

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**JANUARY 17, 2017**

**PUBLIC WORKS**

Koehler Fields – Bartlett Little League Storage Shed

**EXECUTIVE SESSION**

To Discuss Personnel  
Pursuant to Section 2(c)1 of the Open Meetings Act



# Agenda Item Executive Summary

Item Name	Koehler Fields- Bartlett Little League Storage Shed	Committee or Board	Committee
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## BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

## EXECUTIVE SUMMARY

A SITE PLAN AMENDMENT to add a 1,824 square foot storage shed for the Bartlett Little League to use.

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Previously Approved 2004 Amended Site Plan and Proposed Site Plan

## ACTION REQUESTED

- For Discussion Only- to discuss the project and move it forward to the Plan Commission for further review.
- Resolution
- Ordinance
- Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	1/09/2017
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**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-007**

DATE: January 9, 2017  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, Com Dev Director  
RE: **(#16-15) Bartlett Little League Storage Shed**

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**PETITIONER**

Frank Schneider on behalf of the Bartlett Little League

**SUBJECT SITE**

2255 Southwind Blvd. - Koehler Fields- Southeast corner of Route 25 and Southwind Blvd.

**REQUEST**

Site Plan Amendment

**EXISTING AND PROPOSED CONDITIONS**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Sports Fields</b>	<b>Mixed Use Business Park</b>	<b>P-1</b>
North	Office	Mixed Use Business Park	PD
South	State Park	Commercial	PD
East	State Park	Mixed Use Business Park	PD
West	State Park	Mixed Use Business Park	PD; F-1*

\* South Elgin Farming District

**DISCUSSION**

1. The petitioner is requesting a Site Plan Amendment for a proposed 1,824 square foot storage shed for the Bartlett Little League to be placed at Koehler Fields south of the parking lot.
2. The Bartlett Little League have been renting out four off site storage units. The proposed storage shed would allow the League to no longer rent those units and

house all equipment on site.

3. The use of the building is for dry storage of baseball equipment and a tractor that is currently located in a storage trailer located in the parking lot. If this is approved the storage trailer will be removed and the parking lot returned to its original condition.
4. Koehler Fields was originally approved on December 4, 2001 by Ordinance #2001-153 (Case #01-34) and amended on May 18, 2004 by Ordinance #2004-57 (Case #04-08) to include the water tower site.
5. The proposed shed will be constructed of blue metal to match the league color. The proposed shed height to the highest point will be about 15'.
6. The location of the shed is located to be out of the path of overland water flow and not placed over any underground stormwater pipes.

### **RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's request to the Plan Commission for further review and discussion.
2. A copy of the approved Site Plan, revised Site Plan and additional background information are attached for your review.

Att : Village of Bartlett Board Members

I am Frank Schneider the V.P. of Operations for Bartlett Little League.

We have been established since 1958 with the goal to provide families in our community training , coaching and good sportsmanship to develop into the best baseball players and the best citizens they can be.

As a non-profit organization we are always trying to be resourceful with how we operate our league. We have been renting 4 very costly off site storage units and want to be more cost effective by purchasing our own on site storage shed.

The savings from having our own storage shed will allow the league to free up funds and continue to improve and maintain our fields , purchase the best equipment and enhance our Bartlett Little League players experience.

We would greatly appreciate your assistance in helping us accomplish this goal.

Sincerely , Frank S.

RECEIVED  
COMMUNITY DEVELOPMENT  
DEC 19 2016  
VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT SITE PLAN APPLICATION

For Office Use Only  
 Case # 16-15  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 DEC 19 2016  
 VILLAGE OF  
 BARTLETT

PROJECT NAME Bartlett Little League  
Storage Shed

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Frank Schneider

Street Address: 431 Knollcrest Dr.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: coachfrank823@gmail.com Phone Number: (224) 629-1037

Preferred Method to be contacted (Please Circle): Phone  Email

PROPERTY OWNER INFORMATION

Name: Bartlett Little League

Street Address: P.O. Box 8034

City, State: Bartlett IL

Zip Code: 60103

Phone Number: (224) 629-1037

OWNER'S SIGNATURE: Frank Schneider Date: 12/13/16

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SITE PLAN DESCRIPTION (Use: commercial, industrial or office, square footage, # of units, etc.)

The use of this building is for dry storage of baseball equipment. The square footage of the storage shed is 1,824 sq ft.

SIGN PLAN REQUIRED? (Please Circle.) Yes or No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)



**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 2255 Southwind Blvd,

**Property Index Number ("Tax PIN"/"Parcel ID"):** \_\_\_\_\_

**Acreage:** \_\_\_\_\_

**Zoning:** Existing: \_\_\_\_\_ **Land Use:** Existing: Baseball  
(Refer to Official Zoning Map) Proposed: \_\_\_\_\_  
Proposed: \_\_\_\_\_ Proposed: Baseball

**Comprehensive Plan Designation for this Property:** \_\_\_\_\_  
(Refer to Future Land Use Map)

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

**Attorney** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** \_\_\_\_\_  
\_\_\_\_\_

**Other** Frank Schneider  
V.P of Operations  
\_\_\_\_\_

**\*\*PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY RELATE TO YOUR PETITION\*\***

**FINDINGS OF FACT FOR SITE PLANS**

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The purposed use of this structure is to provide secure and accessible on-site storage of baseball equipment belonging to Bartlett Little League

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The propose location of the structure suggested will be in an open area adjacent to the Bartlett Little League baseball fields next to the parking lot

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The location of the suggested building will not impair or prohibit any movement of traffic in any way because this is not in the parking lot and we will be removing the existing storage trailer that is in the parking lot.



4. The site plan provides for the safe movement of pedestrians within the site.

The proposed site plan is designed as such that it will allow safe movement of pedestrians within the structure. Primary use will be open structure for storage of baseball equipment.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

The structure will be <sup>placed</sup> ~~be~~ in a open area that is surrounded by baseball fields, grass, trees and ~~sh~~ shrubs.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

We do not propose to have any outdoor storage outside the perimeter of the structure requested.

**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:

*Frank Schneider*

PRINT NAME:

*Frank Schneider*

DATE:

*12/13/16*

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED:

*Bartlett Little League*

ADDRESS:

*P.O. Box 8034*

*Bartlett IL 60103*

PHONE NUMBER:

*(224) 629-1037*

EMAIL:

*coachfrank823@gmail.com*

SIGNATURE:

*Frank Schneider*

DATE:

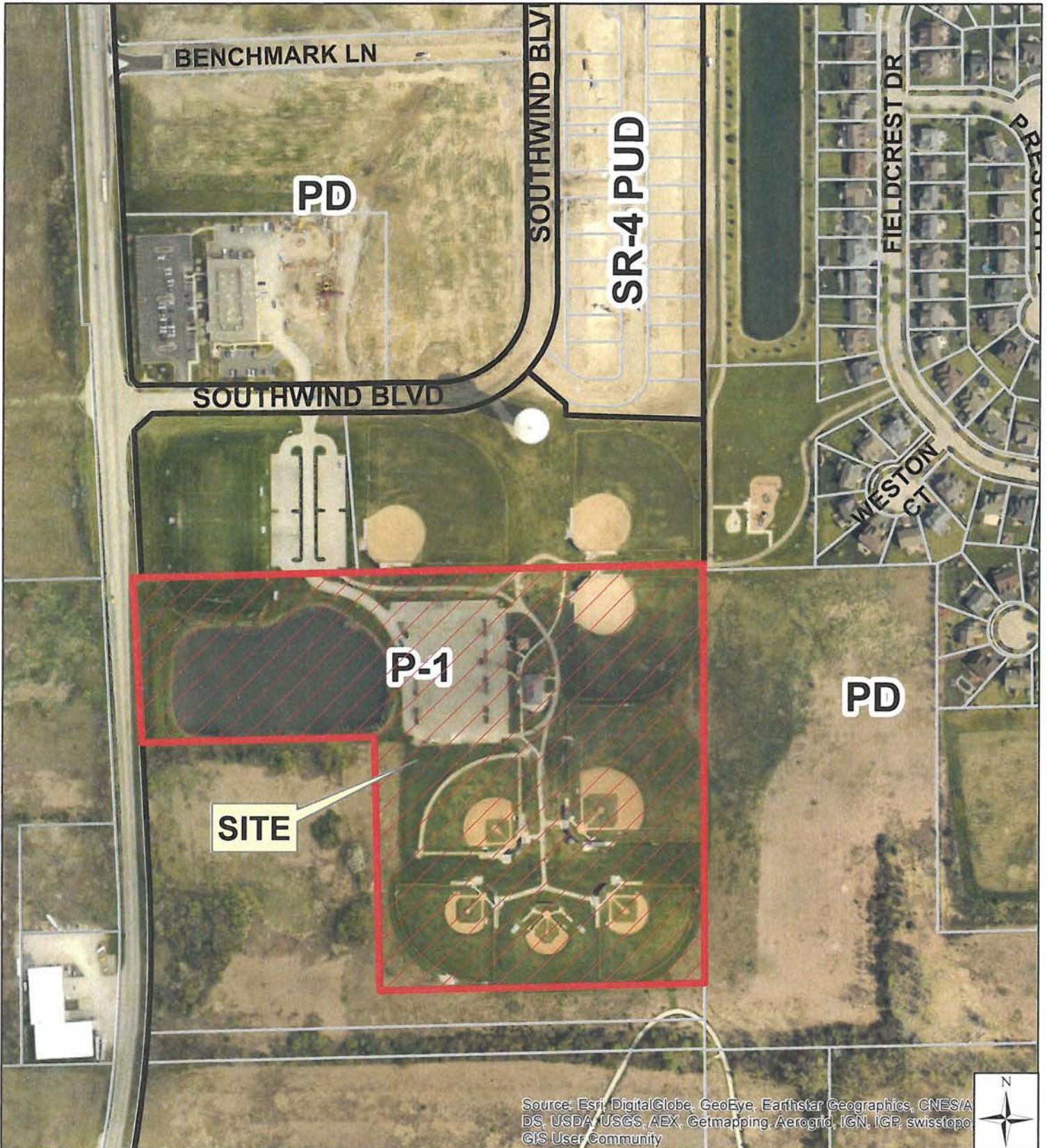
*12/13/16*



# ZONING/LOCATION MAP

Koehler Fields

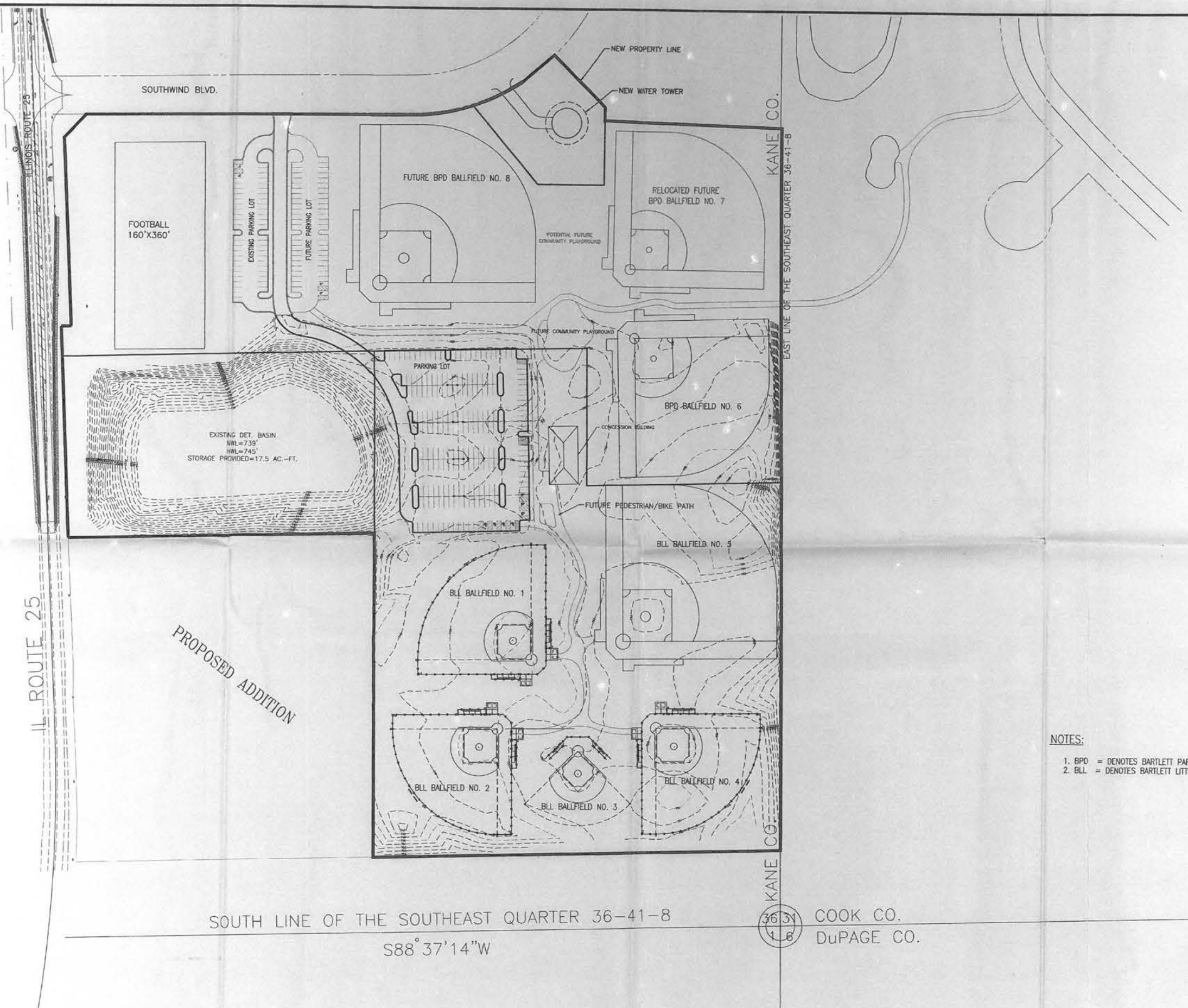
Case #16-15 - Bartlett Little League Storage Shed  
Site Plan Amendment



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community







- NOTES:
- 1. BPD = DENOTES BARTLETT PARK DISTRICT
  - 2. BLL = DENOTES BARTLETT LITTLE LEAGUE

REVISIONS:				PLOTTED BY:				TITLE:	SCALE: 1"=80'
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY		

**PAVIA-MARTING & Co.**  
 910 WEST LAKE STREET  
 ROSELLE, IL 60172-3352  
 (630) 529-8000 FAX (630) 894-4910  
Design Firm Professional Registration #184802376

UPDATED GENERAL LAYOUT OF  
 GLEN A. KOEHLER FIELDS OF BARTLETT  
 BARTLETT, ILLINOIS

DATE: 03/05/2004  
 JOB NO: 2455  
 SHEET 1 OF 1

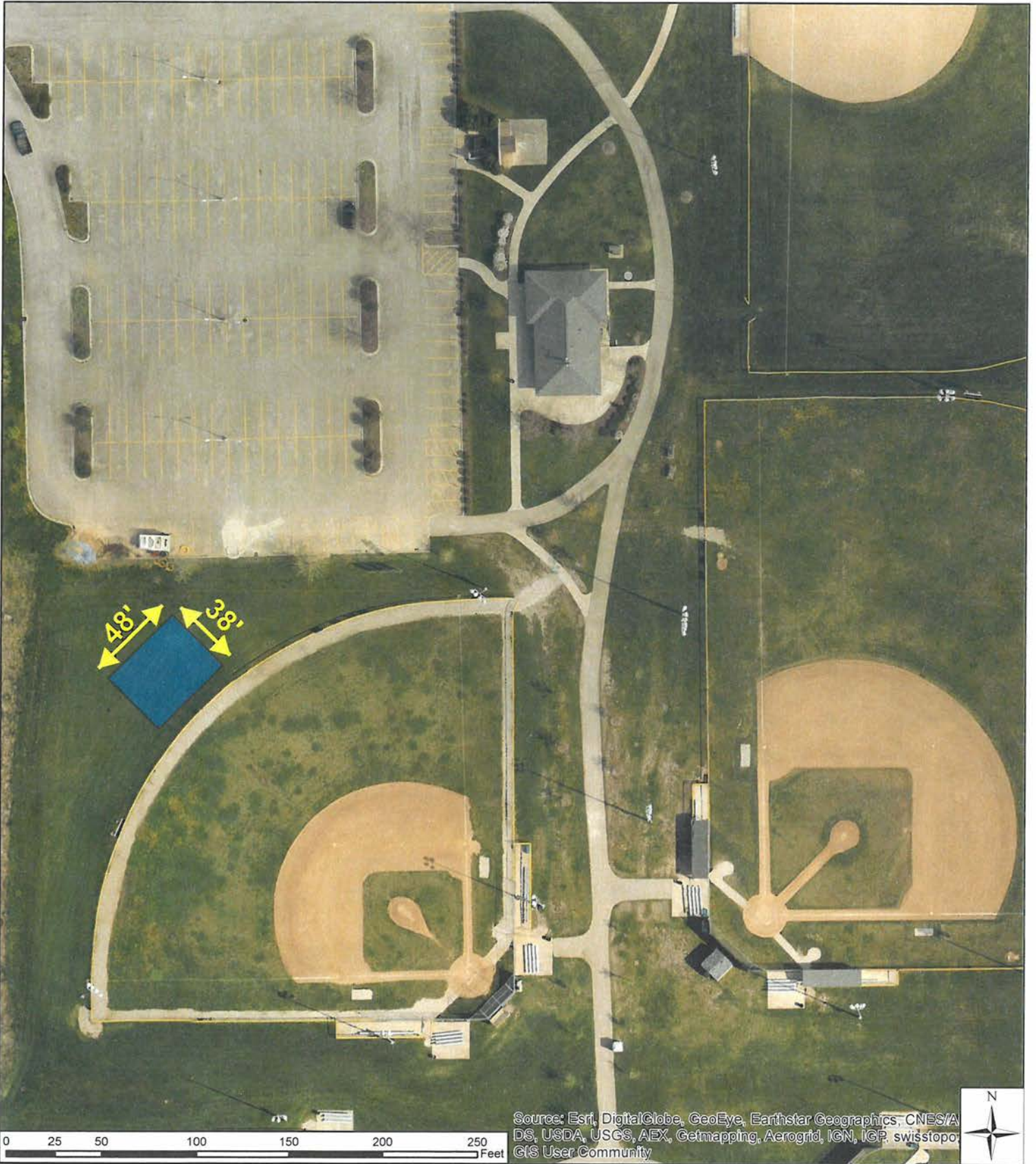
PREVIOUSLY APPROVED 2004 SITE PLAN



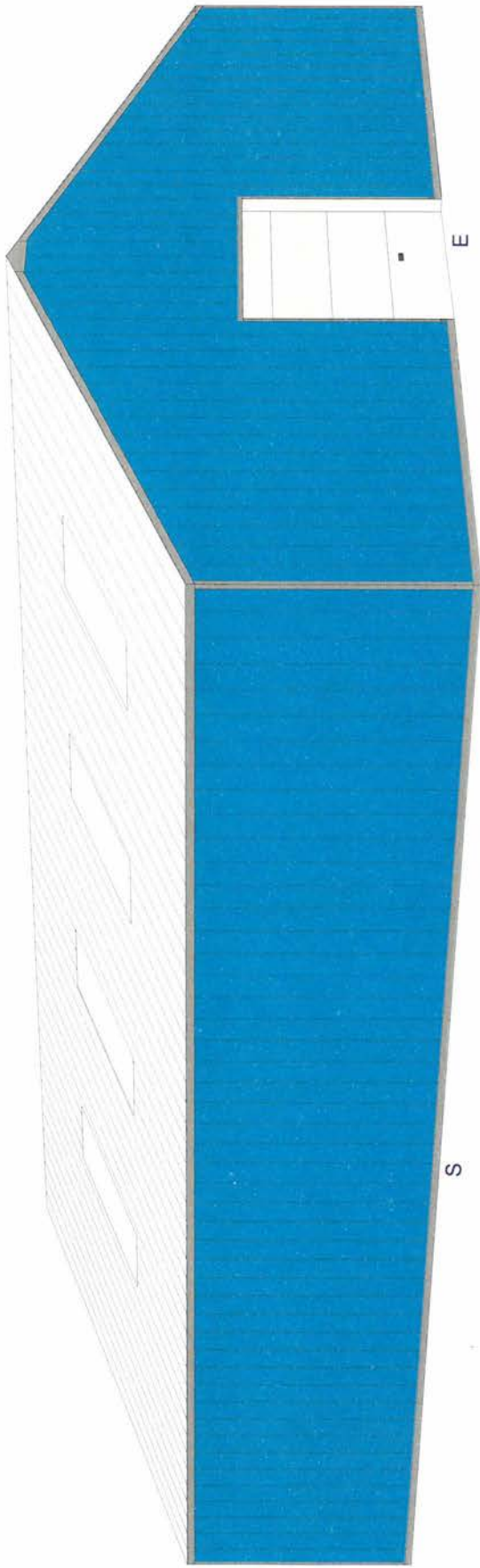
# PROPOSED SITE PLAN

Koehler Fields

Bartlett Little League Storage Shed



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community



PROPOSED  
ELEVATION