

Village of Bartlett
Zoning Board of Appeals
Minutes

April 6, 2017

M. Werden called the meeting to order at 7:04 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, P. Hanson,

Absent: J. Banno and L. Hanson

Also Present: J. Plonczynski, CD Director, R. Grill, Asst. CD Director, Chief Ullrich, D.C. Pretekis, A. Ouper, M. Bushhouse, S. Lange, E. Frisch and D. McCallum

Approval of Minutes

A motion was made to approve the minutes of the February 2, 2017 meeting.

Motioned by: P. Hanson

Seconded by: G. Koziol

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, P. Hanson

Nays: None

Abstain: None

The motion carried.

**Case # 17-02 New Bartlett Police Building and Parking Lot
PUBLIC HEARING**

The Petitioners were all in sworn in by M. Werden

The following Exhibits were presented:

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

M. Werden go ahead and present your case.

R. Grill stated she will do the presentation tonight and if there are any questions they can be answered by the Petitioners.

The existing Police Building was built in 1991 as part of the original Village Hall Addition/Expansion and Police Headquarters construction. The Police Building was approximately 21,000 sq. ft. in area and included both the 1st floor and basement.

The Site Plan for the existing Municipal Complex was approved in 2004 and included the complete demolition of the Village Hall, the approval of a new two-story building with a revised parking layout for both the village employees and police personnel and the rezoning of all the Village owned parcels to the P-1 Zoning District.

The Petitioners are requesting a Rezoning from the SR-4 Zoning District to the P-1 Zoning District and a Site Plan Review for the newly acquired 0.44 acre property along the west side of Oak Avenue. This property was purchased to provide additional parking for the Police Department and would become part of the overall Municipal Complex. Both items will be discussed at the Plan Commission meeting next Thursday, April 13.

A Site Plan Amendment which is going to be for the remainder portion on the east side of Oak Avenue Municipal Complex, is also being requested for the demolition of the existing Police Building, the construction of a new two-story Police Building, new parking areas and minor revisions to the parking area in front of the new Police Building and Village Hall. This too, will be discussed next Thursday at the Plan Commission meeting.

Construction of the new Police Building would occur in two phases. The first phase of development will take place along the north half of the site where the existing police parking area is located. This will take place at the north half of the site where the existing police parking area is located. This will enable the primary core responsibilities and day-to-day operations of the Police Department to continue to fully function within a majority of the existing building while construction begins for Phase one.

Once the north half of the building is completed, the Staff and operations will relocate to the new building so that demolition of the southern half of the existing building can take place. The only elements of the existing building to be preserved include the tower, the link/hallway leading from the existing Village Hall to the Police Department and the police storage/garage.

The building would be approximately 48,900 square feet in area with a proposed 23,233 square foot 1st floor, which would primarily include the lobby, office space, interrogation rooms, the booking area and roll call. The 2nd floor, consisting of approximately 10,891 square feet, would contain administrative offices, a conference room, training room and break rooms. The lower level or basement area would be approximately 14,800 square feet and would include police storage for files and evidence, the personnel lockers and changing areas, as well as the gun range and mechanical room.

The architect has designed the new Police Building to not only complement the existing Village Hall, but to also continue the overall architectural theme established by the Town Center. This new building will utilize similar building materials and colors, such as brick and stone accent features along the front façade, while also incorporating the use of natural stone as part of the proposed archway over the new entrance to the Police Building. In addition, the patterned accent feature, shown on the tower, will also be duplicated above this new arch. The new two-story building with its pitched roof and building height of 39' 3" will match the existing Village Hall height, and with the inclusion of the arched entry feature, will provide a visual balance to the front elevation of the Municipal Complex.

Parking for police personnel would be located in three general locations – the new parking lot west of Oak Avenue, as well as a parking area north and south of the new building. Both the north and south parking areas have provided a space for turnarounds so that if these parking areas are full, vehicles would not have to back out of these parking lots. Cars can turn around and exit out, in a forward motion.

The new parking lot west of Oak and the north parking lot would both be secured parking areas with each having an electronic arm that would prohibit vehicular access without proper security. As an added security measure, the north parking area would contain a six (6) foot high black aluminum fence, located west of the existing police storage garage. A six (6) foot high solid, PVC or vinyl fence that would provide additional security east of the storage garage.

Metal canopies are also proposed for this north parking area that would protect police vehicles from inclement weather. These structures would be approximately 9' tall, providing 7' of clearance along the north property line, while taller vehicles would be able to park under the canopies attached to the building, which would be approximately 14' tall, providing 12' of clearance.

The parking lot west of Oak Avenue would contain 29 parking spaces and vehicular movements would consist of a one way pattern counter clockwise around the site. The existing dilapidated fence located on the site along the north property line and a small portion of the west property line (southwest corner) was built by the former property owner and will be removed and replaced with dense landscaping to screen this property from adjacent residential properties. Existing fences along the west property line on the adjacent residential properties will remain.

Ingress/egress to the new Police Building would consist of three curb cuts which would replace two existing curb cuts located along the east side of Oak Avenue - the aforementioned north parking lot entrance, the relocated southern curb cut for the south parking area and the sally port curb cut which is an exit-only.

The new parking lots proposed for the Police Department would contain 63 parking spaces. The additional ten (10) existing spaces behind Village Hall would bring the total to 73. Minor changes to the parking area in front of Village Hall and the Police Building would also occur due to the location of the new security planter/seating wall, the expanded building footprint and outdoor public space, the required one (1) additional accessible parking stall and the relocation of two (2) accessible spaces. According to the Zoning Ordinance, the Village Hall would require 100 parking spaces based upon the office space and maximum capacity of the council chambers. The Police Department would only require six (6) spaces, based upon the 1,600 square feet of public access areas. This would bring the total of 106 parking spaces required per the Zoning Ordinance. A total of 153 parking spaces have been provided on the entire Municipal Complex.

New LED lights on a motion sensor and timer are being proposed for the new parking lot west of Oak. These lights would turn on when any motion is detected and then dim after a certain period of time so as not to disturb the residential properties adjacent to this parking lot. In addition, the Village's decorative street lights will be installed within the right-of-way of the Municipal Complex properties along Oak Avenue, currently there aren't any decorative street lights.

As part of the overall upgrades to the front façade of the Municipal Complex, the pavers at the existing entrances will be removed and replaced with stamped concrete. The pavers have become a “tripping hazard” and require continued maintenance and Staff believes the new stamped concrete will improve the overall safety and aesthetics of the outdoor public space. In addition, a new large planter and seating wall will be constructed in front of the new Police Building to not only soften the large area of hardscape, but to continue the landscaped seating area theme existing in front of the Village Hall. This planter area will also serve as a security feature to prohibit a vehicle from potentially damaging the new building. Additional security bollards along with two landscaped security planters will also be placed along the curb line in front of the remaining outdoor space adjacent to the building for security purposes.

As part of the development review for the Municipal Complex and New Police Parking Lot, several **variations** are being requested: (a) a 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking, (b) to allow a 6' high fence to be located in the front yard along Oak Avenue (east side), (c) a 20' reduction from the 25' side yard, (d) a 17' reduction from the 25' side yard, (e) an 10.5' reduction from the 30' rear yard, (f) a 10' reduction from the 25' front yard setback, (g) elimination of the required curbed planting areas at the end of a parking row.

The trash enclosure will be located along the west elevation and will be constructed with the same brick utilized in the construction of the building and would include the required gate. Landscaping would also be incorporated around the perimeter of this structure.

The Petitioners and Architects are present if anyone has any technical questions. Primarily the requests are for variations of the parking lot that encroaches in every setback including the front yard setback. Also, placement of a 6 ft. high fence in the front yard setback, which is black aluminum.

M. Werden asked if the new parking spaces are comparable to the existing parking spaces.

R. Grill stated some parking will be secured, some will not.

G. Koziol asked what type of fence will be on the west side of the storage garage. **R. Grill** stated black wrought iron-like fencing but actually aluminum.

G. Koziol stated the elimination of raised planting beds in the parking lot is a great idea for the purpose of maintenance in such a confined area.

R. Grill stated this parking lot will also have permeable pavers in the parking lot.

P. Hanson asked if the main entrance will still be on the front by the new arch. **R. Grill** stated yes, but shifted north.

P. Hanson stated the Fire Barn will be right in front of the building.

M. Werden stated he likes the concept of blending the new building with the existing building, however was concerned about the 5 ft. setback on the south end and was wondering if this would set a good example with the public.

B. Bucaro questioned if Staff has received any comments or inquiries from residents around this lot.

R. Grill stated no, nor have the Police Department received any comments on the project.

P. Hanson stated the signs have been up for more than enough time and there isn't anyone here to voice their opinion.

G. Koziol questioned if the properties North and South of the new parking lot are occupied.

R. Grill stated one is a rental unit and the other is single family home. All have been notified. The Site Plan and the Public Hearing Notice are online for everyone to see.

G. Koziol was concerned that the new parking lot was very close to the two properties.

P. Hanson stated this is part of living in the downtown commercial area, growth and expansion is common.

G. Koziol stated point taken and just wanted to comment.

B. Bucaro requested the fencing on the West side of the lot be explained in more detail.

R. Grill stated originally there was a house on this lot that has now been demolished. There were three different types of fences that remain. The fences on this property were put up by the previous owner, will be taken down and there will be landscaping along the property line in place of the fences. The fences located on these residential lots to the west and south will remain.

J. Plonczynski stated the landscaping softens the look as opposed to a fence.

M. Werden questioned if the landscaping will be level with the sidewalk in front of the building on Oak Avenue.

M. Bushhouse stated the setback area on the west side of the building and Oak Street is currently a water detention area as part of the design, and maintaining this is crucial to keeping the Metropolitan Water Reclamation District and DuPage County content with the handling of storm water.

P. Hanson asked Chief Ullrich how many Sworn Officers and support staff are on duty over a twelve hour period on a regular basis. **Chief Ullrich** stated 30. **P. Hanson** asked how many existing police vehicles are anticipated being in the lot at any given time. **Chief Ullrich** stated if she meant fleet vehicles, which would be close to 40 vehicles. **R. Grill** stated this plan designates 73 spaces for the Police Department, however, this will need to include personal vehicles. **P. Hanson** stated she did not see a problem with the plan.

Ground breaking should start mid-July.

M. Werden opened the meeting to the Public. No one came forward.

M. Werden asked if there was any other discussion or he would entertain a motion.

A motion was made to approve #17-02 New Bartlett Police Building and Parking Lot variations sending a positive recommendation to the Board of Trustees and the Village Board for these variations.

Motioned by: P. Hanson

Seconded by: G. Koziol

M. Werden stated Staff recommends approval of the Petitioner's requests for Case # 17-02 items A through G, as presented in the Staff report. At this time the Public Hearing portion of the meeting was closed.

Roll Call:

Ayes: M. Werden, G. Koziol, B. Bucaro, P. Hanson

Nays: None

The motion carried

Old Business:

J. Plonczynski reminded everyone to get their Ethic Statements in if they have not done so already. They are due by May 1st.

New Business:

J. Plonczynski stated next month's meeting will have a proposed text amendment and variances for projects that are coming up soon.

Motion to adjourn: P. Hanson

Seconded: G. Koziol

All in favor: Ayes

The meeting was adjourned at 7:38 P.M.