

Village of Bartlett

Plan Commission Meeting Minutes April 14, 2016

Chairman Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, J. Miaso, D. Negele, A. Hopkins, J. Kallas, T. Ridenour, S. Cook

Absent: M. Hopkins, Tom Connor, Jack Allen

Also Present: J. Plonczynski, CD Director; R. Grill, Asst. CD Director

Approval of Minutes

A motion was made to approve the minutes of the December 10, 2015 meeting.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Abstain: S. Cook

Motion carried.

Case # 14-29 Bartlett Ridge

- (a) Amended Preliminary/Final Plat of Subdivision
- (b) Amended Preliminary/Final PUD Plan
- (c) Special Use Permits for an Amended PUD Plan and Wetlands

PUBLIC HEARING

PETITIONERS: William Ryan Homes
Nate Wynsma
Attorney Mark Eiden
945 N. Plum Grove Road, Suite G
Schaumburg, IL 60173

Petitioners Mark Eiden, Nate Wynsma and Karl Krogstad were sworn in by J. Lemberg.

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**
- Exhibit D - Floor Plan of 1328 Tamarack**

R. Grill pointed out the following details:

The Petitioner is requesting approval of an Amended Preliminary/Final Subdivision, an Amended Preliminary/Final PUD Plan and two Special Uses – the first, for the amended PUD and the second, for a wetland located within the detention area. The 13.5 acre site is currently vacant and is located along the east side of Naperville Road approximately 1200 feet south of Lake Street.

The property was rezoned from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District on July 21, 2015 by Ordinance 2015-58 An Ordinance Rezoning the Property from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District, Granting a Special Use Permit for a Planned Unit Development and Approving a Preliminary PUD Plan and a Preliminary Plat of Subdivision for the Bartlett Ridge Subdivision.

Previously the Petitioner had proposed a 43 lot single family subdivision at this location; however, due to the Park District requesting a cash in-lieu of a land donation, the developer was able to add two single family lots to the subdivision. As a result, the amended application is for 45 single family lots (49 total lots including the Common Areas and Open Space/Detention.) The proposed minimum lot size of 6,988 square feet would remain the same, while the average lot size has increased slightly from 8,104 square feet to 8,191 square feet.

The first Special Use request is for the Amended Planned Unit Development which would allow for the following modifications from the bulk regulations: (These modifications remain unchanged from the original preliminary review.)

Front Yard = 20 feet/25 feet (Sierra Ct.)
Side Yard = 7 feet
Rear Yard = 25 feet/35 feet

Increased rear yard setback for those lots closest to the Timberline Townhomes located south of this property.

The Plat of Subdivision identifies a 17-foot wide road dedication along the east side of Naperville Road per the request of Cook County Highway. Staff is requesting a 10-foot wide bike path to be located along the east side of Naperville Road in-lieu of the required sidewalk. This proposed bike path would connect with the existing paths located to the north and south of this property.

The Petitioner would still be requesting two modifications from the Subdivision Ordinance (a) to reduce the right-of-way width from the required 66' to 60' for proposed Highpoint Court and Sierra Court; and (b) to exceed the maximum cul-de-sac length of 600 feet. The streets would still meet the required minimum pavement width of 28 feet, but a 10 foot wide utility easement would be located within the front yards of each lot to allow for the placement of the required utilities. The cul-de-sac as shown on the plat measures 1,476 feet more or less.

As stated previously, the Park District opted for a cash in-lieu of land and is only requiring a 10' wide bike path easement to be located on Lot 49. This path would be maintained by the Park District and would connect the future Bartlett Ridge residents to the existing park and playground in the Eagle's Ridge subdivision to the south.

The second Special Use request is for the mitigation of a 0.5 acre regulatory wetland that has been identified within the 2.14 acre detention area (Lot 49) at the southeast corner of the site. The Petitioner proposes to mitigate this wetland through the purchase of credits at a certified offsite wetland mitigation bank. The Petitioner states that "the buffer plantings and storm water management design will exceed current conditions with increased infiltration and habitat area while reducing soil erosion and sedimentation." Our consultants agree, however they are still reviewing the application at this time.

The Petitioner will be installing an 8' high board on board, cedar fence (with steel posts) along the rear property line of Lots 12-15 and Lots 18-24 (and along the east side of Lot 24) to buffer the future homes from the existing Barrington Motors RV sales property to the north and east as well as the adjacent restaurant/bar with outdoor seating.

Previous development submittals and requests by the Staff had the existing Telluride Court, located within the Timberline Subdivision to the south, extending through this property to not only connect the street system but to also provide a second point of ingress and egress for both subdivisions. The petitioner approached the Timberline Homeowner's Association property manager and president and were told that they would not be interested in connecting these two properties. The Timberline Annexation Agreement stated the Village would need to request the road dedication to take place within 24 months from the date of the Annexation Agreement and the property would need to be rezoned to residential. If the Village did not elect to exercise the dedication of the right-of-way within said period, this dedication would expire and be of no further force or effect. (The date of the Annexation Agreement was February 6, 2001.) Since no development proposals were submitted to the Village for the subject property within the two year time frame, the "window" for requiring the connection of the two subdivisions has passed.

As a result, the Staff approached the Petitioner with providing an emergency access easement (as was provided in the Timberline Subdivision) to allow a secondary point of access in the event the Naperville Road access was blocked. The Petitioner contacted the owner of the

Restaurant/bar located east of this property and had positive discussions regarding this emergency access. However, since the original preliminary approval, the adjoining property owner has decided to NOT grant the emergency access easement.

The Petitioner has identified Lot 48 (at the end of the cul-de-sac) for a future emergency access connection and the Village has requested a depressed curb and a gate at this location. If at some point in the future the adjoining property owner consents to allow the access to continue onto the adjoining property, the access on the Bartlett Ridge property will be recorded and in place.

The Staff reviewed the Tree Preservation Plan and the Final Civil Drawings with regard to saving the trees along the south property line and the placement of a storm pipe within close proximity to these preserved trees. The Staff had concerns with the life span of the remaining trees and the burden this could potentially become for new homeowners if these trees were to die and then need to be removed within a few years of purchasing their home. Staff contacted the Petitioner and they have agreed to remove eight (8) additional trees (those closest to the proposed pipe location) and will plant eight (8), six (6) foot tall evergreen trees in the back yards of the new homes along the south property line, generally filling in the gaps where the trees were removed. The remaining/preserved trees will be root pruned prior to construction to limit the potential for additional root damage and to aid in prolonging their life.

As discussed during the original Preliminary Plan review, an Impervious Surface Statement will be signed by all of the homeowners to ensure they are aware of the maximum impervious surface requirements on their lot. In addition, a Noise Disclosure Statement will be signed by the owners of lots 12-15 and 18-24 due to their close proximity to the RV sales and restaurant uses adjacent to this property. (The Impervious Surface and Noise Disclosure Statements will be exhibits attached to the final ordinance.)

RECOMMENDATION

The Staff recommends approval of the Bartlett Ridge Amended Preliminary/Final Subdivision Plat, Amended Preliminary/Final PUD Plan and the Special Use Permit requests for an Amended PUD and Wetlands subject to the conditions and findings of fact outlined in your report.

R. Grill confirmed that the fence does go along the east side of lot 24.

Attorney Mark Eiden for Ryan Homes stated that some minor changes were made as requested by the Village regarding the onsite park, by adding a trail. The emergency access, Lot 48, shall be maintained by the Homeowner's Association and shall include a depressed curb and a gate to allow for possible future emergency access to the adjoining property. M. Eiden is looking for a re-approval of the preliminary final/plat and preliminary/final PUD as well as the Special Use for disturbance of the Wetland and that the recommendation proceed to the Village Board for final approval.

J. Lemberg opened the public hearing.

First up was Tom King of 1328 Tamarack Drive. Mr. King handed out copies of his home's floorplan. His breakfast area needed to be revised from the original plan because it encroached on the setbacks of his townhome by 3 feet. Mr. King was there to point out that the new subdivision proposal is allowed to encroach up to 10 feet. Mr. King was opposed to having 6 or 7 houses on an acre and doesn't think they will sell very well. Mr. King quoted the

statement from the Village website "The Ordinances of the Village of Bartlett are designed to protect and promote the public health, safety, morals, comfort, convenience and general welfare of the people" and feels this would not be the case if this project is approved. The floorplan was entered in as Exhibit D.

Beverly Higgins of 528 Telluride Court was next up to speak. Questioned if the new homes would have basements and was told they would. Since her front door would be facing the back of the new homes, she feels they would be too dense. Ms. Higgins stated that her subdivision has more green space and this is not the case with Bartlett Ridge. This is not a benefit to the Village other than tax revenue. Ms. Higgins stated that there were too many houses on too small of lots.

Jacob Bauer lives at 1324 Tamarack Drive had concerns about the property line variance and building setbacks. When Mr. Bauer moved to Bartlett he had a reasonable expectation that building standards would be maintained. Setbacks were 45 feet and now they are 35 feet. Everything will be so much closer to the already existing homes. Mr. Bauer is most concerned with not having the emergency access and considering a subdivision with one sole point of access didn't make sense. Mr. Bauer thinks this subdivision is not being held to the same standard as other subdivisions. He also questioned the length of the construction.

Sophie Miskiewicz resides at 1330 Tamarack Drive and feels this project affects her directly. She questioned as to when this project will start. She was told June of this year, however Jim Plonczynski responded that June would be wishful thinking.

Susan Tarico was called next however her questions have already been answered.

Julie Strasser of 1320 Tamarack Drive backs up to the south portion of the new subdivision. When this issue was brought up to the Board, Mrs. Strasser requested a larger setback that was granted. It is now 35 feet. Her main concern was that when Timberline had to access their emergency entrance, it was not for emergency vehicles, not police and not fire it was because an electric pole was blocking the entrance. If something similar happens on Naperville Road the residents will not have access to their homes. Police, Fire and any other emergency vehicle will do whatever it takes to get to where they are needed. This will not be the case for residents.

Josue Cabnal is with Iglesia Bautista Bethel Church at 1315 W. Lake Street is concerned about the trees on the property line that are perfectly healthy and that they will be removed during construction.

Michael Hird lives at 1134 Peregrine Parkway near the detention area and at this time he cannot see or even hear Moretti's or Lake Street and he would like to keep it that way.

J. Lemberg asked if the Petitioner would like to respond to any of the comments.

N. Wynsma combined some of the comments and questions. In response to density and setbacks, this project was submitted and approved for 87 townhomes, which included a road connection to Telluride. The development may not have common space area as in a townhome community but there is private green space around each home. The density is half of what was previously approved. Standard setbacks in rear yards are 25 feet, but to mirror what was previously done it is now 35 feet. Greater setbacks and more buffering are usually done in a more commercial area.

Residents will sign a disclosure defining the maximum coverage pertaining to their previous surface areas on their properties such as fence material and out buildings and that a certain

amount of open space is a requirement. With regards to the emergency access it was suggested to have an interconnection with Telluride but that will not happen. Regarding shared property lines, they are looking at temporary grading easements, with the exception of a small parcel that is commercially zoned. Since that was not an option there will be a retaining wall near the Church on the north property line. Healthy trees on the property line or if a tree is shared, nothing will be done other than possibly root pruning. This is done with a machine that cuts a clean line and doesn't tear or rip the root of the tree. A retaining wall will be on most of the property line with a fence on top of it.

Near Barrington RV there will be an 8 foot cedar fence along the property line. All trees that can be saved will be saved unless they are too close to the storm sewers by the property lines. The new enhanced wetland bottom detention area will somewhat replace the existing one and will have trees planted around the basin.

J. Lemberg asked if there were any other questions or comments from the public.

N. Wynsma said there will be off-site improvements on Naperville Road, some turn lanes tapers, deceleration and acceleration's and left turn in the middle, expanding the footprint of what is there. Hopefully to start development sometime this summer. Bulk of the land development should be done possibly late fall. Vertical construction of the homes should start fall 2016 and go into spring/summer 2019.

J. Lemberg closed the public hearing.

R. Grill was asked how wide is Lot 48? She responded 10 feet.

N. Wynsma said Lot 48 will be graded to the property line, and if the temporary easement is granted, that will be graded as well to make a nice transition to the gravel area on that property. There will be about 20 to 25 foot approach at the end of the cul-de-sac to connect to the property line. A retaining wall of about 400 linear feet will be on the north side by the commercial property and also near the detention basin. There will also be a fence near the north property retaining wall and near the bike path. This development will be governed by an HOA. Fencing will be restricted by 1 or 2 types. Out buildings will be allowed as well, but will be governed by the village code and certain restrictions will apply such as material and size.

Staff was asked if other subdivisions have had reduced setbacks. R. Grill responded yes, Bartlett Point West.

J. Kallas had strong concerns with only one entrance that is so crowded and what would happen to the people in the subdivision if something were to happen on Naperville Road. Another entrance/exit is needed.

A point was made that there are other subdivisions with only one entrance/exit and this has not been an issue.

J. Lemberg said all three requests would be voted on at once as well as the conditions and findings of fact.

A motion was made to approve the Amended Preliminary/Final Plat of Subdivision, Amended Preliminary/Final PUD Plan and Special Use Permits for an Amended PUD Plan and Wetlands

Motioned by: J. Kallas

Seconded by: T. Ridenour

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Discussion continued regarding the issue of only one entrance in the event something happens on Naperville Road. It is possible that Moretti's will not allow residential traffic in and out if Naperville Road is closed.

Roll call:

Ayes: J. Miaso, D. Negele, S. Cook, A. Hopkins, T. Ridenour

Nays: J. Kallas

Motion Carried.

New Business/Old Business

Service Recognition for years of service were presented by J. Plonczynski. The next meeting should include industrial buildings going up in Brewster Creek Business Park and Blue Heron Business Park.

The meeting adjourned at 8:10 pm.

Motion Carried.