



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
August 10, 2017
7:00 P.M.**

- I. Roll Call
- II. Approval of the July 13, 2017 meeting minutes
- III. (#17-19) Bartlett High School Stadium Improvements
Second Site Plan Amendment
Special Use Permits:
 - a) Public Stadium Fixed Seating;
 - b) Structure Height (70' Stadium Light Poles)**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment

**Village of Bartlett
Plan Commission Meeting
Minutes
July 13, 2017**

Chairman Lemberg called the meeting to order at 7:03 pm.

Roll Call

Present: J. Lemberg, J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor

Absent: J. Allen, J. Kallas

Also Present: R. Grill, Assistant CD Director, A. Zubko, Planner

Approval of Minutes

A motion was made to approve the minutes of the June 8, 2017 meeting.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll call

Ayes: J. Miaso, J. Lemberg, A. Hopkins, M. Hopkins and T. Connor

Abstain: D. Negele, T. Ridenour

Motion carried.

**Case # 17-15 Acton Mobile (Bluff City Industrial Park)
Preliminary/Site Plan Amendment
PUBLIC HEARING**

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Petitioner Dean Kelley was sworn in by J. Lemberg.

A. Zubko stated this property is located at 2300 Graham Street on the East side of Rt. 25 approximately 0.5 miles northeast of Kenyon Road and Route 25.

The original Site Plan was approved in 2016. The petitioner is requesting a **PUD/Site Plan Amendment** on their 8.35 acre site to demolish an existing 1,000 square foot attached storage shed and construct an addition of approximately 2,000 square feet to the existing building and reduce the rear yard setback from 30 feet to 22 feet.

The Petitioner has improved the lot from gravel to asphalt pavement around the building and made modifications to the existing pond to meet the Village's stormwater requirements. This request will not require any additional improvements.

No additional parking is required for the addition.

They have also relocated all their mobile office trailers, storage trailers and portable classrooms to this site and have a triple wide trailer south of the existing building, which is used for their offices.

The plans will stay the same including the previous conditions from the original ordinance and the only change is to the site plan.

The Staff recommends approval of the petitioner's request subject to the conditions and Findings of Fact as noted in your packet. Conditions shall remain the same as in 2016.

J. Lemberg asked if any members had any questions or comments. He also asked the Petitioner if he had anything to add. Petitioner **D. Kelley** stated **Angela** covered everything very well. **T. Ridenour** asked if the variation for the setback was only for the one corner of the addition. **A. Zubko** stated that was correct.

J. Lemberg then opened the Public Hearing portion of the meeting to the public and asked if there were any questions or comments. No one had any comments or questions. The Public portion of the meeting was closed.

J. Lemberg asked if anyone had any other questions. No one came forward.

J. Lemberg asked for a motion for the Petitioner's request subject to the following conditions and Findings of Fact and also for the conditions from Ordinance 2016-90 remain in effect.

Motioned by: T. Connor
Seconded by: J. Miaso

Roll call

Ayes: J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor
Nays: None

All in favor.

Motion Carried.

Case # 17-12 Olivia's Place

Special Use Permits:

a) To Serve Beer and Wine

b) Allow Outdoor Seating

c) Allow Live Entertainment (acoustical music)

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

A. Zubko stated this property is located at 143-149 E. Lake Street – Oakfield Center (Southeast corner of Lake Street/U.S. 20 and Oak Avenue)

The Oakfield Center was approved in 1979. The Village Board approved video gaming in the Village of Bartlett in 2012.

The petitioner is requesting three Special Use Permits: 1) to serve beer and wine, 2) to allow outdoor seating, including serving beer, wine, and 3) to allow live entertainment of acoustical music for their patrons.

The petitioner is proposing to open a video gaming establishment that will provide dining and refreshments including beer and wine for adults that wish to game outside of a casino environment in accordance with the new state laws. The petitioner also proposes to have wine tastings, paint parties and live acoustic music on Friday and Saturday nights.

Olivia's Place is a Division of Lacey's Place and Lucky Bernie's. Attached are pictures from Lucky Bernie's which will be similar to the proposed Olivia's Place and proposed renderings of Olivia's Place. The owners currently have an Olivia's Place in Berwyn, IL and are also opening up another location in Elk Grove Village.

The proposed 2,400 square foot establishment would include a dining area with about 30 seats as well as an "entertainment area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.

The petitioner is also requesting a Special Use for outdoor seating with about 6 seats. A fence around the existing outdoor seating area to meet the requirements of the ADA (American with Disabilities Act). There will be 4' of sidewalk between the fence and curb.

The State Law requires establishments operating video gaming machines to have a valid liquor license. Olivia's Place is proposing to offer only beer and wine for their patrons during proper hours.

The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. A map depicting the 100 foot buffer is attached for reference. The school building is located about 207 feet from the Oakfield Shopping Center building.

Olivia's Place would have about ten (10) employees with three (3) employees on each shift. Parking consists of 177 parking spaces, 43 of which are located directly in front of this unit. This use would require 20 parking spaces. There is ample parking for this use.

At the Village Board Committee meeting on June 20, 2017 there was some concern about serving beer and wine in the outdoor seating area within close proximity to a school. The Petitioner offered to not serve beer and wine in the outdoor seating area if it was a concern; however, the Trustee's requested to see if there were any concerns voiced during the Public Hearing at the Plan Commission meeting prior to a condition being added to the Special Use request.

The Staff recommends approval of the Petitioner's requests subject to the findings of fact below and the following conditions: six (6) seats permitted outdoors; the outdoor fence must be installed before serving alcohol outside; building permits are required for all construction; the Petitioner must obtain a liquor license and any signage must be approved through the Community Development Department. **A. Zubko** passed around menus to the Commission members to review.

J. Lemberg proceeded to swear in the Petitioners. He also asked the petitioners if they were going to do any improvements to the parking lot being it was in such bad shape. **A. Zubko** stated they have patched it in the last month and it looks a lot better than it did originally. Also, the Petitioner added to their lease agreement for other improvements that will be made and the parking lot was one of them.

J. Lemberg asked if any of the members had any questions for Staff. **M. Hopkins** stated the outdoor dining dimensions can barely be made to work, 3' 11^{1/4}". The minimum code required aisle between the fence and the furniture is 28". That only leaves 20" for the chairs, table and people. **M. Hopkins** feels it is too narrow and impractical. The additional 4' that is left will be opposed upon by cars unless there are wheel stops installed in the parking lot. This will only work if there is an 18' parking space, unless this is resolved, this will not work. **A. Zubko** stated the parking stalls are each 20'. **M. Hopkins** stated if the space is 20' then all that is needed is a wheel stop. **R. Grill** stated she was out there today and the wheel stops are in place and are set back from the 8^{1/2}' sidewalk. There is ample room when the wheels of a car are right up against the wheel stops with no overhang and at least 6" to the sidewalk. **R. Grill** stated the petitioner can elaborate more on the parking situation.

Petitioner **Bryan Sterbenz**, of 26052 W. Randich Ct., Ingleside, IL stated as noted before there are wheel stops. In regards to other improvements, there is a contingency to the lease not only to improve the parking lot but repair the sidewalk for the safety of the public and customers. To fix the worn down façade was another contingency. This was about a six month battle with the owner but they did agree.

J. Lemberg asked if any of the members had any questions or comments. **A. Hopkins** stated he had a few questions for Staff. First, has there been an increase in crime or calls for service with an increase in gaming establishments, and secondly are there any other gaming/ restaurants/bars that are so close to a school or a church? **A. Zubko** stated this was brought at the Committee meeting and the Police Chief has stated no in regards to the calls for service. As far as the proximity to a church or school within 200 feet, there are none that Staff can think of. **A. Hopkins** stated his concern is with the outdoor seating. With the school being close, kids are walking in the area before and after school going to 7-11 & Dunkin Donuts, would it be

appropriate for them to see people sitting outside drinking. Would the petitioner be interested in maybe doing this after 5:00 P.M. Monday through Friday? **Bryan Sterbenz** stated they would be opened to that and they would do away with the outdoor seating altogether if the Committee had an issue with it. **A. Hopkins** questioned what kind of security will be in place. **Bryan Sterbenz** stated he is the owner of Lucky Bernie's, and owns 6 stores in the northwest suburbs. The business itself attracts a different demographic, and the buildouts are between \$250,000 and \$350,000 per location. All of the locations have been open for over a year and not one has had an issue in regards to security. ADT is set up for burglary, all staff are Basset certified, and the business is fully equipped with cameras inside and out. **T. Ridenour** asked if the pictures that were passed around similar to what will go into the Bartlett location. **Bryan Sterbenz** stated everything will be hardwood, oak and custom carpentry. This establishment will have 20 plus wines, 30 kinds of craft beer, exclusive Boars Head meats and cheeses in the deli.

J. Lemberg asked if any of the members had any questions or comments. No one came forward.

Public Hearing portion of the meeting was now opened to the public. No one in the audience came forward. The **Public Hearing** portion of the meeting was then closed.

J. Lemberg asked if there were any questions or comments. No one came forward. Each request will be voted on separately.

J. Lemberg asked for a motion to "**Serve Beer and Wine**" recommending approval for the Petitioner's request subject to the conditions and Findings of Fact.

Motioned by: J. Miaso
Seconded by: A. Hopkins

Roll call

Ayes: A. Hopkins, D. Negele, T. Ridenour, M. Hopkins, T. Connor, J. Miaso
Nays: None

All in favor.

Motion Carried.

J. Lemberg asked for a motion to "**Allow Outdoor Seating**" recommending approval for the Petitioner's request subject to the Findings of Fact.

Motioned by: J. Miaso
Seconded by: D. Negele

Roll call

Ayes: T. Ridenour, M. Hopkins, T. Connor and J. Miaso, A. Hopkins and D. Negele,
Nays: None

All in favor.

Motion Carried.

J. Lemberg asked for a motion to **“Allow Live Entertainment”** recommending approval for the Petitioner's request subject to the conditions and Findings of Fact.

Motioned by: A. Hopkins
Seconded by: T. Connor

Roll call

Ayes: D. Negele, T. Ridenour, M. Hopkins, T. Connor and J. Miaso and A. Hopkins
Nays: None

All in favor.

Motion Carried.

J. Lemberg wished the petitioner good luck.

Case # 17-14 O'Hare's PUB

Special Use Permits:

- a. To Sell Packaged Liquor (Beer & Wine only)
- b. Allow Outdoor Seating
- c. Allow Live Entertainment (acoustical music)

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D – Letter from O'Hare's with Diagram

Exhibit E – Letter from Town Liquor and Foods

A. Zubko stated O'Hare's is located at 207 S. Main Street – Town Center (Directly East of Village Hall). The Petitioner is requesting a **Special Use Permit to sell package liquor (beer and wine only)** at their current location in Town Center.

The previous restaurant received approval for a liquor license in 2004. The Special Use is associated with the address. O'Hare's Pub has been serving alcoholic beverages since it opened in 2016 at this location.

The Petitioner is also requesting a **Special Use Permit for outdoor seating** with about 36 seats. A 36" fence around the outdoor seating area is required for the outdoor consumption of alcohol and they must maintain an accessible pedestrian access. There will be 4' of sidewalk between the fence and curb.

The Petitioner is also requesting a **Special Use Permit to allow live entertainment** with live acoustical music **only** for St. Patrick's Day celebrations and for private special events.

O'Hare's Pub is currently open seven days a week Monday thru Thursday from 11:00 a.m. to 12:00 a.m. and Friday & Saturday from 11:00 a.m. to 1:00 a.m. and Sunday from 11 a.m. to 11 p.m. The Class H liquor license restrictions are Sunday thru Thursday from 8:00 a.m. to 10:00 p.m. and Friday and Saturday from 8:00 a.m. to 12:00 a.m. The petitioner is aware if the special use is granted to sell package liquor (beer and wine only) they cannot sell outside of the Class H liquor license hours.

If the Plan Commission recommends approval of the Special Uses, the Special Uses should be subject to the following conditions and findings of fact as outlined in your report. At the Village Board Committee meeting on June 20th the Committee requested a separate vote for each special use including the conditions and findings of fact.

Each Special Use is listed separately with the findings of fact repeated and the very specific conditions for each Special Use. **A. Zubko** also provided 3 different documents to the Commissioners. The first two are letters from O'Hare's that were mistakenly omitted from the commission packet along with a diagram. The letter is telling you more about the business and why they are requesting the Class H liquor license. Also, that entertainment such as Irish dancer accompanied by Irish musicians will be very limited. **A. Zubko** stated the live entertainment will be for indoors only. For any outdoor entertainment they will need to get an

amplifier permit for each event. The additional letter is from the owner of Town Liquor and Food, who is against O'Hare's selling any package liquor which is against their lease. The three documents will be put in as exhibits.

J. Lemberg asked if the Petitioners or anyone who is giving testimony to please stand up to be sworn in. He proceeded to swear in Peggy O'Hare Vance and Stuart Lucado.

J. Lemberg asked if any members of the Commission had any questions for staff.

M. Hopkins asked if the nose of the cars that are parking in front, if they will be within the four feet. **A. Zubko** stated this location does not have wheel stops but does have a curb. **M. Hopkins** stated so there will not be four feet if the parking space is occupied. **A. Zubko** stated yes possibly, however, the outdoor seating does have 7'4" so if need be, they could possibly make that shorter to accommodate a larger walkway. **M. Hopkins** stated it seems like they get one or the other. They need to provide the handicap pathway either with a wheel stop or with a lesser dimension on the outdoor dining. That was his number one question, his number two question is what is acoustical music? **A. Zubko** stated it normally means not a live band, just maybe one person playing the guitar with an amplifier. **M. Hopkins** asked if people live above this. **A. Zubko** stated yes and they were all notified. **M. Hopkins** asked if the petitioner understands that getting a Special Use to get acoustical music doesn't give them anymore right to crank up the music any more than the person in the next unit with their stereo. **P. O'Hare Vance** (owner of O'Hare's Pub) stated they understand this. Her place is too small and it is not acoustically designed to accommodate any live band or loud entertainment. They want O'Hare's to be a neighborly place for conversation, and never want music to override the ability to have a conversation. **A. Zubko** stated if you would like them to change the width please put it in the motion. **M. Hopkins** stated maybe it should make a condition to maintain the minimal accessible access. **P. O'Hare Vance** stated she does realize there is a little bit of a leeway with where it is and taking away the curb they can bring it in a few inches to cover this. The cars park at an angle. **M. Hopkins** stated the normal overhang is 18 inches. They will need to work with the Village Engineer and see what the planning dimension allows. **P. O'Hare Vance** stated she was surprised with the 18 inches but they will work with it. **A. Hopkins** stated that Marco's already has outdoor seating. **A. Zubko** stated yes but it's wider than what is in front of O'Hare's.

A. Hopkins stated that Arts in Bartlett has an open mike, so there is already music in the building, but did have a question for the petitioner regarding the selling of packaged liquor. **P. O'Hare Vance** stated the truth is that it was brought up by Village members to do this since this site originally had this. When the site was divided between O'Hare's and Two Toots the package went to Two Toots doorway. This idea is for someone who has a carryout order can have a beer or a glass of wine with their dinner, which will be packaged accordingly. This was something in town for commuters to buy something and get on the train since the train no longer sells alcohol. They are not trying to sell bottles of wine or six packs. This was just an added value for the patrons.

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

A. Hopkins stated he had a question as to why the entertainment was limited to only for St. Patrick's Day or special events. **P. O'Hare Vance** stated they are just a pub and restaurant. Entertainment is distracting for someone trying have a conversation, relax and just have a good time. St. Patrick's Day is very big for them and downtown Bartlett and other than that, it is not of interest to them to have regular entertainment or karaoke.

J. Lemberg asked if there were any other questions or comments. No one spoke.

PUBLIC HEARING

Public Hearing portion of the meeting was opened to the public.

First to speak was **S. Sutter** (formally of Bartlett) who now resides in Elgin but is the owner of six of the lofts above the Town Center. He and his partner Dan own 10 of the 16 units. **S. Sutter** main concern is over the last several years they have seen many businesses come and go. The building has ownership on the lower level that is lacking in doing things unless the Village is involved in some way. The loft association has taken care of the sealcoating etc., but in his opinion, the rest of the building is left in disarray. He gets calls from tenants at three in the morning when there are issues at O'Hare's, at which time he needs to call the police. **S. Sutter** stated he has called the bar directly because the music is too loud. He has single mothers upstairs with teenage children who need to get up for school. The tenants cannot open their windows because of someone standing out in front screaming or on their phones. **S. Sutter** continued stating one thing that has been forgotten is that Bartlett is a family community. He is not necessarily happy with the way it is, its progress, but he wants to see that there is some kind of consideration given to the people who live there. **S. Sutter** stated if this keeps going the way it is and put a limit to what is going on he isn't sure he would even want to live there. **S. Sutter** questioned the method of notification to the loft owners upstairs. Was O'Hare's required to get a registered receipt. He owns six units and only received one blanket letter. Some owners didn't receive any letters what so ever. **J. Lemberg** asked Staff to respond. **A. Zubko** stated she provided O'Hare's the list (they worked on it together) of the property owners and the LLC all went to the same address; only one letter was sent. Property owners were notified, not renters, along with the sign out front. **S. Sutter** stated he is at the building four times a week picking up liquor bottles, arguing with the Police about someone screaming outside at three in the morning. It's unclear as to what is private and what is public at the building. **S. Sutter** went on to say the community is changing and we have to have a high standard. We already have a liquor store that is directly next to a residential entrance. The more late night activity the harder it will be to manage and the higher the risk factor and it will drive people away.

J. Lemberg asked if anyone else in the audience would like to speak.

D. Bhesania owner of Town Liquor and Food 233 S. Main Street stated he has an exclusive package liquor license and adding another one in the same building doesn't make any sense. He stated people from O'Hare's park in front of his store and the parking lot is full which takes away from his business. These are his main concerns.

J. Lemberg asked if anyone else in the audience would like to speak.

S. Lucardo business manager for O'Hare's Pub stated he appreciates the insights that will help them fine tune the business, and train their security, managers and supervisors, regarding night time activities to be painfully aware of things that effect those around them. O'Hare's has become a benchmark brand in the downtown area and they are not trying to do anything against anybody. To his knowledge, the Police have only responded one time since October, 2016. Admittedly there was an employee who forgot to reduce the level of music at closing. The Police responded and it was addressed with the employee and it has never happened again. They work to make sure that proper standards are met with due respect to the residents who live above as well as business partners. **S. Lucardo** stated this goes beyond just his business, but the growth of downtown Bartlett, and not to have it stifled. Addressing the packaged liquor

concern by **D. Bhesania** of Town Liquors, O'Hare's is basically for carry out of just wine and beer in a single serving plastic container. Not much competition for a full service liquor store with a much larger selection. **S. Lucardo** stated he appreciates the input from **S. Sutter** but at 3:00 AM there isn't anyone at the Pub. The latest anyone would be there would be 1:00 AM and that would be the bartender making sure everything is turned off and the alarm is set. Other than the one complaint to the Police about the music being left on there have not been any other calls. Also, there is nothing on social media which is watched very closely to ensure they are doing things the right way. It is not their intent or ever will be their intent to aggravate anyone. **S. Lucardo** stated grandparents and families are their best patrons. There aren't motorcycle gangs, punks hanging around, however they cannot control what someone does once they leave the establishment. If there is a problem they have asked people to leave. With St. Patrick's Day in March, with the tent up, there was not one incident during the entire week of celebration. **S. Lucardo** stated if the Loft association wants to come and meet with them they are more than willing to work with them. The lights and music are turned down about 8:00 PM trying to be as unintrusive as possible and if they need to do more, they will.

J. Lemberg asked if anyone else in the audience would like to speak.

G. Koziol, resides at 654 Hazelnut Court stated he had no intension of speaking tonight but he must say something. He realizes that Bartlett tends to think of itself as a bedroom community but Bartlett needs to work with businesses. Businesses are encouraged to come to downtown and to Bartlett in general, but if the residential concept is going to overly control the business he thinks Bartlett is losing an important part of our future. This business is trying to do the right thing, police aren't being called against this type of business. The downtown area is a mixed use community and this business should be encouraged. People who move into the downtown area need to expect this, it will not be quiet all the time. Residents need to be tolerant of such businesses. **G. Koziol** stated he was part of the TOD and is excited to see growth in the downtown area.

J. Lemberg asked if anyone else would like to speak. Public portion of the meeting was closed. There will be three motions for this portion of the meeting.

J. Lemberg - Sell Package Liquor (Beer & Wine) conditions and findings of fact.

J. Lemberg asked for a motion.

Motioned by: J. Miaso

Seconded by: T. Connor

Roll call

Ayes: J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor

Nays:

Motion Carried.

J. Lemberg asked for a motion for a Special Use Permit for outdoor seating along with the conditions and findings of fact.

J. Lemberg asked for a motion

Motioned by: D. Negele

Seconded by: J. Miaso

M. Hopkins added a condition that the Petitioner work with the Village Engineer that they maintain the minimum walkway of 4 feet despite the vehicle overhang.

Roll call

Ayes: J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor

Nays:

Motion Carried.

J. Lemberg asked for a motion for a Special Use Permit to allow live entertainment with acoustical music along with the conditions and findings of fact.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll call

Ayes: J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor

Nays:

Motion Carried.

J. Lemberg wished the petitioner good luck.

Old Business/New Business

R. Grill stated there will be a meeting in August.

J. Lemberg asked if anyone had any questions or comments. No one came forward.

Motion to adjourn.

Motioned by: J. Miaso

Seconded by: D. Negele

Meeting adjourned at 8:03 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM

17-147

DATE: August 4, 2017
TO: The Chairman and Members of the Plan Commission
FROM: Roberta B. Grill, Assistant Community Development Director
RE: **(#17-19) Bartlett High School Stadium Improvements**

PETITIONER

Jeff King, Chief Operations Officer on behalf of U-46

SUBJECT SITE

701 West Schick Road (Southeast corner of Schick and Petersdorf Roads)

REQUESTS

Second Site Plan Amendment
Special Use Permits – (a) Public Stadium Fixed Seating; and
(b) Structure Height (70' Tall Stadium Light Poles)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	High School	Municipal/Institutional	P-1
North	Single Family/ Forest Preserve	Estate Res/Open Space	R-1*
South	Single Family	Estate Residential	ER-1, R-2*
East	Forest Preserve	Open Space	R-2*
West	Vacant/Farm	Estate Res/Mixed Use Business Park	R-2*

*DuPage County Single Family Residential

ZONING HISTORY

This property was annexed to the Village in 1995 and zoned ER-1 (Estate Residence) by Ordinance #95-83. The property was rezoned to the P-1 (Public Lands) District and was granted Variations for signage and landscaping; Special Use Permits for 60' tall lights and the filling of a portion of the wetlands; as well as Site Plan approval on September 19, 1995 by Ordinance #95-84.

A Site Plan Amendment was approved for this site in 1997 which added a cogeneration building, the placement of sound and baffle walls, the placement of two (2) cooling towers, the reconfiguration of site grades, the removal of 14 parking spaces, the removal of the message sign at Schick and Petersdorf Roads and the placement of additional landscaping around the proposed improvements. This amendment was approved by Ordinance #97-84 on November 18, 1997.

DISCUSSION

1. The Petitioner is requesting a **Second Site Plan Amendment** for the 66 acre high school site to allow for proposed improvements to the stadium area.
2. These improvements (with alternates) are summarized in an overall Phasing Plan (see attached). The Petitioner is proposing four (4) general phases of development:

Phase 1 would include the permanent home grandstands located west of the existing track/football field, as well as the required additional detention which would be located south of the track/football field along the east property line.

- *The press box and stadium lights would also be included in Phase 1 as an alternate, if funding is available.*

Phase 2a would include a concessions/washroom/ticket building, located just north of the home grandstands, a stadium entry feature and the associated impervious areas.

- *The visitors' grandstands and associated pathway would be included in Phase 2b as an alternate, if funding is available.*

Phase 3 would include a 1,613 square foot addition to the small existing metal building located northwest of the proposed home grandstands. This addition would include the team room and provide additional storage for equipment.

Phase 4 would include the installation of artificial turf on the football field.

3. The proposed **home grandstands** would seat 1,528 and would have an overall height of 27'6" (with no press box). If the alternate proposal is built, which includes a 240 square foot press box, with a four foot high chain link fence on the roof for filming, the height would increase to 37'2¼". The proposed **visitors' grandstands** would seat 533, with a proposed height of approximately 12'6" from the grade closest to the track and 19'6" from the grade at the back of the grandstand.
4. The **concessions building**, consisting of 2,145 square feet, would include a small overhang adjacent to the ticket area along the north side of the building, with the concessions area and larger canopy facing the home grandstands on the south side of the building. It would consist of face brick, with metal wall panels of hunter green with a limestone cap and brick columns which would anchor both the overhang and canopy areas. The approximate height of this building would be 16 feet.

5. The **stadium entry feature**, included as part of future Phase 2a, would consist of black aluminum fencing with a gate and brick columns. This feature would architecturally complement the proposed concessions/ticket building previously mentioned.
6. The existing and proposed detention areas on the site have been designed to accommodate the storm water run-off for all future phases of development.
7. The existing wetland on the site will not be disturbed. *(A special use for the wetland was previously granted with the Original Site Plan approval.)*
8. A six (6) foot high chainlink fence is proposed around the home grandstands and the visitors' grandstands. A new four (4) foot high chainlink fence is proposed between the grandstands and track area.
9. New trees and shrubs are proposed along the new stadium entrance area and along the new black aluminum fence which leads to the ticket area.
10. No changes are proposed to the existing school or parking lot areas on the site.
11. The Petitioner is also requesting **Special Use Permits** to allow for public stadium fixed seating and a structure height of 70 feet for four (4) new light poles that will be placed around the football field (two on the west side and two on the east side). *(A Special Use Permit was granted previously to allow for structures 60 feet in height as part of the Original Site Plan approval.)*
12. A Variation is also being requested to reduce the 25 foot side yard to 10 feet along the east property line (adjacent to the Forest Preserve property) to allow for the installation of the visitors' permanent stadium seating. *(This item was discussed by the Zoning Board of Appeals at their meeting on August 3, 2017 and was recommended for approval.)*
13. Engineering plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests for a Second Site Plan Amendment and the Special Use Permits subject to the following conditions and findings of fact:
 - a. Village Engineer approval of the Final Engineering Plans;
 - b. Landscaping of the Property shall be provided, planted, completed and maintained in accordance with the approved Site Plan;
 - c. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - d. Findings of Fact (Site Plan Amendment):
 - i. That the proposed Stadium Improvements are Special Uses in the P-1 Zoning District;
 - ii. That the proposed Stadium Improvements, including access, lighting, landscaping and drainage are compatible with adjacent land uses;

- iii. That 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 each site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- e. Findings of Fact - Special Use Permits - Public Stadium Fixed Seating and Structures (stadium light poles) 70 feet in Height:
- i. The proposed Stadium Improvements, including permanent public stadium fixed seating and structures (stadium light poles) 70 feet in height, are desirable to enhance the existing high school which will contribute to the general welfare of the community;
 - ii. That the proposed Stadium Improvements, including permanent public stadium fixed seating and structures (stadium light poles) 70 feet in height, will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. Background information is attached for your review and consideration.

rbg/attachments

x:\comdev\mem2017\147_bhs_pc.docx



Tony Sanders, Chief Executive Officer

School District U-46
Christopher Allen, Director
Plant Operations Office
1460 Sheldon Drive, Elgin, IL 60120-8131
Tel: 847.888.5000, x5060
Fax: 847.888.7177

U-46.org

June 6, 2017

President and Board of Trustees
Village of Bartlett
228 South Main Street
Bartlett, IL 60103

Project – Bartlett High School Stadium Improvements

Dear President and Board of Trustees:

School District U-46 is planning improvements to the Bartlett High School Stadium. The existing track and football field currently does not have permanent home and visitors grandstands, concessions facilities or stadium lights to be able to host home games. Since the school opened in 1997, it has held "home games" at other U-46 high schools.

School District U-46 is requesting zoning approval of the following items:

- Special Use permit under the current P-1 zoning for Public Stadium Fixed Seating.
• Special Use permit under the current P-1 zoning for stadium lights for light pole height of 70 feet.
• Variation of the side-yard setback along the east property line to 10 feet.
• A Site Amendment Plan will be submitted as part of this approval process.

The proposed plan contains a 1,528-seat permanent home grandstand with a press box on the west side of the field and a 533-seat permanent visitors' grandstand on the east side of the field. The side-yard setback variation is needed for the visitors' grandstand to fit in between the existing track and the east property line abutting the Hawk Hollow Forest Preserve. Currently, there is a special use permit granted for 60-foot high light poles. The standard height for football field light poles is typically 70 feet, thus the request of special use for 70 feet high light poles. Finally, the potential to have a new concessions building, a new team locker room building and artificial turf are included in the proposed master plan.

The project would be executed in phases as funding becomes available.

- Phase 1 is to include the home grandstands, storm water detention pond, new ComEd service, stadium lights and press box. The stadium lights and press box will be alternates and may not be constructed, depending on funds available.
• Phase 2a is to include the concessions/washroom building and surrounding hard surface and Phase 2b would include the visitor's grandstand and pathway leading to the visitor's grandstand. Again, these may be constructed independently, depending on funding available.
• Phase 3 is to include a future team locker room/storage building added onto the existing metal building that is currently on site.
• Phase 4 is to include artificial turf on the football field. The detention pond that is designed for the project accommodates all the storm water run-off for all phases, including the turf field.

The school district looks forward to approval of the zoning request.

Sincerely,

Jeff King
Chief Operations Officer/Chief School Business Official

RECEIVED
COMMUNITY DEVELOPMENT

JUN 14 2017

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 17-19
 RECEIVED
 COMMUNITY DEVELOPMENT
 JUN 14 2017
 VILLAGE OF
 BARTLETT

PROJECT NAME Bartlett High School Stadium Improvement

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jeff King, School District U-46

Street Address: 355 East Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Email Address: jeffking@u-46.org

Phone Number: 847 888-

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: School District U-46

Street Address: 355 E. Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Phone Number: 847 888-5000

OWNER'S SIGNATURE: _____ **Date:** _____

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): AMENDMENT
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Stadium Fixed Seating and 70' high stadium lights
 - Variation: 10' East property line sideyard setback

SIGN PLAN REQUIRED? 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: 701 W. Schick Road, Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): 0115400010

Zoning: Existing: P-1 **Land Use:** Existing: Institutional/Municipal
(Refer to Official Zoning Map)
Proposed: P-1 Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional
(Refer to Future Land Use Map)

Acreage: 66.59

For PUD's and Subdivisions:

No. of Lots/Units: _____
Minimum Lot: Area _____ Width _____ Depth _____
Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

Engineer Hampton, Lenzini and Renwick, Inc. / Jeff Meindl 847 697-6700
380 Shepard Drive
Elgin IL, 60123

Other DLA Architects, Ltd / Bill Templin (847) 742-4063
Two Pierce Place, Suite 1300
Itasca, IL 60143

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

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

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

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 high school is located in a P-1 Public Land District. Public High Schools, Athletic Fields, Concessions stands, public parking lots, tennis courts are permitted uses with the P-1 District.

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

The newly proposed structures consisting of the stadium bleachers and concessions building are to enhance the use of the existing stadium which currently can not host home games. Existing parking is to be utilized for game events. Game events will not be held during the school day so parking will be adequate for game events. Additional landscaping is proposed in Phase 2a of the project.

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.

No change to the existing vehicular ingress and egress to and from the site is being proposed. The vehicular traffic for a typical game would be less than that of a typical school day.

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

Currently, paved walkways 8 to 10 feet wide exist from the school and the parking lot to the stadium. A portion of this existing walkway leading to the stadium on the south side of the access road is to be completely reconstructed as part of Phase 2a.

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 majority of the existing school site is landscaped with existing grass, trees and shrubs. Any disturbed areas of the athletic fields due to the construction of the bleachers will be seeded with grass. The bottom of the new stormwater retention pond will have a wetland planting mixture. Additional trees and shrubs are proposed at the new gateway entrance to the stadium as part of Phase 2a.

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

There is an existing storage building near the stadium that is to remain. Phase 3 consists of an addition to this storage building for more storage and team rooms.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use 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. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The high school currently has a football field/track with small portable type bleachers. No actual football games are played at the school; their home games are played at either Streamwood H.S. or South Elgin H.S. Since the school has opened it has been the intent to build a full stadium.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The improvements to the existing stadium/field will not have a detrimental affect to safety, moral, general welfare or property values to the surrounding local residences or the adjacent forest preserve.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use for stadium fixed seating and the special use for 70 foot high light poles shall conform with regulations and conditions of the Village of Bartlett.

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Variance is for a 10 foot sideyard setback adjacent to the forest preserve. Granting the variance will allow visitors bleachers to be installed along the east side of the existing track / field. Moving the entire track and field is unfeasible financially.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

The existing track and field were placed roughly 38 feet from the property line. With a 25 foot setback, this does not allow enough room to fit visitors bleachers between the track and the current setback line.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The variation is to provide visitors bleachers separate from the home bleachers which would be the common layout for a high school football field.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The existing setback does not allow enough room for bleachers between the track and the current setback line.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The east property line is adjacent to the Hawk Hollow Forest Preserve. No adjacent residences are affected.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The reduced setback (addition of visitors bleachers) will not impair the supply of light or air to adjacent properties. Football games would not increase the traffic any more than a typical school day. Improvements will be per the current enforced codes. Property values in adjacent neighborhoods will not be impaired by the proposed setback variation.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The applicant will not gain any special privilege by the granting of the setback variance.

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: _____ 

PRINT NAME: Jeffrey King

DATE: 6/5/17

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: Greg Berna - U-46 Plant Operations

ADDRESS: 1460 Sheldon Drive
Elgin, IL 60120

PHONE NUMBER: 847 888-5060

EMAIL: gregberna@u-46.org

SIGNATURE: _____

DATE: _____

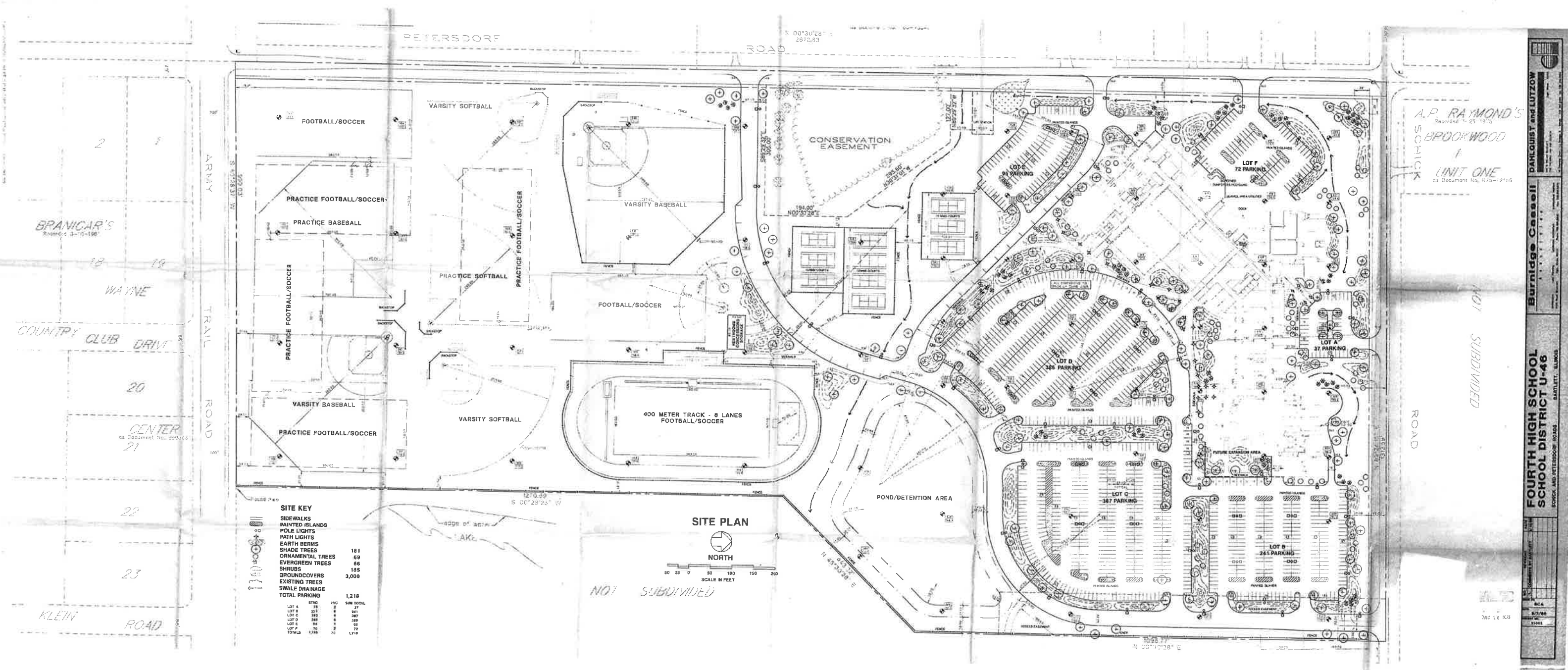
ZONING/LOCATION MAP

Bartlett High School Stadium Improvements
Case #17-19 - Site Plan Amendment,
Special Uses, Variation



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

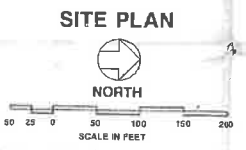
ORIGINAL SITE PLAN 1995



SITE KEY

- SIDEWALKS
- PAINTED ISLANDS
- POLE LIGHTS
- PATH LIGHTS
- EARTH BERMS
- SHADE TREES 181
- ORNAMENTAL TREES 69
- EVERGREEN TREES 86
- SHRUBS 185
- GROUNDCOVERS 3,000
- EXISTING TREES
- SWALE DRAINAGE
- TOTAL PARKING 1,218

LOT	STNG	HC	SUM TOTAL
LOT A	16	27	43
LOT B	23	27	50
LOT C	182	287	469
LOT D	288	287	575
LOT E	84	92	176
LOT F	10	72	82
TOTAL	633	785	1,418



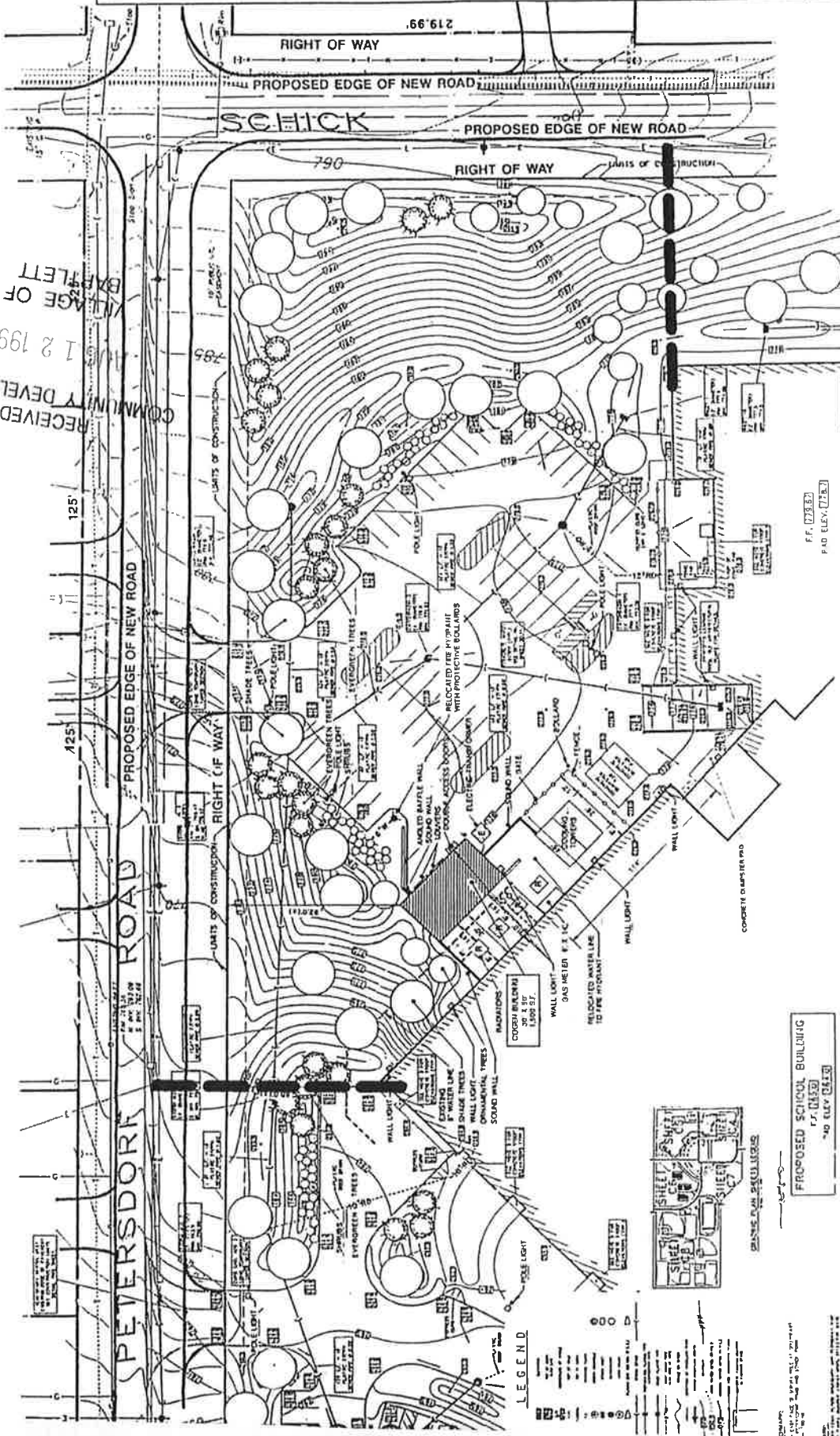
A.P. RAYMOND'S
Recorded 3-25-1975
BROOKWOOD
UNIT ONE
as Document No. N73-1276

BURTRIDGE CASSELL
 FOURTH HIGH SCHOOL
 SCHOOL DISTRICT U-46
 BARTLETT, ILLINOIS

1997 AMENDMENT

Burnidge Cassell
 ASSOCIATES
 DALHOUST and LUTZOW
 441 N. Wacker Drive, Suite 200, Chicago, IL 60606
 Tel: (312) 329-1100
 Fax: (312) 329-1101
 Project: Bartlett High School
 Date: 10/15/97
 Scale: 1" = 30'

9/3/5/12
 LB/4/8




RECEIVED
 COMMUNITY DEVELOPMENT
 1 & 2 1997
 OFFICE OF
 BARTLETT

NO.	REVISIONS	DATE
1	COGEN STUDY	4/10/96
2	COGEN STUDY	5/22/96
3	MISCELLANEOUS	3/16/97
4	COGEN DRAWING UPDATE	3/16/97

100% ISSUE
STORM SEWER DESIGN AND
GRADING PLAN (2 OF 5)

IMPROVEMENT PLANS
FOR PROPOSED UNIT 46
BARTLETT HIGH SCHOOL
BARTLETT, ILLINOIS

ENGINEER/SURVEYOR:

RUETTIGER, TONELLI & ASSOCIATES, INC.
 LAND SURVEYORS—ENGINEERS—CONSULTANTS
 200 N. OGDEN ST. CHICAGO, ILLINOIS 60610 PH (312) 321-2299
 400 E. ROOSEVELT AVE. NAPERVILLE, ILLINOIS 60563 PH (708) 702-1740

PROPOSED SCHOOL BUILDING
 E.F. (2) (2) (2)
 +10' ELEV. (2) (2) (2)

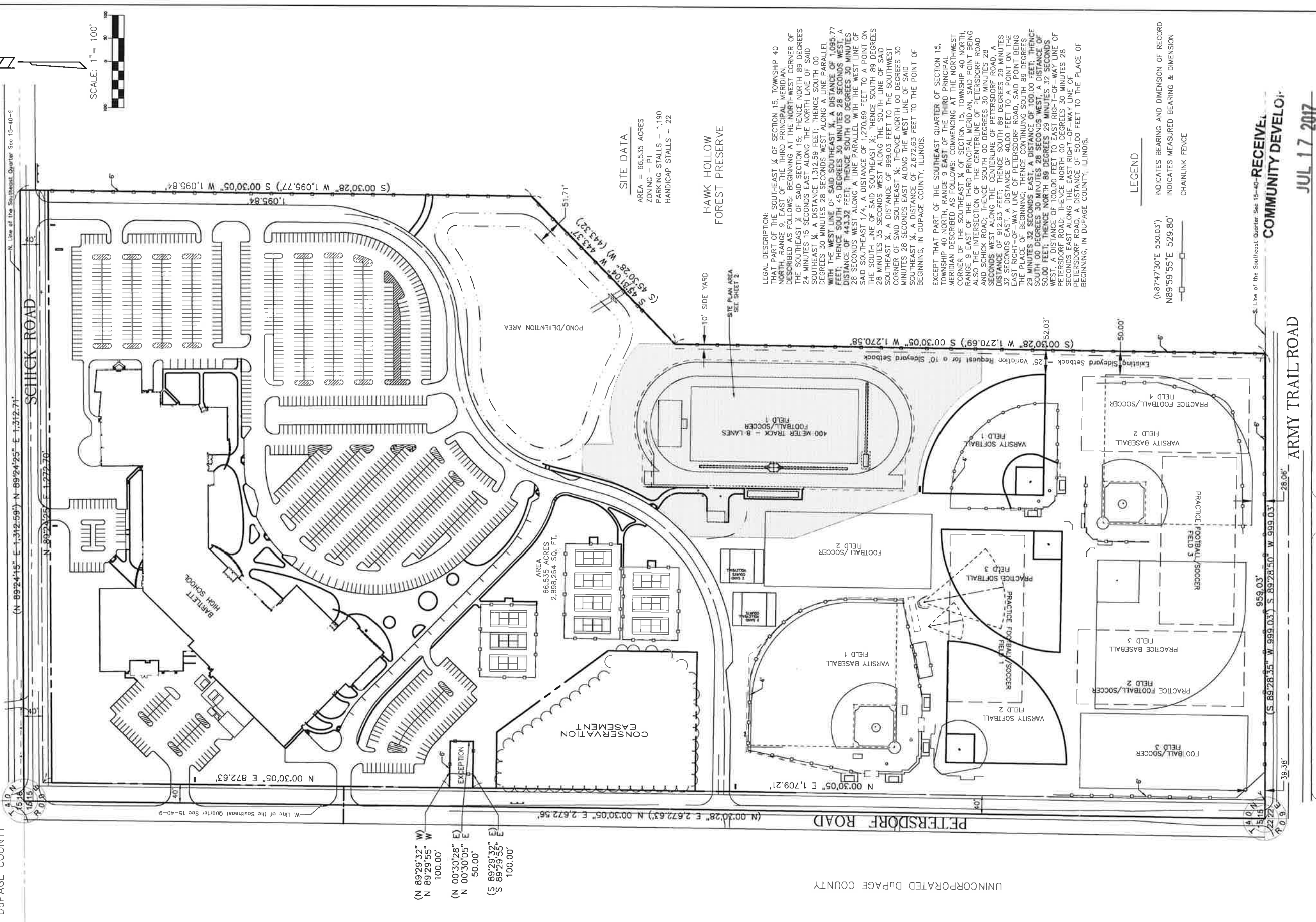
LEGEND

- 1. PROPOSED SCHOOL BUILDING
- 2. PROPOSED PARKING LOT
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED SIDEWALK
- 5. PROPOSED CURB
- 6. PROPOSED STREET LIGHT
- 7. PROPOSED UTILITY
- 8. PROPOSED TREE
- 9. PROPOSED FENCE
- 10. PROPOSED WALL
- 11. PROPOSED SIGN
- 12. PROPOSED LANDSCAPE
- 13. PROPOSED BIKEWAY
- 14. PROPOSED BIKEWAY SIGN
- 15. PROPOSED BIKEWAY LIGHT
- 16. PROPOSED BIKEWAY FENCE
- 17. PROPOSED BIKEWAY WALL
- 18. PROPOSED BIKEWAY SIGN
- 19. PROPOSED BIKEWAY LIGHT
- 20. PROPOSED BIKEWAY FENCE
- 21. PROPOSED BIKEWAY WALL
- 22. PROPOSED BIKEWAY SIGN
- 23. PROPOSED BIKEWAY LIGHT
- 24. PROPOSED BIKEWAY FENCE
- 25. PROPOSED BIKEWAY WALL
- 26. PROPOSED BIKEWAY SIGN
- 27. PROPOSED BIKEWAY LIGHT
- 28. PROPOSED BIKEWAY FENCE
- 29. PROPOSED BIKEWAY WALL
- 30. PROPOSED BIKEWAY SIGN
- 31. PROPOSED BIKEWAY LIGHT
- 32. PROPOSED BIKEWAY FENCE
- 33. PROPOSED BIKEWAY WALL
- 34. PROPOSED BIKEWAY SIGN
- 35. PROPOSED BIKEWAY LIGHT
- 36. PROPOSED BIKEWAY FENCE
- 37. PROPOSED BIKEWAY WALL
- 38. PROPOSED BIKEWAY SIGN
- 39. PROPOSED BIKEWAY LIGHT
- 40. PROPOSED BIKEWAY FENCE
- 41. PROPOSED BIKEWAY WALL
- 42. PROPOSED BIKEWAY SIGN
- 43. PROPOSED BIKEWAY LIGHT
- 44. PROPOSED BIKEWAY FENCE
- 45. PROPOSED BIKEWAY WALL
- 46. PROPOSED BIKEWAY SIGN
- 47. PROPOSED BIKEWAY LIGHT
- 48. PROPOSED BIKEWAY FENCE
- 49. PROPOSED BIKEWAY WALL
- 50. PROPOSED BIKEWAY SIGN

BARTLETT HIGH SCHOOL OVERALL SITE PLAN

UNINCORPORATED
DUPAGE COUNTY

HAWK HOLLOW
FOREST PRESERVE



SITE DATA
 AREA = 66.535 ACRES
 ZONING - P1
 PARKING STALLS - 1,190
 HANDICAP STALLS - 22

LEGAL DESCRIPTION:
 THAT PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE NORTH 89 DEGREES 24 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼, A DISTANCE 1,312.59 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 1,095.77 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 443.32 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 1,270.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ¼, THE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS WEST ALONG THE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS WEST OF 999.03 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2,672.63 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ALSO THE INTERSECTION OF THE CENTERLINE OF PETERSDORF ROAD AND SCHICK ROAD; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG THE CENTERLINE OF PETERSDORF ROAD, A DISTANCE 912.93 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD; THENCE ALONG THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 100.00 FEET TO EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND
 (N87°47'30"E 530.03') INDICATES BEARING AND DIMENSION OF RECORD
 (N89°59'55"E 529.80') INDICATES MEASURED BEARING & DIMENSION
 CHAINLINK FENCE

S. Line of the Southeast Quarter Sec 15-40-RECEIVED
COMMUNITY DEVELOPMENT
 JUL 17 2017

PROPERTY EXHIBIT
 OF PROPERTY LOCATED AT: 701 Schick Road
 Bartlett High School
 Bartlett, Illinois

FIELD WORK COMPLETED:
 PROJECT: 170129
 CADD DRAWING: 170129Boundary.dwg
 CADD SHEET: 170129Boundary.dwg

REVISIONS:
 06/28/2017
 07/10/2017

PREPARED FOR:
 School District U-46
 1460 Sheldon Drive
 Elgin, Ill. 60120

H&R
 HAMPTON, LENZINI AND RENWICK, INC.
 CIVIL ENGINEERS - STRUCTURAL ENGINEER - LAND SURVEYORS
 380 SHEPARD DRIVE
 ELGIN, ILLINOIS 60123
 847.687.6700 www.hrengineering.com

SHEET NO.
1 of 2

VILLAGE OF
BARTLETT

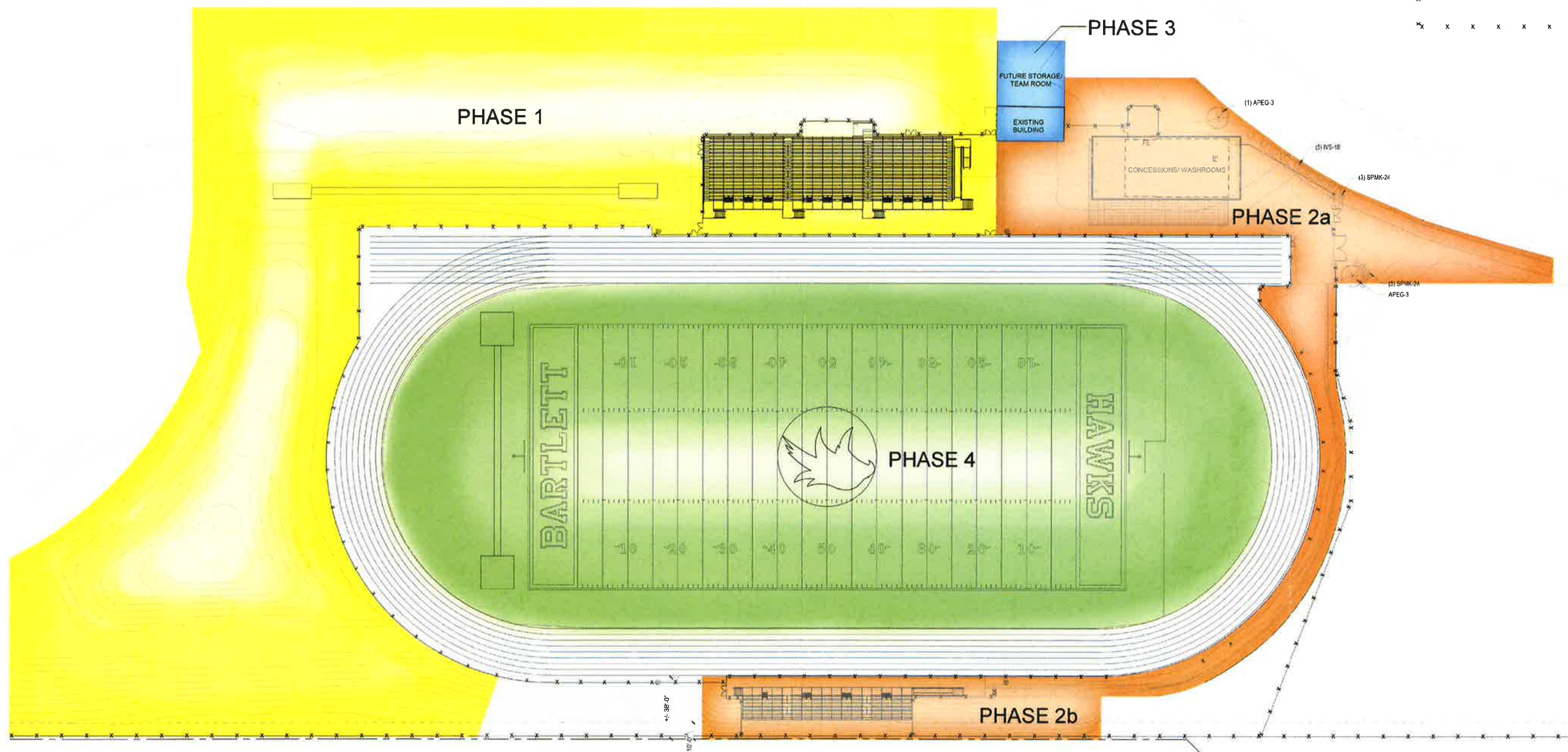
PHASING PLAN LEGEND

- PHASE 1 - NEW HOME BLEACHERS, PRESSBOX, DETENTION POND, STADIUM LIGHTS, NEW ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND RELATED FENCING WORK TO ACCOMMODATE THE HOME BLEACHERS
- PHASE 2 - CONCESSIONS BUILDING, FENCING, ENTRANCE GATEWAY, SURROUNDING ASPHALT, PAVERS, FENCING, VISITOR'S BLEACHERS AND CONNECTING WALKING PATH
- PHASE 3 - TEAM ROOM / STORAGE BUILDING
- PHASE 4 - POTENTIAL ARTIFICIAL TURF

NOTE: INDIVIDUAL PHASE COMPLETION DATES SUBJECT TO CHANGE BASED ON OWNER'S REQUIREMENTS. DATES LISTED ARE REASONABLE APPROXIMATIONS

PLANT SCHEDULE

ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3" CAL	ACER PLATANOIDES 'EMERALD GREEN'	EMERALD GREEN MAPLE
IVS-18	8	18" HT	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF SWEETSPIRE
SPMK-24	8	24" HT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC



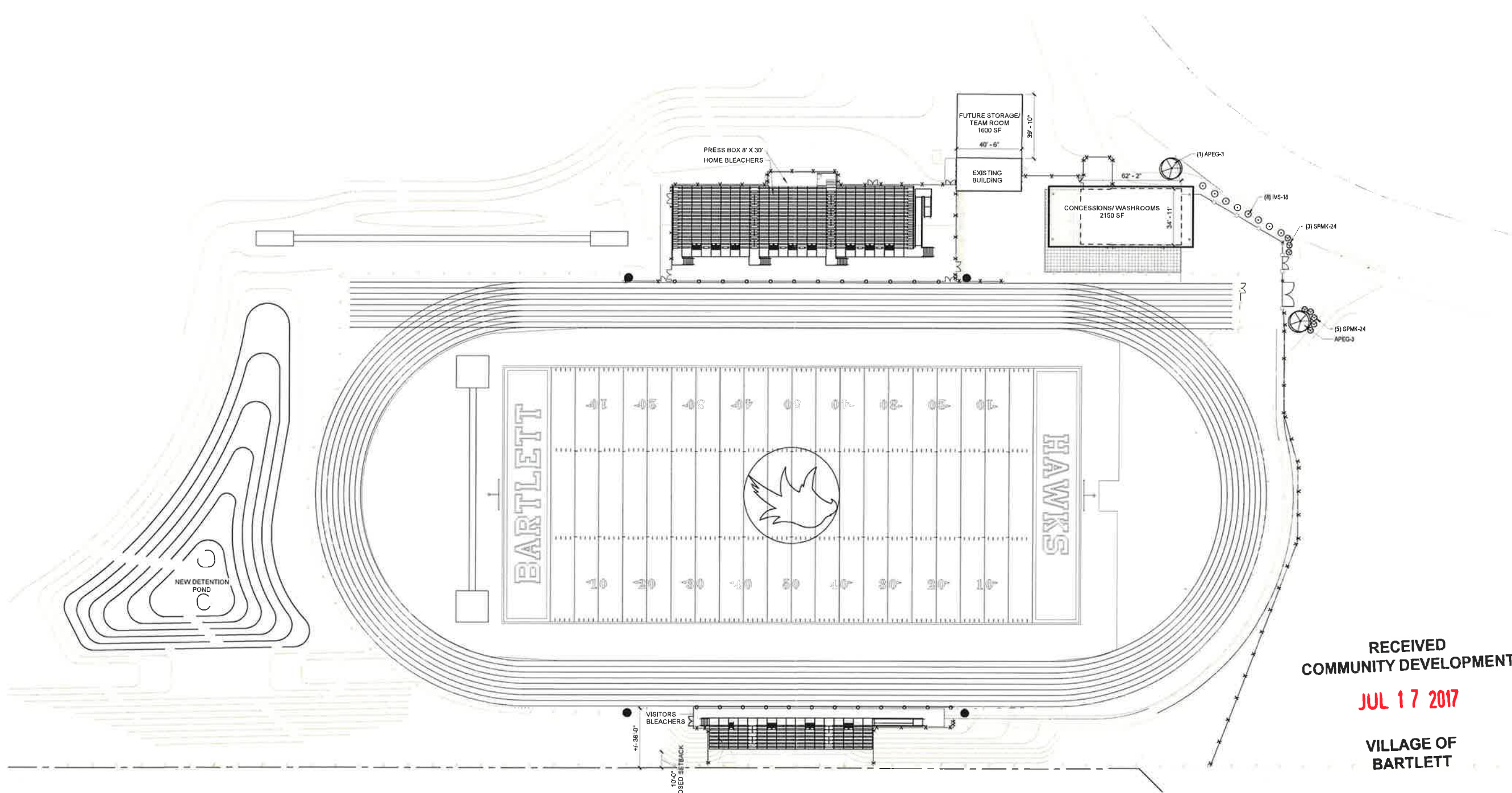
1 SITE PLAN
 1" = 30'-0"

SYMBOL LEGEND

- x — x — EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- o — NEW 6'-0" HIGH CHAINLINK FENCE
- o — NEW 4'-0" HIGH CHAINLINK FENCE
- o — NEW 6'-0" HIGH ORNAMENTAL STEEL FENCE
- NEW LIGHT POLE

PLANT SCHEDULE

ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3" CAL	ACER PLATANOIDES 'EMERALD GREEN'	EMERALD GREEN MAPLE
IVS-18	8	18" HT	ITEA VIRGINICA 'SPRICH'	LITTLE HEARTY DWARF SWEETSPIRE
SPMK-24	8	24" HT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC



RECEIVED
COMMUNITY DEVELOPMENT

JUL 17 2017

VILLAGE OF
BARTLETT

1 SITE PLAN
1" = 30'-0"

MARK	DATE
PROJECT NO.	2017.18
DATE	JULY 10, 2017
SHEET TITLE	BARTLETT HIGH SCHOOL STADIUM IMPROVEMENTS SITE PLAN
SHEET	2 OF 2



ENTRY RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

© 1983-2017 DLA ARCHITECTS, LTD.



form follows
learning™



AERIAL RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

© 1983-2017 DLA ARCHITECTS, LTD.



form follows
learning™



BLEACHER RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

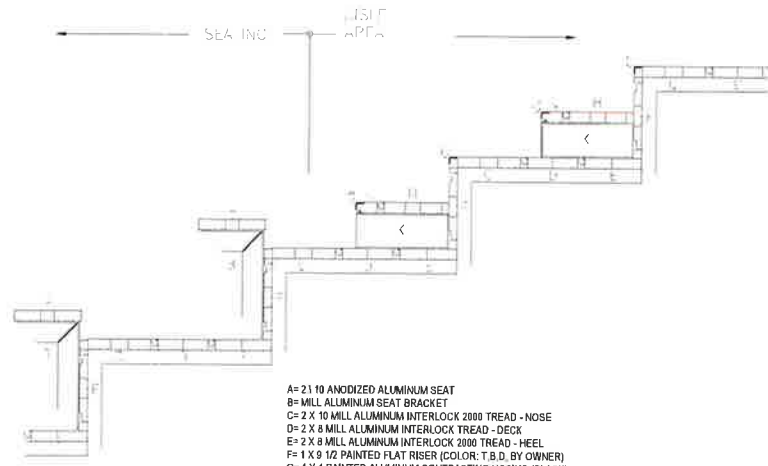
© 1983-2017 DLA ARCHITECTS, LTD.



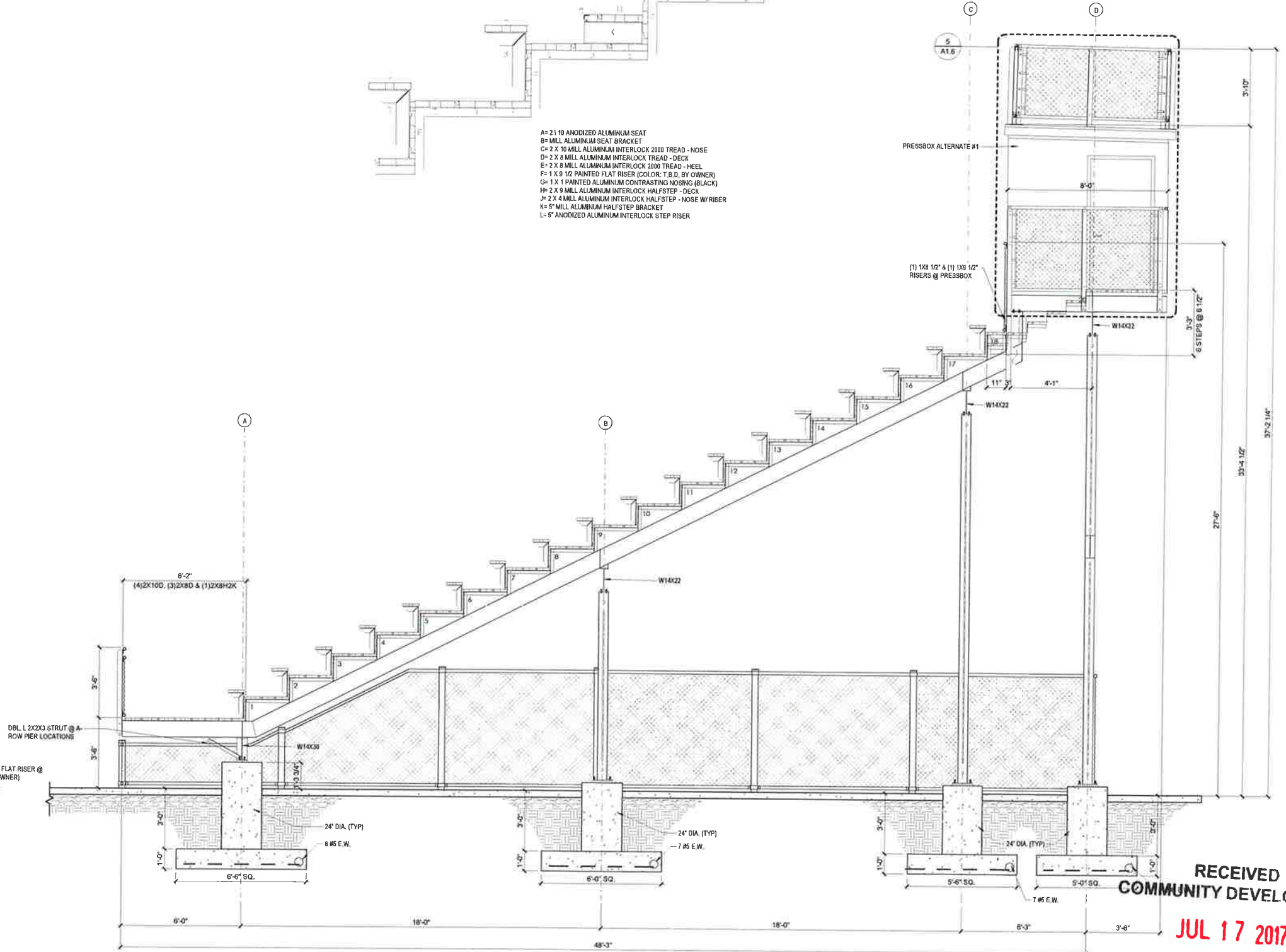
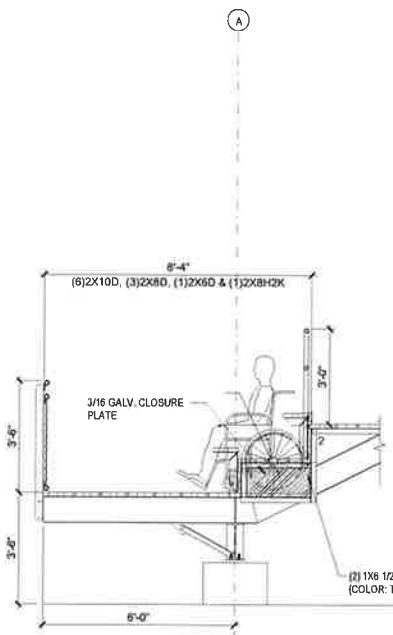
form follows
learning™

DESIGN LOADS:
 TREAD & SEAT AREA 100psf UNIFORM LIVE LOAD
 SEAT (VERTICAL) 120 lbs/ft
 SEAT (HORIZONTAL SWAY) 240 lbs/ft PARALLEL AND 180 lbs/ft PERPENDICULAR TO SEAT
 TREAD - STAIR AND ASLE TREADS - MINIMUM CONCENTRATED LOAD OF 3000 LBS ON AN AREA OF 4 SQUARE INCHES
 HANDRAIL & GUARDRAIL 50 lbs/ft IN ANY DIRECTION AT THE TOP
 HANDRAIL & GUARDRAIL 200 lbs CONCENTRATED IN ANY DIRECTION
 GUARDS, INFILL COMPONENTS - 50 LBS PER SQFT IN HORIZONTAL DIRECTION
 SNOW LOADS AS PER STATE ADOPTED CODE
 WIND LOADS AS PER STATE ADOPTED CODE
 SEISMIC LOADS AS PER STATE ADOPTED CODE

- NOTES:**
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING A.I.S.C. STANDARDS
 PLATE UP TO 1/2" THICK-A36
 PLATE U.N.O.=A572 GRADE 50
 ANGLE-A36/A572 GRADE 50
 WIDE FLANGE-A992 Fy=50ksi
 CHANNEL-A36/A36M GRADE 50
 ROD-A36/A529 GRADE 50
 TUBE-A300 GRADE "B" 46 ksi
 - WELD ARE ALL AROUND WITH TYPE ER70S-6 WIRE MIG.
 - ALL STEEL TO BE HOT DIPPED GALVANIZED TO A S.T.M. A-123-89 #1.
 - STRUCTURAL BOLTS ARE HOT DIPPED GALV. AND ARE EQUAL TO OR GREATER THAN A-307.
 - NO CONNECTIONS UTILIZING HIGH STRENGTH BOLTS ARE CLASSIFIED AS SLIP CRITICAL.
 - ANODIZED ALUMINUM RAILS 1 1/4" NOMINAL PIPE SIZE. (A 5/8" O.D.)
 - SOUTHERN BLEACHER COMPANY AS A MANUFACTURER AND INSTALLER OF GRANDSTAND SEATING IS NOT AUTHORIZED TO CERTIFY PLANS AS ADA COMPLIANT. HOWEVER, TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ADA REQUIREMENTS FOR QUANTITY OF ADA SEATING, ACCESS/EGRESS TO ADA SEATING, & DISPERSAL OF ADA SEATING.
 - ALL FIELD CONNECTIONS ARE NON-SLIP CRITICAL U.N.O. ALL CONNECTIONS ARE DESIGNED TO UTILIZE A307 BOLTS. IT IS ACCEPTABLE TO USE A325N BOLTS IN LIEU OF THE A307 BOLTS. THE INSTALLATION OF THESE BOLTS ARE TO BE TIGHTENED A SNUG TIGHT CONDITION AS SPECIFIC BY AISC.



- A= 2 1/4" ANODIZED ALUMINUM SEAT
- B= MILL ALUMINUM SEAT BRACKET
- C= 2 X 10 MILL ALUMINUM INTERLOCK 2000 TREAD - NOSE
- D= 2 X 8 MILL ALUMINUM INTERLOCK 2000 TREAD - DECK
- E= 2 X 8 MILL ALUMINUM INTERLOCK 2000 TREAD - HEEL
- F= 1 X 1/2" PAINTED FLAT RISER (COLOR: T.B.D. BY OWNER)
- G= 1 X 1" PAINTED ALUMINUM CONTRASTING NOSBG (BLACK)
- H= 2 X 9 MILL ALUMINUM INTERLOCK HALFSTEP - DECK
- J= 2 X 4 MILL ALUMINUM INTERLOCK HALFSTEP - NOSE W/ RISER
- K= 5" MILL ALUMINUM HALFSTEP BRACKET
- L= 5" ANODIZED ALUMINUM INTERLOCK STEP RISER

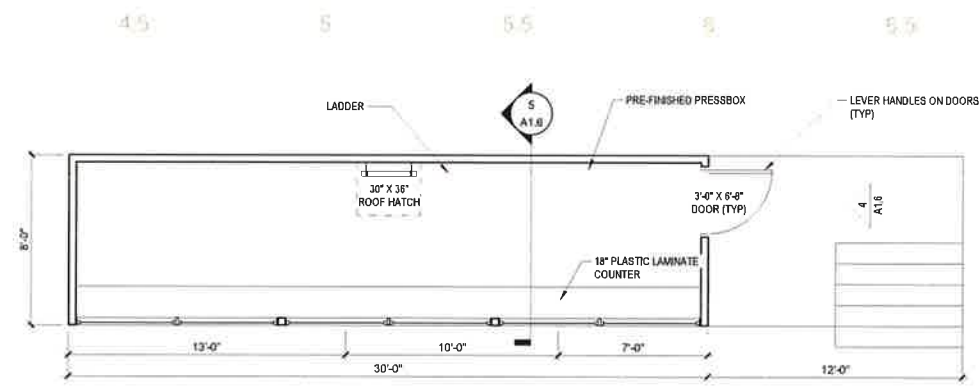


1 BLEACHER (HOME) SECTION
 3/8" = 1'-0"

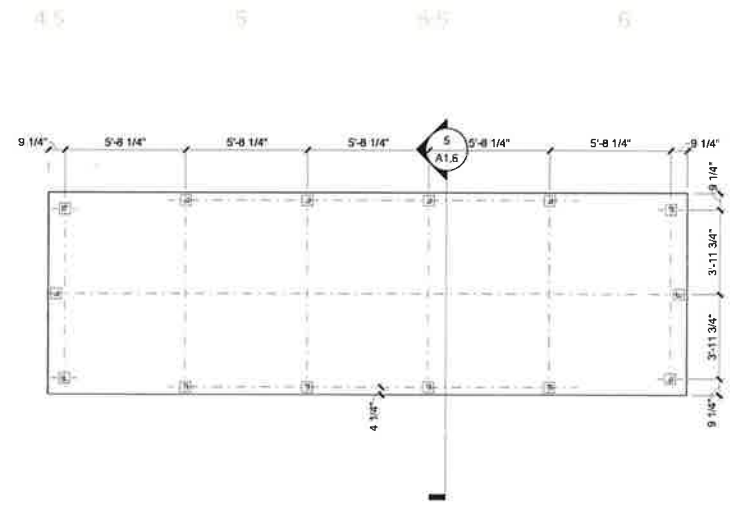
RECEIVED
 COMMUNITY DEVELOPMENT

JUL 17 2017

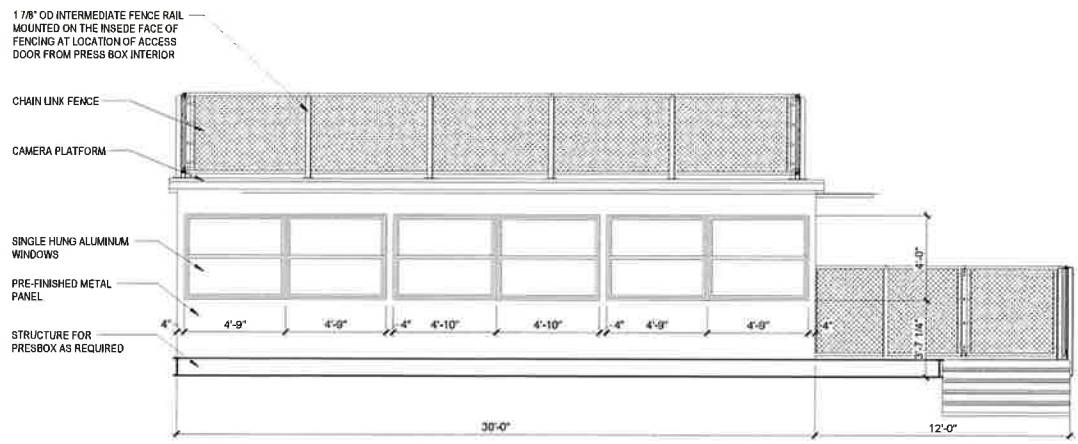
VILLAGE OF
 BARTLETT



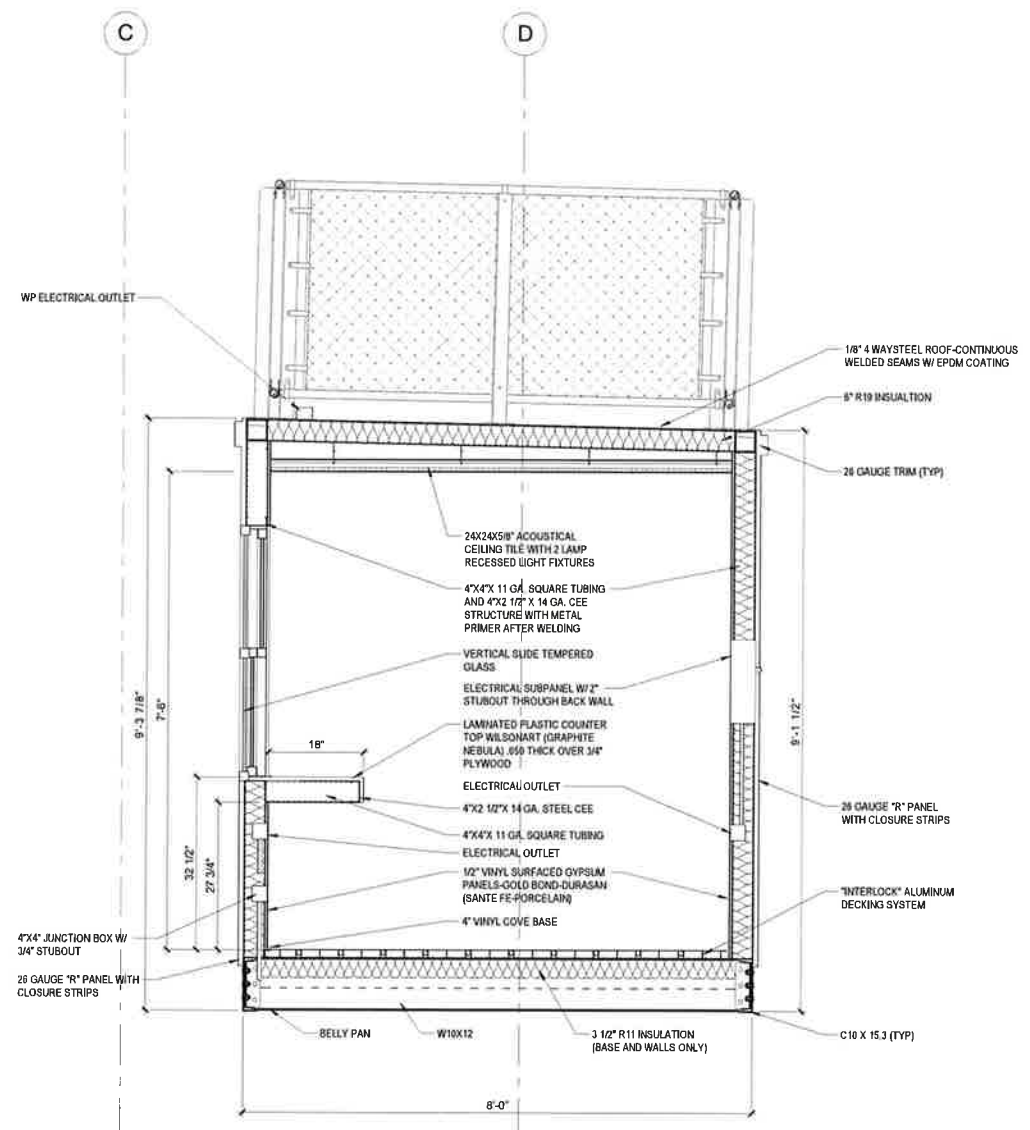
1 PRESSBOX PLAN
1/4" = 1'-0"



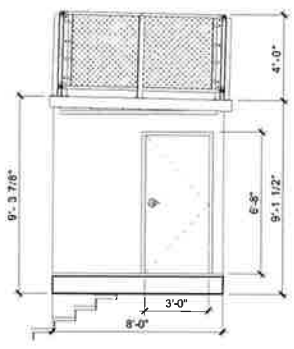
2 PRESSBOX ROOF RAIL LAYOUT
1/4" = 1'-0"



3 PRESS BOX - FRONT ELEVATION
1/4" = 1'-0"

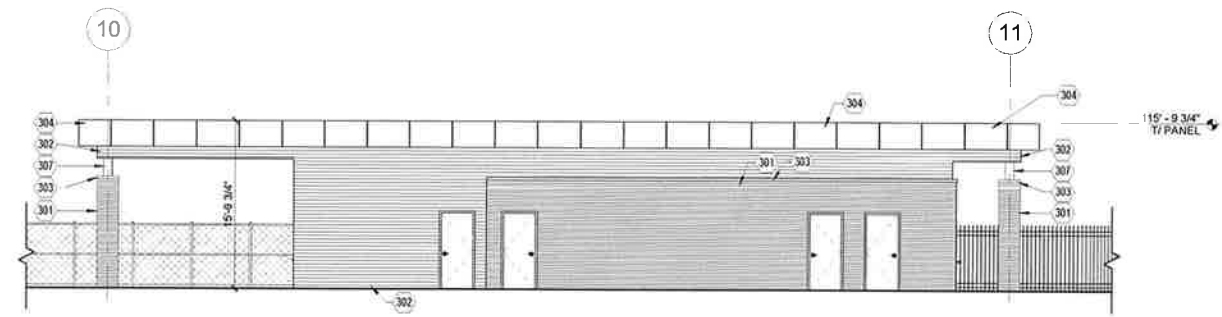


5 PRESS BOX SECTION
3/4" = 1'-0"

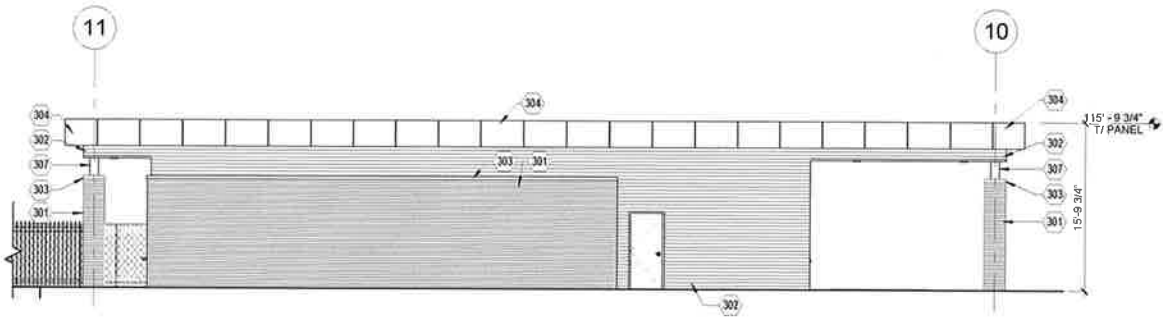


4 PRESS BOX - SIDE ELEVATION
1/4" = 1'-0"

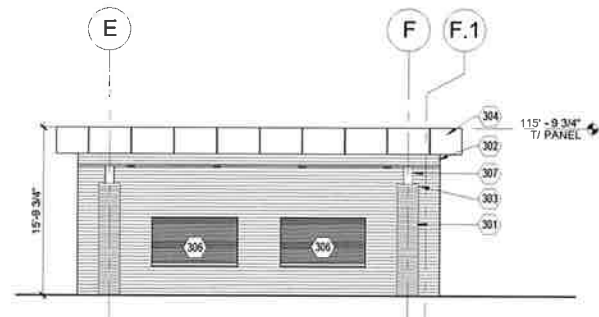
RECEIVED
COMMUNITY DEVELOPMENT
JUL 17 2017
VILLAGE OF
BARTLETT



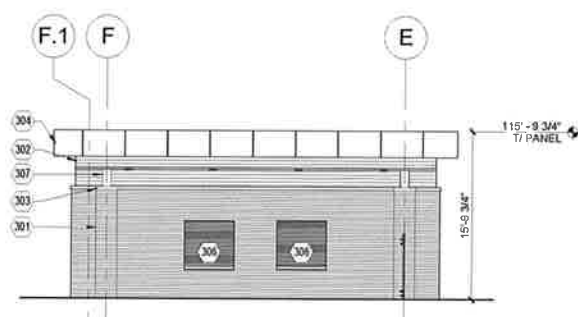
1 EAST ELEVATION
1/8" = 1'-0"



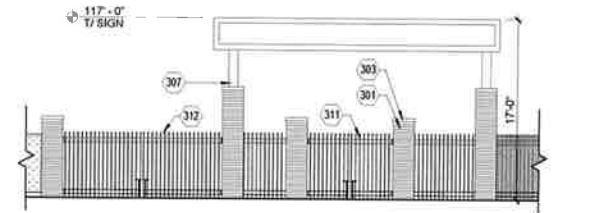
2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 STADIUM ENTRY ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT ALL NEW DOWNSPOUTS AND OVERFLOW NOZZLES.
4. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS. COLOR SELECTED BY ARCHITECT.
5. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.

ELEVATION KEYNOTES

X	
301	MODULAR FACE BRICK
302	EXPOSED FASTENER METAL WALL PANEL
303	LIMESTONE CAP
304	FIBER CEMENT VERTICAL PANEL SYSTEM
306	INSULATED COILING OVERHEAD DOOR
307	STRUCTURAL STEEL SEE FRAMING PLAN
311	8'-0" TALL X 4'-0" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE
312	6'-0" TALL X 7'-6" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE

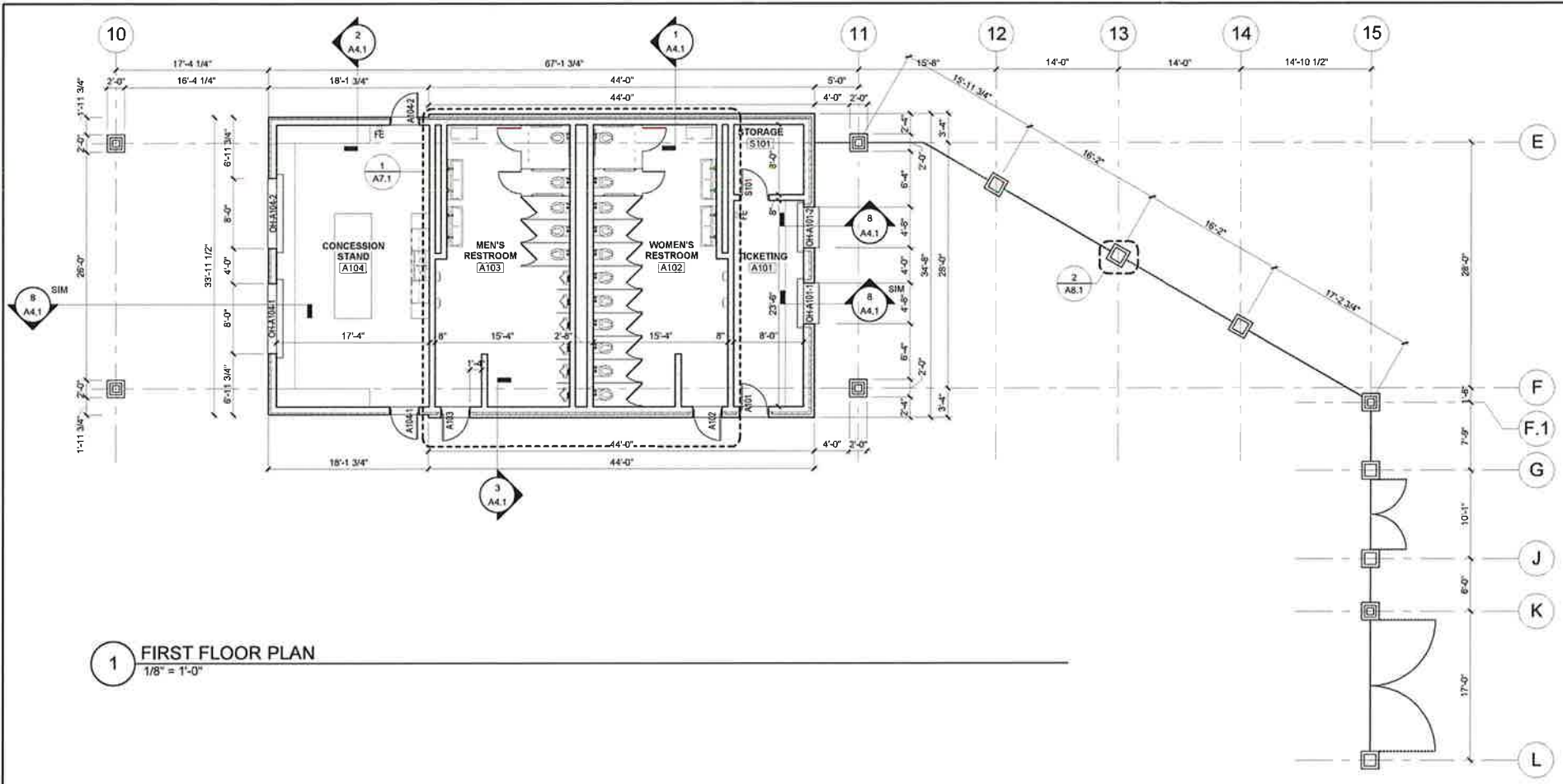


form follows learning™
Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063
www.dia-td.com

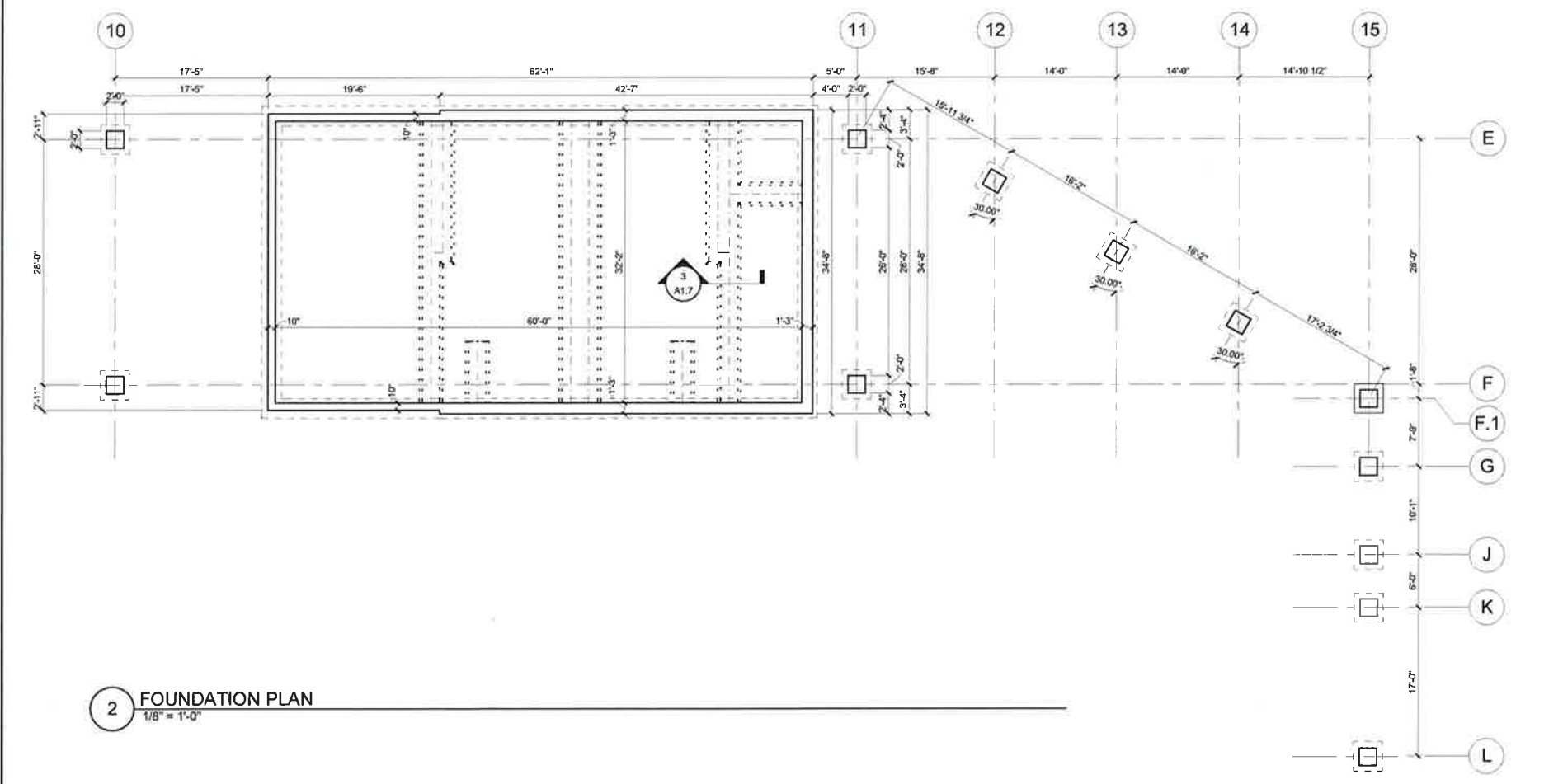
SCHOOL DISTRICT U-46 PROJECT NO. 204
BARTLET HIGH SCHOOL STADIUM IMPROVEMENTS
701 W SCHICK ROAD
BARTLETT, IL 60103

RECEIVED
COMMUNITY DEVELOPMENT
JUL 17 2017
VILLAGE OF
BARTLETT

MARK	DATE
ZONING SET	
PROJECT NO.	2017.18
DATE	JULY 10, 2017
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET	A3.1



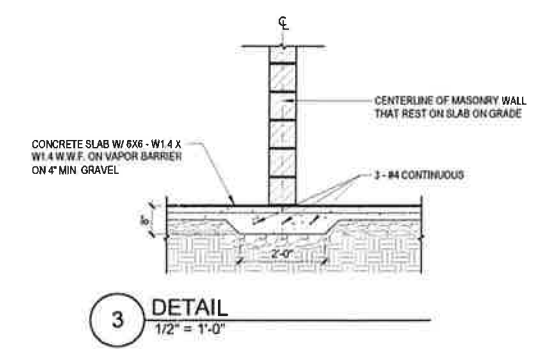
1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 FOUNDATION PLAN
1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- SEE SHEET G0.2 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
 - SEE SHEET A6.1 FOR WALL TYPE DETAILS. ALL NEW INTERIOR WALLS TYPE "A" UNLESS NOTED OTHERWISE.
 - SEE SHEET G0.2 FOR TYPICAL MOUNTING HEIGHTS OF BUILDING ELEMENTS AND EQUIPMENT.
 - SEE SHEET A10.1 FOR DOOR AND FRAME SCHEDULE.
 - SEE ROOM FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
 - CONSTRUCT ALL WALLS TO UNDERSIDE OF THE DECK UNO.
 - ALL NEW WALL PENETRATIONS MUST BE SEALED AGAINST THE PASSAGE OF SMOKE. ALL NEW WALL PENETRATIONS THROUGH A FIRE RATED WALLS MUST BE SEALED TO MAINTAIN THE SPECIFIED RATING.
 - PROVIDE CALK ALONG ENTIRE PERIMETER OF JOINT BETWEEN STEEL LINTELS AND MASONRY. TYPICAL AT ALL INTERIOR STEEL LINTELS.
 - ALL EXPOSED OUTSIDE CORNERS OF CMU WALLS AND EXPOSED DOOR AND WINDOW JAMBS ARE TO BE BULLNOSE BLOCK UNO.
 - ALL INTERIOR MASONRY WALLS TO HAVE CONTROL JOINTS AT 2'-0" OC MAX. SEE SHEET A6.1.
 - NEW MASONRY TO BE TOOTHED-IN WHERE INTERSECTING EXISTING MASONRY LOCATIONS. BONDING AND COURSING SHALL MATCH EXISTING.
 - PATCH ALL AREAS DISTURBED BY CONSTRUCTION WHETHER OR NOT INDICATED ON PLANS. PATCH OR PROVIDE NEW MATERIALS TO MATCH EXISTING ADJACENT CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR.
 - PATCH ALL HOLES WHERE ITEMS HAVE BEEN REMOVED FROM WALLS. INFILL ALL VOIDS AFTER REMOVAL OF EXISTING DUCTS, PIPING, CONDUIT, ETC. TO MATCH EXISTING ADJACENT CONSTRUCTION.
 - ALL DOOR RETURNS TO BE 4" UNLESS NOTED OTHERWISE.
 - ALL ROOM NAMES AND NUMBERS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY. OWNER WILL PROVIDE NEW NAMES AND NUMBERS THAT SHALL BE USED FOR THE PROGRAMMING OF ALL SYSTEMS.
 - CLASSROOM AND OFFICE FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY. THESE ITEMS WILL BE PROVIDED BY THE OWNER BUT MAY REQUIRE SOME ELECTRICAL CONNECTION AS INDICATED ON THE ELECTRICAL AND TECHNOLOGY DRAWINGS. FINAL SIZE AND LOCATION OF FURNITURE SHALL BE COORDINATED IN FIELD.
 - NEW INFILL WALLS TO BE FLUSH AND ALIGN WITH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

RECEIVED
COMMUNITY DEVELOPMENT
JUL 17 2017
VILLAGE OF
BARTLETT



3 DETAIL
1/2" = 1'-0"

DIA ARCHITECTS
www.dia-llc.com

form follows learningSM

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.942.4063

SCHOOL DISTRICT U-46 PROJECT NO. 204
BARTLETT HIGH SCHOOL STADIUM IMPROVEMENTS
701 W SCHICK ROAD
BARTLETT, IL 60103

MARK	DATE
ZONING SET	
PROJECT NO.	2017.18
DATE	JULY 10, 2017
SHEET TITLE	FIRST FLOOR PLAN & FOUNDATION PLAN
SHEET	A1.7



Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

Via email: JPlonczynski@vbartlett.org

July 27, 2017

Mike Werden, Chairman
Village of Bartlett Zoning Board of Appeals
228 S. Main Street,
Bartlett, IL 60103

RECEIVED
COMMUNITY DEVELOPMENT

JUL 28 2017

VILLAGE OF
BARTLETT

Re: Public Hearing – Case # 17-19
701 West Schick Road, Bartlett, PIN: 01-15-400-010

Dear Mr. Werden,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding U-46 School District's petition for a setback Variation, Site Plan Amendment, and Special Use Permits for the Bartlett High School Stadium improvements. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

The Forest Preserve District of DuPage County owns property known as Hawk Hollow Forest Preserve, which is adjacent to the subject property. Staff has reviewed the Public Hearing Notice and the proposed requests and has the following comments.

School District U-46 has chosen lighting fixtures that are expected to minimize light pollution for the Bartlett High School improvement project. The fixtures known as TLC-LED-1150 appear to be fully-shielded fixtures and as a result seem to be a better choice to focus directly onto the field thus minimizing light projected into the night sky. Numerous studies have documented that artificial light at night has negative and deadly effects on many creatures including amphibians, birds, mammals, insects and plants. Not to lessen the importance of these others, two State Threatened bird species have been observed at Hawk Hollow Forest Preserve near the project area. We continue to encourage new installations of lights to adopt "Dark Sky" recommendations. We are pleased that District U-46 has taken the initiative to reduce light pollution resulting from this project and encourage the School District to maintain the current foot-candle limits at property lines to protect our plant and animal neighbors from the adverse impacts of light pollution.

Though reductions to setback and landscape buffers do not always directly impact any Forest Preserves, we believe there can be indirect impacts. Setback reductions may allow increased impermeable surfaces which can decrease the amount of stormwater infiltrating into the ground. We encourage the Zoning Board of Appeals to promote as much permeable surfaces as possible.

Forest Preserve District staff have reviewed the proposed restoration seed mix and does not have any objections.

We hope you will allow us the opportunity to review and comment on any revisions to plans as this project moves forward. Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the hearing on Monday, July 31st, 2017. If you have any questions, please contact me at (630) 933-7235.

Sincerely,



Kevin Stough,
Manager of Land Preservation

cc: Joe Cantore, President
Al Murphy, Commissioner, District 6
Ed Stevenson, Executive Director
Dan Zinnen, Director of Resource Management and Development