

Village of Bartlett

**Plan Commission Meeting
Minutes
November 10, 2016**

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

Roll Call

Present: J. Lemberg, J. Miaso, D. Negele, A. Hopkins, M. Hopkins, Tom Connor, Jack Allen

Absent: J. Kallas, T. Ridenour,

Also Present: J. Plonczynski, CD Director; A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the August 11, meeting.

Motioned by: A. Hopkins

Seconded by: T. Connor

Abstain: D. Negele

Motion carried.

Case # 16-10 Sonic Drive-In

Site Plan Amendment

PETITIONERS: Seth Wolken
Boom Real Estate Development, LLC

Petitioners Seth Wolken was sworn in by J. Lemberg.

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

A. Zubko stated that this was not a public hearing, as stated on the agenda. She went on to say Sonic is located at 1121 Stearns Road. Due to the IDOT widening of Route 59 and Stearns Road intersection, IDOT will be acquiring approximately 11' of the northern property line. Their site is becoming smaller and are requesting two variations. One for the building and then one for the interior landscaping requirement. A. Zubko went on to say the Zoning Board of Appeals did recommend approval. This meeting was to discuss the site plan amendment. The curb will remain as is and will be right on the new property line. There will be no room for any type of landscaping. Staff recommends approval of this request. The Petitioner is present if anyone had any questions.

A. Hopkins asked because of IDOT deciding to expand, they need to come in for this variation and for no other reason. Correct?

A. Zubko answered the petitioner did not need to come in but they wanted to make sure they stayed a conforming use if anything happened in the future. They are being pro-active.

A. Hopkins asked if the Petitioner pays for the variation.

A. Zubko responded they should be compensated when IDOT would acquire the right-of-way.

M. Hopkins asked if IDOT would compensate for pain and suffering to protect the interest, of Sonic.

S. Wolken advised he was hopeful IDOT would work with them and was hopeful he would get the approvals needed.

A. Hopkins thanked Mr. Wolken for being proactive on this issue.

D. Negele asked if the proposed new property line would be the street.

S. Wolken answered that was everything IDOT is taking as part of right-of-way.

D. Negele asked since all the landscaping will be taken what kind of buffer or protection will there be from the road to the customers who sit outside.

S. Wolken believed that some of the work includes a sidewalk, and was not entirely sure how close it will be to the edge of the road. Based on what they are taking, a variation needed to be requested because there just wasn't enough room.

A. Zubko stated that the current plan from IDOT shows a five foot sidewalk that will abut the current curb but is unsure of where the curb line will be on Stearns Road.

A. Hopkins questioned as to when this project will start.

J. Plonczynski stated that right-of-way acquisition needs to be done before any construction begins. It may be summer 2017 and may last two summers depending on the weather.

D. Negele questioned lane or street closures. There are enough accidents there now.

J. Plonczynski stated it will be a mess for quite some time since it is such a large project.

S. Wolken mentioned that the last project made it very tough getting into Sonic. It was made clear to IDOT that there must be enough signage, and that access is available. This will be a challenge for sure. Some people will avoid this area altogether, but Sonic is hopeful this will not affect business too much.

J. Allen questioned if there will be an issue with the headlights for the traffic going east on Stearns.

S. Wolken stated he did not have an answer at this time, but hoped it did not have a tremendous impact.

J. Allen wished S. Wolken good luck on his 2 year construction project.

S. Wolken stated it will be rough but Sonic enjoys being part of the community and will work closely with IDOT to have minimal interruptions as possible.

J. Lemberg made a motion to approve of the Petitioners' request subject to the following conditions and findings of fact outlined in the staff report.

A motion was made to approve.

Motioned by: J. Allen

Seconded by: T. Connor

Motion Carried.

(#16-11) Bluff City Industrial Park – Acton Mobile

Amending the Preliminary PUD Plan (Exhibit E) in the Bluff City Industrial Park
Amending the General Site Plan (Exhibit H) in the Bluff City Industrial Park
Final PUD Plan for Acton Mobile
Special Use Permit for revised PUD Plans

PUBLIC HEARING

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

A Zubko gave some background for this agenda item. She stated this property was annexed in 2003 as the full 186 acre for light and heavy for Light and Heavy Industrial uses including special uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation. A. Zubko went on to say this will be presented in three different sections. First being a 10 acre site that will be divided into 2 separate 5 acre sites. Also, a 3.35 acre site, where the west 5 acre and 3.35 become the Acton Mobile site.

The first item A. Zubko discussed was Exhibit E. 186 acre parcel Preliminary PUD Plan. This plan labels 26 acres for an asphalt/concrete plant and outdoor storage/water retention. The petitioners are requesting to modify the south 10 of the 26 acres previously shown as the asphalt/concrete plant and modify it to allow for a concrete plant and/or truck and trailer storage including storage of mobile office trailers, storage trailers and portable classrooms. The second item discussed was Exhibit H. This plan depicts a concrete plant. The petitioners are requesting to modify the plan to include the concrete plant and also allow for storage of mobile office trailers, storage trailers and portable classrooms on the west 5 acres for Acton Mobile and truck and trailer storage on the east 5 acres. This is essentially asking for the same thing but they are two separate exhibits.

A Zubko moved on to the request for a Final PUD on 8.35 acres for Acton Mobile. Acton Mobile will be leasing the location where the current maintenance building is located on 3.35 acres and 5 of the 10 acres requested to be modified from the asphalt/concrete plant. Acton Mobile will be utilizing the existing maintenance building and will store mobile office trailers, storage trailers and portable classrooms on the balance of the 8.35 acre property. Acton Mobile will import a triple wide trailer to be placed south of the existing building for their office operations. Acton Mobile will also modify the area around the building to asphalt pavement instead of gravel and modify the existing pond to meet the Village's storm water requirements. She went on to say they will utilize the two existing entrances to the property, one on the 3.35 acre site and one on the 5 acre site. Both the Acton Mobile property (8.35 acres) and the east 5 acre storage site will be fenced with an 8' chain link fence. Landscaping is proposed to be installed along Graham Street on the south side of the 10 acres. To meet the Landscape requirements on the Acton 3.35 acre site, they will install mesh with the fencing to screen the outside storage areas, as of right now it is a chain link fence. Staff finds this acceptable to meet the requirements of the landscape ordinance.

An entrance is being proposed along Graham Street to enter/exit the eastern 5 acre site. There were preliminary discussions regarding Graham Street and dedicating the Kane County portion

of this street to Route 25, however the Petitioner will not be dedicating the right-of-way at this time per the Original Annexation Agreement and also they are trying to utilize Graham Street, Comiskey Street and go all the way out Kenyon to where a light was recently installed. A. Zubko also stated this will help with the truck flow traffic out at Blue Heron. The Village is working with the Petitioner with regards to sewer and water. The site currently has a septic tank and the petitioner is proposing to hook up to the Village water lines. The Engineering Plans are currently being reviewed. Staff recommends approval subject to the Findings of Fact and conditions as outlined in the report.

J. Lemberg asked staff if there were any questions.

Petitioner **Dean Kelley** was sworn in by **J. Lemberg**.

D. Kelley stated Angela did a great job. He went on to say Acton does construction and office type trailers. Bluff City Materials currently has its maintenance shop here in Bartlett but will be moving to Elgin. This space will be improved and will be leased out. D. Kelley went on to say Acton has signed a long term lease. They have 32 locations nationally. They will store trailers there and if repairs are needed they will be done within the maintenance building. They will be consolidating their Chicagoland operations and will be moving them to Bartlett.

J. Lemberg asked staff if there were any questions or comments. The meeting was then opened up to the public. Since there were no comments or questions, the public hearing portion of the hearing was closed.

Since A. Zubko did such an amazing job there were no comments or questions from staff.

J. Lemberg then motioned to approve Bluff City Industrial Park Amending the Preliminary PUD, Amending the General Site Plan, Final PUD Plan and Special Use Permit for revised PUD Plan, along with the conditions and finding of fact.

Motioned by: D. Negele

Seconded by: A. Hopkins

Motion Carried.

Old Business/ New Business

Discussion between members regarding the Open House on December 9.

With the new police station going in, **A. Hopkins** questioned if there will be any plans or variations that need to come before the Plan Commission. **J. Plonczynski** answered yes, but he didn't have a time frame since the Village Board has not approved the bonds. There will be variations and a Site Plan with a proposed parking lot but they didn't want to get ahead of the bond issuance. Possibly in January.

D. Negele stated there seems to be a lot of building going on, Rt. 25, Naperville Road, also Rt. 59. **J. Plonczynski** stated there are Industrial buildings being built in both business parks. A new subdivision & public improvements. There is also a lot of building out and remodeling of tenant spaces. O'Hare's Pub just opened across the street, a new pancake house in O'Hare's old location, Yoga is going in where the old Walgreens was. **J. Plonczynski** continued, there was a meeting about the old Dominick's but you can read about it in tomorrow's paper. There is some interest and that is all he could say at this time. Also, a sales tax rebate was just approved for Ziegler's Ace Hardware and they will be in the same location as the previous Ace. This should happen possibly in March 2017.

A. Zubko mentioned Artis Senior Living is being built on Rt. 59. A sales office should be opening soon. **J. Plonczynski** added that this is the memory care center that the Plan commission approved a while back. He added that there is a lot of interest in the development community, calls are coming in for different uses, vacant properties and vacant buildings. This interest is for industrial as well as residential. **J. Plonczynski** went on to mention the very controversial project of Ashton Gardens that was just turned down. This space is now re-available. **A. Zubko** added that they broke ground and footings are going in for the Exeter Building.

D. Negele commented that there are more projects than in the past. **J. Plonczynski** added things are starting to pick up, could be more residential building, since there is property available. The tendency is to do smaller lots and put more house on them. Video gambling is always a weekly request, where to put them is always a challenge. Some of the existing restaurants have inquired about the gambling operations and the Board has approved some licenses for the existing establishments, they must have a liquor license.

A. Zubko added the Village also had the Kick Stand Classic which had great response with over 600 riders. Only 100 were from Bartlett, so this brought in about 500 outside residents using our shops, eating and just visiting Bartlett.

J. Plonczynski added that the TOD Plan was approved. The Village will try to implement some of the smaller issues. A Complete Streets policy will also be reviewed with the Bike & Run Committee. By request of one of the trustees, speed limits will also be reviewed. This will include Community Development, Engineering and the Police Department. **J. Plonczynski** also mentioned the Bike link segments are going in.

A motion was made to adjourn.

Motioned by: A. Hopkins

Seconded by: T. Connor

Motion Carried. The meeting adjourned at 7:30 P.M.