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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
Approval of October 8, 2015)
minutes; (#15-20) Blue Heron)
Business Park; and (#15-22))
Rana.)

REPORT OF PROCEEDINGS

December 10, 2015
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
Notary Public qualified and commissioned for the
State of Illinois.

PRESENT:

- MR. JIM LEMBERG
- MR. MARK HOPKINS
- MR. JOHN MIASO
- MR. AUSTIN HOPKINS
- MR. TIM RIDENOUR
- MS. DIANE NEGELE

ALSO PRESENT:

- MR. JIM PLONCZYNSKI, Community Development
Director.
- MS. ROBERT GRILL, Assistant Community
Development Director.

1 CHAIRMAN LEMBERG: I would like to call to
2 order the Bartlett Plan Commission for
3 December 10, 2015, at 7:02.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Mark Hopkins.

6 MR. M. HOPKINS: Here.

7 MR. PLONCZYNSKI: Tim Ridenour.

8 MR. RIDENOUR: Here.

9 MR. PLONCZYNSKI: John Miaso.

10 MR. MIAS: Here.

11 MR. PLONCZYNSKI: Diane Negele.

12 MS. NEGELE: Here.

13 MR. PLONCZYNSKI: Austin Hopkins.

14 MR. A. HOPKINS: Here.

15 MR. PLONCZYNSKI: Chairman Jim Lemberg.

16 CHAIRMAN LEMBERG: Here.

17 MR. PLONCZYNSKI: We have a quorum.

18 I'm sorry. Jerry Kallas, absent. Shane
19 Cook, absent. Tom Connor, absent.

20 CHAIRMAN LEMBERG: Next item on the agenda is
21 the approval of the October 8th, 2015 minutes.

22 MR. A. HOPKINS: So moved.

23 CHAIRMAN LEMBERG: So moved. Is there a
24 second?

1 MR. MIASO: Second.

2 CHAIRMAN LEMBERG: Any discussion?

3 Secretary call the roll.

4 MR. PLONCZYNSKI: Austin Hopkins.

5 MR. A. HOPKINS: Yes.

6 MR. PLONCZYNSKI: John Miaso.

7 MR. MIASO: Yes.

8 MR. PLONCZYNSKI: Jim Lemberg.

9 CHAIRMAN LEMBERG: Yes.

10 MR. PLONCZYNSKI: Mark Hopkins.

11 MR. M. HOPKINS: Yes.

12 MR. PLONCZYNSKI: Tim Ridenour.

13 MR. RIDENOUR: Abstain.

14 MR. PLONCZYNSKI: Diane Negele.

15 MS. NEGELE: Abstain.

16 MR. PLONCZYNSKI: We'll have to revisit those,
17 I think. There is only four.

18 MS. GRILL: The abstentions go with the four.

19 MR. PLONCZYNSKI: Go with the four. Okay.
20 Then we're good.

21 CHAIRMAN LEMBERG: Okay. The next item on our
22 agenda is Blue Heron Business Park PUD amendment
23 for pre-approved site plan, preliminary PUD plan,
24 and concept plan; and B, a special use for

1 amended PUD, which would be a public hearing.

2 If anyone wishes to speak on this subject,
3 we have some forms. Are they back there?

4 MR. PLONCZYNSKI: Yes, or up at the podium.

5 CHAIRMAN LEMBERG: Or up at the podium to fill
6 out and give them to Jim and we'll have you speak
7 at the open public hearing.

8 Jim, would you like to give us --

9 MR. PLONCZYNSKI: Yes, Chairman Lemberg. We
10 have with us the petitioner, Dean Kelley on
11 behalf of Abbott Land and Investment. This
12 project is located on the east side of Route 25,
13 north of West Bartlett Road, known as the Blue
14 Heron Business Park. What the petitioner is
15 asking to do is, as you stated, revise the
16 concept plans and for primarily the 50-foot
17 buffer zone -- or down to the 50-foot buffer zone
18 and also his preapproved site plan and PUD plan.

19 Just a little background history on this
20 property. This was annexed in the village back,
21 oh, probably 10 or 12 years ago; and at that time
22 we approved the development of both the
23 preliminary plan, the concept plan, and the
24 overall -- and the preapproved site plan had a

1 variable width buffer, and you can probably see
2 that in this -- where Roberta is pointing out.

3 The buffer on the east end of it was to
4 protect what was then an early or burgeoning
5 heron rookery on this Illinois Department of
6 Water -- or Natural Resource property. The
7 herons were nesting kind of in the middle of the
8 property close to the back -- close to the west
9 end of this. Over time the herons have
10 multiplied and are really -- it's actually quite
11 a big rookery; and what they have now is they
12 also have eagles; and you've probably read in
13 your report Dean has hired Hey and Associates, a
14 well-known ecological consulting firm, and
15 they've done an analysis of the heron rookery, as
16 well as the eagles; and basically, the petitioner
17 believes, and his consultant has recommended,
18 that the petitioner can go to a smaller berm and
19 just native prairie grasses are sufficient to
20 provide the adequate buffering that is needed
21 between that and the heron rookery. They believe
22 that the 50-foot berm is sufficient enough, and
23 they also, as in your report, they have to adhere
24 to a ban on construction when the eagles are

1 nesting, which is part of the Federal Wildlife
2 Protection Program, which is in the report and,
3 which Dean and his associates in their annexation
4 agreement, because it's part of this deal, will
5 adhere to.

6 Basically, the various plans, the concept
7 plan, the revised preliminary plan, and revised
8 preapproved site plan are all reducing the berm
9 width. The width appears on all those plans and
10 it was variable. It went from 150 feet down to
11 50 feet; and what they are asking for revision to
12 is to make that berm width a uniform 50-foot wide
13 on the backs of all the lots that are on the east
14 end and then also to plant native grass species
15 on those -- on that berm area, rather than the
16 trees and the berm that were in the original
17 plans.

18 We had our arborist look at that. She
19 agrees with the planting plan, which is kind of
20 an IDOT standard for planting native prairie
21 grasses. She thinks that's sufficient, so that's
22 kind of where we're at.

23 Staff did recommend approval of the
24 petition subject to conditions that the building

1 permits comply with the preapproved site plan,
2 which we have done one out there. There is one
3 building that's almost done. They have to
4 prepare covenants and restrictions for the
5 continued upkeep and maintenance of the buffer
6 area and the native planting areas, that has to
7 be approved by our Village attorney. Compliance
8 with the satisfaction of the terms of the third
9 annexation agreement, which will then follow --
10 the annexation agreement will go to the Village
11 board for review. This language is in there,
12 post a bond for the native grass areas; if not,
13 put in within one year. And then our standard
14 findings of fact on site plan amendment and
15 special use amending the PUD, and that is it in a
16 nutshell.

17 If you have any questions, I'll to try
18 answer them and Dean is here to answer any
19 questions. Just for the record, I do have the
20 public hearing sign, notice in the newspaper, and
21 his affidavit that they sent it to the
22 surrounding property owners.

23 CHAIRMAN LEMBERG: Okay. Thank you. Are
24 there any questions at this time from the

1 commissioners for Jim?

2 MR. RIDENOUR: I just want to make sure just
3 for the record they will be in compliance with
4 all the bald eagle permit requirements; is that
5 correct?

6 MR. PLONCZYNSKI: And Dean maybe you can
7 answer that because he's more familiar with it.
8 It's more of a construction ban, but Dean can get
9 into that.

10 CHAIRMAN LEMBERG: Can you get sworn in,
11 please.

12 (Witness sworn.)

13 CHAIRMAN LEMBERG: Could you give your name
14 and address, please.

15 MR. KELLEY: Sure. Dean Kelley, 612 South
16 Fifth Street, St. Charles, Illinois. The bald
17 eagles, I mean, obviously that was an issue I
18 never encountered before, and we had quite a few
19 people that came out to look at it, but yeah, we
20 worked with the DNR. We got some clarification.
21 There is some rules with respect to construction
22 activity between February and August within a
23 certain radius of the existing nest; and
24 basically, you can't go within, I think, it's 600

1 or 660 feet, so we'll comply with that. It
2 really only impacts the southern area because
3 there is only one nest; and then once a user is
4 in there, they can operate, so it doesn't preclude
5 anybody from operating. It just precludes
6 construction activities between that time frame
7 and we'll comply with that.

8 Does that answer your question?

9 MR. RIDENOUR: Yeah. It sounds like if the
10 eagles do well enough, we won't have to worry
11 about the herons, though, right?

12 MR. KELLEY: Well, I think they are a predator.

13 CHAIRMAN LEMBERG: Any other questions from
14 the staff?

15 Okay. At this time I would like to open
16 up the public hearing portion of this. Is there
17 anyone in the audience that would like to make a
18 comment or ask a question? Anyone in the
19 audience?

20 Public portion is closed.

21 Anyone have any further questions for
22 staff or the petitioner?

23 Okay. We're looking for a motion. We
24 have four that we're going to combine together,

1 A, B, C, D, revised overall PUD concept plan with
2 a 50-foot buffer zone, preliminary PUD plan with
3 a 50-foot buffer zone, a PUD preapproved site
4 plan with a 50-foot buffer zone for areas 1 and
5 4, and a special use for revised PUD plans.

6 Do we have a motion?

7 MS. NEGELE: Motion.

8 MR. MIASO: Second.

9 CHAIRMAN LEMBERG: We have a motion and second.

10 Is there any further discussion?

11 MR. RIDENOUR: All of these recommendations
12 are included with this?

13 CHAIRMAN LEMBERG: With all the recommendations
14 of staff and findings of fact, yes.

15 Will the secretary call the roll.

16 MR. PLONCZYNSKI: Diane Negele.

17 MS. NEGELE: Yes.

18 MR. PLONCZYNSKI: John Miaso.

19 MR. MIASO: Yes.

20 MR. PLONCZYNSKI: Jim Lemberg.

21 CHAIRMAN LEMBERG: Yes.

22 MR. PLONCZYNSKI: Tim Ridenour.

23 MR. RIDENOUR: Yes.

24 MR. PLONCZYNSKI: Austin Hopkins.

1 MR. A. HOPKINS: Yes.

2 MR. PLONCZYNSKI: Mark Hopkins.

3 MR. M. HOPKINS: Yes.

4 MR. PLONCZYNSKI: Motion carried.

5 CHAIRMAN LEMBERG: Thank you. Good luck.

6 MR. KELLEY: Thank you. Have a good night.

7 CHAIRMAN LEMBERG: The next item on our agenda
8 is No. 15-22, Rana, fourth site plan amendment,
9 and this one Roberta.

10 MS. GRILL: Okay. In 2011 two site plan
11 amendments were approved for additions to the
12 west side of the original 100,000 square foot
13 Rana building. Those additions were this side
14 here, and in 2013 the petitioners were granted
15 approval for a third site plan amendment along
16 the east side of the building. That would be
17 here. This east side addition was primarily to
18 house mechanicals and provide additional storage
19 space, which then freed up space within the
20 production area for additional food processing.

21 This fourth site plan amendment request
22 would also be located along the east side of the
23 building, but would encompass the entire east
24 elevation. The proposed 17,352-square-foot

1 two-story addition would consist of a research
2 and development kitchen, a lobby, employee locker
3 rooms, bathrooms, break rooms, as well as
4 executive offices, technical offices, a board
5 room, and a presentation kitchen.

6 The average height of this addition would
7 be 33 feet, which matches the existing building
8 height. The front entry feature will be 36-feet
9 high, which will help to break up the roof line,
10 yet still meet the newly established height
11 requirement within the Brewster Creek Business
12 Park, which is now 45 feet.

13 An entranceway will be created and new
14 second-story windows will be added along the
15 entire east elevation, and this would include the
16 office space and board rooms.

17 This fourth addition will utilize the same
18 color scheme and decorative banding as the
19 existing building to ensure architectural
20 compatibility. This fourth addition will bring
21 the total square footage of the building to
22 133,879 square feet.

23 Rana has purchased the property to the
24 west, located here, and is requesting as part of

1 this fourth site plan amendment to construct a
2 108 space temporary parking lot. This new lot
3 would allow for cars to be parked on-site, rather
4 than on the street. It would be constructed with
5 asphalt grindings, which allows for some
6 stormwater to permeate through. The building
7 department would need to approve the materials
8 proposed for the construction of this temporary
9 parking lot, and staff defines the term temporary
10 to be one year at which time a more permanent
11 parking structure will then be required.

12 Currently there are two rows of parking
13 located east of the building. These parking
14 spaces will be removed and replaced with one row
15 adjacent to the new building addition and
16 landscaping will be added along Spitzer Road.

17 At this time there are 143 parking spaces
18 on the site. This new site plan identifies 222
19 total parking spaces, including the 108 temporary
20 spaces and 8 accessible spaces, which is a net
21 gain of approximately 79 spaces. The zoning
22 ordinance requires 166 spaces and this plan does
23 exceed the parking requirements.

24 Engineering and landscape plans are

1 currently being reviewed by the staff, and we do
2 recommend approval subject to the conditions and
3 findings of fact outlined in your report.

4 CHAIRMAN LEMBERG: Okay. Thank you. Does
5 staff have any questions at this time?

6 MR. RIDENOUR: I guess I have one question
7 that's never in here. What happens if a year
8 goes by and we don't have the permanent parking
9 lot?

10 MS. GRILL: Well, we can send a letter, ask
11 them nicely and then we can always fine them. We
12 have another temporary parking lot going in at
13 Brewster Creek at this time too and their's is
14 only for one year as well.

15 MR. RIDENOUR: Okay. So we fine them if --

16 MS. GRILL: We could. I'm sure they will
17 comply though.

18 MR. RIDENOUR: We always assume that.

19 MS. GRILL: We have a condition for one year.

20 MR. M. HOPKINS: I have a question, if that's
21 okay. Looking at the landscape plan, you say
22 there was -- what's the dimension between the
23 face of the curb -- where the sidewalk is pinched
24 between the curb and building, what's that

1 dimension there? How much sidewalk is left,
2 especially considering the overhang of the car?

3 MS. GRILL: Well, I believe the sidewalk's
4 five feet.

5 MR. M. HOPKINS: I'm talking right in there.
6 If a car pulls up and you have 18 inches or so of
7 overhang at the curb and then walking towards the
8 front door, my left shoulder is scraping the
9 building, right, that is very tight right there.
10 Maybe at least we should put in precast wheel
11 stops to stop that from happening.

12 MS. GRILL: We could. Actually, the foundation
13 requirement is only four feet for landscaping.
14 They've provided five, and we could do that,
15 which would help the --

16 MR. M. HOPKINS: It's not a practical sidewalk.

17 MS. GRILL: We could add that as a condition.

18 MR. M. HOPKINS: Some vehicles go over 20, 22,
19 24 inches.

20 MS. GRILL: The petitioner said they would be
21 fine with that.

22 MR. M. HOPKINS: I know it's going to be tough
23 with the handicap space. Even when you put up
24 the handicap signs, that gets into that five-foot

1 dimension.

2 MS. GRILL: Yes.

3 CHAIRMAN LEMBERG: Is the petitioner here this
4 evening? Would you like to add anything? Could
5 you state your name and address, please.

6 MR. TRUPIANO: Salvatore Trupiano,
7 318 Shadow Hill Drive, Elgin, Illinois. Pretty
8 much we're here tonight to thank everybody, first
9 of all, for being here. We're doing this to help
10 the employees in the building. We have very
11 little space for them at the moment for them to
12 even have lunch. Locker rooms are real tight.
13 Office space is very limited.

14 We have people coming in and out from
15 Italy constantly and they're basically working in
16 the lunch rooms and we need room for them to work.
17 We have customers come in on a weekly basis.
18 Olive Garden, Ruby Tuesday, Wal-Mart, Costco, you
19 know, they come in monthly and they're having to
20 walk through a locker room to walk into the
21 production facility to take a look at our
22 facilities and watch what we're doing.

23 It's really something we need to do to
24 help our company in the way it's growing. It's

1 growing really fast, and we definitely need the
2 space, and it's going to help our future clients
3 when they come in to see what we're doing, so I
4 appreciate it.

5 Any questions?

6 CHAIRMAN LEMBERG: Anyone have any further
7 questions?

8 MR. RIDENOUR: What did we decide with Mark's
9 comments?

10 MR. M. HOPKINS: I want to make a
11 recommendation that we ask --

12 MR. PLONCZYNSKI: Put that parking stop, put
13 it in your --

14 MR. M. HOPKINS: Wheel stops as an additional
15 recommendation.

16 CHAIRMAN LEMBERG: We are looking for a
17 recommendation for approval for the fourth site
18 plan amendment, second east addition and temporary
19 parking lot, and subject to the following
20 conditions and findings of fact.

21 MR. M. HOPKINS: So moved with recommendation
22 previously stated.

23 MR. A. HOPKINS: Second.

24 CHAIRMAN LEMBERG: We have a motion and

1 second. Any further discussion?

2 Secretary call the roll.

3 MR. PLONCZYNSKI: Mark Hopkins.

4 MR. M. HOPKINS: Yes.

5 MR. PLONCZYNSKI: Austin Hopkins.

6 MR. A. HOPKINS: Yes.

7 MR. PLONCZYNSKI: Jim Lemberg.

8 CHAIRMAN LEMBERG: Yes.

9 MR. PLONCZYNSKI: John Miaso.

10 MR. MIASO: Yes.

11 MR. PLONCZYNSKI: Diane Negele.

12 MS. NEGELE: Yes.

13 MR. PLONCZYNSKI: Tim Ridenour.

14 MR. RIDENOUR: Yes.

15 MR. PLONCZYNSKI: Motion carried.

16 MR. TRUPIANO: Thank you.

17 CHAIRMAN LEMBERG: The next item on our agenda
18 is old business and new business.

19 MR. PLONCZYNSKI: Old business, I don't know
20 if I have any old business. New business is
21 tomorrow is the Christmas party, so hopefully
22 we'll see you all tomorrow night. It starts at
23 between 5:00 to 8:00. Diane, couple of whiskeys
24 will help your leg feel --

1 MS. NEGELE: Liquor and crutches do not mix,
2 believe me.

3 MR. PLONCZYNSKI: But if we don't see you at
4 the Christmas party, we wish you all a merry
5 Christmas and Happy New Year.

6 CHAIRMAN LEMBERG: Anyone else have anything?
7 We have a motion to adjourn?

8 MS. NEGELE: So moved.

9 MR. M. HOPKINS: Second.

10 CHAIRMAN LEMBERG: All in favor.

11 (A chorus of ayes.)

12 (Proceedings concluded at
13 7:24 p.m.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF DU PAGE)

4 LYNN M. EVANS, CSR, being first duly
5 sworn on oath says that she is a court reporter
6 doing business in the state of Illinois; that she
7 reported in shorthand the proceedings given at
8 the taking of said hearing and that the foregoing
9 is a true and correct transcript of her shorthand
10 notes so taken as aforesaid, and contains all the
11 proceedings given at said hearing.

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15 LYNN M. EVANS, CSR
16 CSR No. 084-003473
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