be under stop control. There are 2 out-bound lanes with barricades that the school will set up prior to dismissal. One lane will be striped as a right turn lane and one will be striped as a left turn lane that provides about 450 feet each to accommodate outbound queues with additional queueing space around the parking lot without interfering with the inbound circulation. In bound bus activity will be exclusively on Jacaranda Drive, which is an improvement on the current conditions. This area can accommodate up to 21 buses at any one time without spilling onto the roadway. The school district is expecting approximately 16 buses based on their projections and those buses will be staggered. We are proposing 236 parking spaces to meet Village code. About 70 to 90 of those spaces will be used on a typical day by staff. There is a significant amount of excess parking on a typical day. The extra parking will accommodate a large event. **B. Bucaro** our Village traffic consultant recommended that a plan should be considered for events when there is higher than typical attendance (400 or more persons) is anticipated. **K. Conolly** I have worked with the Village traffic consultant and we looked at vehicle occupancy and attendance levels at the other middle school events and that is included in our study. It is typically 200 to 300 persons with an occupancy of 2 to 3 persons per vehicle so that is still way below the 230 spaces. Also, the area for buses not used during off peak hours so the width of that area can actually be used for additional on-street parking because there is no need for all that space for buses during those events. **J. Kapadoukakis** I am concerned about the walkway at the front entrance along Gerber Road. The students will have quite a bit of a walk to get to the school entrance. Is there a way to reroute the students to the back of the property? **K. Conolly** we can look at that. We do want to keep a sidewalk along Gerber Road for the public also. That sidewalk cuts through the property and continues. Having a crossing there for the public is important too. **K. Stone** there is a connection currently on the east side and that is going to continue. **J. Kapadoukakis** I assume most of the students will be coming from that neighbor and could use that entrance. **D. Harper** there are 2 existing sidewalks and those will be connected to the Hawk Hollow subdivision. **B. Bucaro** has the school district accepted your recommendation to have traffic control personnel at Gerber Road and how will that personnel protect those students? **K. Conolly** yes, they have and that personnel would also monitor



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the outbound traffic and radio back if operations need to change. We are also recommending staffing the area to help with loading. There will be a crossing guard. **J. Kapadoukakis** could there be more traffic control with the Bartlett Police Department also? **C. Welp** it is my understanding that if it is on Village property, we would work with the Village to see what those options would be and if it is on school district property, the school district would have staff handle that. Our school safety office would work closely with the Village on that as needed. **M. Hopkins** this traffic study only looks at traffic up to Hawk Hollow, but the intersection at Schick Road is going to take 60% of these cars, does it warrant a traffic light? How do you take that into consideration? **K. Conolly** we worked with the Village to determine what the scope of our study should be. This school was originally built for close to 600 students. Based on the difference in enrollment, we determined that we only needed to study what was in close proximity. **M. Hopkins** I see that the numbers are low in terms of the number of trips per day even anticipated into the future, but at peak times, how will that operate? **K. Stone** our traffic consultant is here and can answer questions about that. **Lynn Means, BLA Inc**, Senior Transportation Engineer 333 Peirce Rd, Suite 200, Itasca, IL stated we were asked by the Village Board to look at how the operations are currently at Schick Road and Gerber Road. We pulled historical data as well as Village traffic volume data to look at how that intersection currently operates. We also reviewed historical DuPage County data, IDOT data as well as the current traffic counts that were performed along Gerber Road. Based on the current and projected volumes during the school morning and afternoon peak hours, that currently does not warrant a traffic signal. We did look at the pm peak hour and those counts did go up until 6 pm and during those higher evening peak hours when Schick Road volume is higher, which is very close to satisfying a traffic control at that intersection. We looked at crash data and there is not a significant history. There were 9 crashes at that intersection over a 5-year period. We did that during the higher timeframe when Schick Road is at the higher volumes, school traffic is relatively low during that time period with about 15 vehicles coming out during that time frame, which is less than 10% of that traffic. The school traffic even as it contributes to higher time periods, the peak is at around 2 pm to 3 pm when the adjacent street traffic along Schick Road operates at about 70% of what the peak timeframe is so that even with this additional traffic from the school it does not warrant a traffic control signal. **B. Bucaro** who would make the decision about when a traffic light is needed there? **K. Stone** the Village would make the decision and the Village is committed to monitoring that intersection. Once it meets the warrants for a traffic signal that is when it would be installed. **G. Koziol** Gerber Road and Schick Road concern me. I travel it often and find that intersection to be dangerous. The traffic on Gerber Road does not give you a break. You are saying that intersection does not warrant a light today. I have had experience with other traffic lights and traffic signs. The statement is often made that it is not warranted and we have to live with it. If a light cannot be placed there, what about a 4-way stop? **K. Conolly** those have specific warrants too and it is often much less efficient. There are higher delays that you have to balance with additional gaps in traffic. There would have to be a study conducted for placing that intersection under an all-ways stop. **G. Koziol** will it take a major accident there to warrant an improvement? **K. Conolly** no it would not, it is volume based. **K. Stone** that is just one thing that a study would look at. The study would look at the traffic count, turning movements and delays. There is a lot that goes into those studies. It is not just a single factor. The Village Board did discuss this concern. It is the Village's jurisdiction and the Village would be in control of when that light would go in. Again, the school peak traffic is not at the same time as the peak traffic at that intersection. That is why the petitioner is not looking at intersection improvements as part of this project. **J. Batterman** in your report, for the southbound





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turning, you recommended that the turn lane is extended. Is there a possibility that the turn lane would fill up and cars would be in the lane of traffic and block flow? **K. Conolly** that was part of the capacity analysis that takes into account the volume of traffic turning and the volume of traffic opposing that turn (northbound Gerber Road). We are providing about 115 feet of storage, which is approximately 4 to 5 cars. The max queues there from the capacity analysis are about 2 cars. **M. Werden** you have addressed things internally very well, but I am concerned about the regional issues. Gerber Road has a slight slant to it and we have addressed that, but at the other end there is a very narrow intersection at Army Trail Road with a sharp decline. There is a vision problem at Army Trail Road and with school buses leaving and blocking traffic. My problem with this plan is vacating Fair Oaks Road. This was an issue years ago. The planners wanted to connect Fair Oaks Road with Gerber Road because of the intersection at Army Trail Road. The Oak Trail Professional Center at the north side of Army Trail Road at Fair Oaks Road where there is a dedicated right-of-way was only supposed to be a temporary entrance, which was going to be vacated once Fair Oaks Road went through. We are inviting more problems by vacating that at the shopping center and at the Gerber Road and Army Trail Road intersection. I feel that is going to be a problem in the future especially with Gerber Road lined up with traffic at the north and south. We will need a light eventually at Schick Road. **K. Conolly** one of the things that the Village can look at is traffic signal timing. **M. Werden** I just wanted to bring up the point that I do not like vacating Fair Oaks Road.

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

**DeWayne Burris** 5N151 Gerber Road, Bartlett IL came forward and stated my property is adjacent to property that is being developed. I have no issues with the proposed u-46 project. I am in favor of vacating the Fair Oaks thoroughfare. Originally that was supposed to only take place if there was a grade crossing at Struckman Boulevard and a temporary light at Army Trail Road. This does impact my property a great deal and my wife and I have been dealing with this for over 23 years. I have been a resident for 40 years and with that being on the map it makes a big impact on my property value. With this proposal, I do not see the need to have the Fair Oaks thoroughfare on the map and through my property. **Kathy Andeway** 233 Hawk Hollow Drive, Bartlett IL stated when we bought our homes on Hawk Hollow Drive, we were told that the property behind us was zoned for residential homes and not a parking lot or a 3-lane road. Our main concern is the safety of our residents from any type of accident from moving vehicles directly behind our houses. In addition, there will be car fumes, noise from vehicles, parking lot lights, street lights and vehicle headlights shining in our backyards. To keep our residence safe, reduce lighting glaring into our homes and buffer the noise, it is requested that an 8' fence, not a 6' fence is installed with a row of tall shrubs or evergreens. We are also requesting that the home owners of Hawk Hollow have input on the style of the fence. We see parents rushing in the park lot now and we are going to have twice as many cars and that 3-lane road is going to be right behind our property lines. That scares me. **Kevin Andeway** 233 Hawk Hollow Drive, Bartlett IL stated that my concern is that since you are building a 200-car parking lot, where will the water drain? Will the water drain into our back yards? Is the retention pond going to be able to handle the volume of water? That was not talk about at the Village Board meeting last week so I have no idea what that plans are for the water drainage. Also, you talked about the traffic earlier. I leave every morning and it takes me about 10 minutes to pull out of my street on Hawk Hollow because cars are going 45 miles an hour down the street and I cannot get out. There are cars trying to pull into Hawk Hollow that



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cannot make the left turn because cars are coming one after another. You are going to have 6 to 8 buses coming now and waiting to turn in. How will that be controlled for people who want to pull out and go left or right? You are going to have stoppage. No one is going to go anywhere. No traffic control. No safety control person. Cars are going to be jamming out and cutting cars off. Take into consideration for that. **D. Harper** the Engineer did review the petitioner's engineering plan. All rainwater will shed toward the 2 rainwater retention ponds and would be sufficient to handle the added impervious surface of the new parking lot. **K. Stone** the detention area is located in the large area between the 2 access roads. **K. Andeway** if you are making a road 3 lanes wide so cars will exit out 1 line and pull in, what is controlling the people that want to turn left on Gerber Road when cars are coming the opposite direction? **K. Stone** it is as stop sign just like it is on your street. **K. Andeway** what about Gerber Road? Those cars are going to be backed up and waiting to pull out especially if there are 700 students and 500 are bused. You are going to have the same problem with the buses. The buses are going to be trying to pull out too. This is not a good idea. I would redesign that. **Caroline Hausl** 241 Hawk Hollow, Bartlett IL asked, what is the distance from our property line to where the fence will be, not from the back of the homes to the fence, from our property lines? **D. Harper** that is 5 feet. **C. Hausl** what will be the hours of the school? **C. Welp** school starts at 9 am and we will have support staff and access before 9 am. **C. Hausl** we are also concerned that if there is not adequate parking at the school during events that will negatively impact parking on Hawk Hollow Drive because of the proximity to the school. The traffic signal at Army Trail Road and Gerber Road is very long. We can sit there for 3 minutes and if you have buses and parents in the morning trying to turn left onto Army Trail Road that will stack up. How many cars will stack up there to turn left? That is going to be an issue for everybody at least twice a day. Also, where will the garbage be located? **D. Harper** there is a screened enclosure on the plans with solid gates. **Steve Jiskra** 254 Hawk Hollow Drive, Bartlett IL stated that in the planning documents it states that the lighting is used for safety and will be placed as such to not disturb adjacent properties and it was stated that the lights will be facing south and will not impact us to the north on Hawk Hollow. **M. Werden** yes, that is correct. **S. Jiskra** it was stated that the fence line will stop before the end of the last house and there will be 1 tree planted on the northeast corner. I would request that several bushes and trees are planted there since myself and my neighbors will be looking at the parking lot and there is nothing that will block our view. **M. Werden** how close is the proposed fence to the path that goes into the neighborhood? **C. Welp** a few feet **S. Jiskra** right now, the northeast corner where Winston ends, people dump shrubbery there, which I assume will be cleared out because it looks like the parking lot will extend east of that road. I assume the school will own that property. Myself and several of my neighbors are asking that landscaping is added to that area because there will not be a fence there. **M. Hopkins** will there be a staff report tonight? **D. Harper** the petitioner is requesting an amendment to the future land use plan, rezoning the property to P-1 (public lands) and a plat of consolidation and site plan. On the location map, you can see the existing lots and the existing right of ways for Fair Oaks Road. The proposed site plan includes 2 parking lots with a total of 236 parking spaces. The proposed school facility expansion includes a two-story addition as well as two parking lots providing a total 236 parking spaces. The proposed facility will have a total building area of 150,362 square feet and will have a maximum height of 34-feet. The building's addition will consist of masonry utility brick veneers with a finished aluminum curtain wall for the canopies. U-46 anticipates a total of 27 classrooms and a maximum enrollment of 750 students upon completion of the expansion. The majority of the expansion is devoted to flex/lab space, library expansion and a new gymnasium. The final plat of consolidation would create a single lot for the conversion of Hawk Hollow



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Elementary School into a middle school. The proposal is to change the designation on the future land use plat to public lands and to remove the right of ways that are being vacated by the plat of consolidation and to rezone the entire property to public lands. There will be trail connections as part of the pedestrian infrastructure with a sidewalk that will come out to Gerber Road to provide visibility for students and any other pedestrians that are crossing. That crossing provides visibility for drivers on Gerber Road and there is a stop sign on the school drive that will stop traffic from that direction that will be monitored by a crossing guard. That sidewalk continues to an existing trail south of the property. On the east side of the property there is an existing trail system that will be connected and repaved. There will be an 8' wide sidewalk connecting to the existing residential subdivisions. There is proposed 6' fence 5' from the property line with landscaping. The western entrance would be the main entrance for guests and staff. **J. Kapadoukakis** is there anything that could be considered for landscaping where the fence ends to provide more screening for the residence? **K. Stone** you could add a condition for that. **M. Werden** I want to thank everyone for the comments. I was vehemently opposed to vacating Fair Oaks Road, but I think a lot of the other issues have been addressed and as **D. Burris** stated, it has been a drain on his property value and he would benefit from vacating because if not, access would go onto the corner of his property and take out his barn if it ever went through.

**M. Hopkins** made a motion to pass along a **positive recommendation** to the Village Board to approve case (#23-02) **Hawk Hollow Middle School** for the Plat of Consolidation, rezoning from SR-2 PUD to P-1, the site plan, and an amendment to the future land use plan subject to the findings of fact outlined in the staff report and these conditions:

**The Village will closely monitor the intersection at Schick Road and Gerber Road, the petitioner will study the proposed north fence regarding grades and height, the petitioner will add screening landscaping at the end of Winston Lane to the end of the fence as far east as possible, and for the petitioner will provide safety monitoring of the proposed new north entrance.**

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

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

Roll Call

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

The motion carried.



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**Old Business/ New Business**

**K. Stone** we might have a commercial development in July or August.

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

**Motioned by: C. Deveaux**

**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 9:00 pm.**