

VILLAGE OF BARTLETT
COMMITTEE MINUTES

March 17, 2015

President Wallace called the Committee of the Whole meeting to order at 7:28 p.m.

Present: Trustee Arends (via webcam), Camerer, Carbonaro, Martin, Reinke, and Shipman

Also Present: Village Clerk Lorna Giless, Village Administrator Valerie L. Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Assistant Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Chief Kent Williams, Deputy Chief Patrick Ullrich, Deputy Chief Joe Leonas, Head Golf Professional Phil Lenz, Food & Beverage Manager Paul Petersen, Grounds Superintendent Kevin DeRoo, and Attorney Bryan Mraz

PLANNING & ZONING COMMITTEE

Seasons Produce & Specialty Market

Chairman Camerer asked Community Development Director Jim Plonczynski to review the item.

J. Plonczynski explained that the petitioner, Valery Kapadoukakis on behalf of Seasons Produce and Specialty Market, is requesting a second amendment to their special use permit to allow for the expansion of the outdoor sales area and add Friday hours. Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

Trustee Martin commented that there would still be plenty of room for parking even with the expansion.

Trustee Shipman asked if this is Seasons Produce's second expansion.

J. Plonczynski responded yes, they expanded last year. You may recall they added a second operation at the Village's Farmers Market in the downtown. They are not going to the downtown location, but will expand at Rt. 59 and Stearns and add an extra day.

Chairman Camerer clarified that they will not have a market at Bartlett Plaza.

J. Plonczynski responded that is correct.

President Wallace asked what drove their decision to leave Bartlett Plaza and expand at Rt. 59 and Stearns.

J. Plonczynski responded that it was a matter of economics. They are getting more bang for their buck at Rt. 59 and the extra day will accommodate any loss of revenue they might have experienced at Bartlett Plaza.

President Wallace asked if the property owner will be removing the cement median.

J. Plonczynski explained that the tent isn't as large as the red area depicted on the map.

Trustee Martin commented that the corn is very good at the market.

There being no further comments or questions, Chairman Camerer forwarded the petition to the Plan Commission for further review and public hearing.

Sanzeri's Subdivision Rezoning & Preliminary/Final Plat

Chairman Camerer asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the petitioner, Dana Sanzeri, represented by Linda Sanzeri, is requesting rezoning from ER-1 to SR-2 and preliminary/final plat of subdivision to create two detached single-family residential lots. The subject property is on the south side of W. Railroad Avenue, west of S. Western Avenue, commonly known as 429 W. Railroad Avenue. He stated that Mr. Elmer Hecht used to own the property for a number of years. It is zoned ER-1 and was never rezoned for anything until the Sanzeri's purchased it. They would like to create a two-lot subdivision and rezone the property to the SR-2 district. Once rezoned, they would like to build one of their own houses and then have a second lot for sale for anyone who wishes to build. Both lots would meet the SR-2 minimum of 10,800 square feet. Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

There being no further comments or questions, Chairman Camerer forwarded the petition to the Plan Commission for further review and public hearing.

Inglesia Bautista Betel Site Plan Amendment

Chairman Camerer asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the petitioner, Dr. Elmer Fernandez, is requesting a site plan amendment to expand an existing parking lot. Pastor Fernandez entered into an agreement with the owners of the former World Overcomers Church, now the Encounter Church to swap church sites. Part of the agreement is to expand the site plan and improve the parking lot for his former church site. This will be the site of the new Encounter Church (referring to exhibit) that Pastor DiPalma will run. Essentially, they will expand the parking lot, improve the driveway access off of N. Bartlett Road, and install landscaping around the perimeter, as well as stormwater detention for the facility. Engineering and landscaping plans are currently being reviewed by staff. Staff recommends forwarding the petition to the Plan Commission for their review.

Trustee Shipman asked if the driveway that is accessed by N. Bartlett Road goes through a second property and if so, is that owned by the church as well.

J. Plonczynski explained that it is in an easement. It goes through this property (referring to exhibit). The church has a longstanding easement between the properties and they share that common access.

Trustee Shipman asked if it divides two separate properties.

J. Plonczynski responded yes, as well as providing access to both. A number of years ago, the Board approved a commercial center and a gas station that never got built. They share that same access.

President Wallace asked what would happen if someone is interested in the parcel on the corner and the driveway is an essential portion of the business.

J. Plonczynski responded that they share the easement. The property has the same easement that the Encounter Church will share. There used to be a gas station on the corner, then the Board approved a second gas station with a Dunkin Donuts about 7 or 8 years ago, but it never was built. It is still zoned commercial and has an approved site plan. A new business would have to share and honor those easements.

There being no further comments or questions, Chairman Camerer forwarded the item to the Plan Commission for further review.

Artis Senior Living of Bartlett Final Subdivision & Final PUD/Site Plan for Lot 1

Chairman Camerer asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the petitioner, Jay Hicks on behalf of Artis Senior Living, is requesting final subdivision and final PUD site plan approval for Lot 1. Artis was given preliminary approval as well as preliminary PUD plan for the property on the east side of Rt. 59, south of Apple Valley Drive. They are dividing it into three lot subdivision and asking for final approval on Lot 1, the Artis site. The subdivision is pretty straight forward. It's divided to include a detention, future second lot, and the Artis site (referring to exhibit). It is a 72-unit senior memory care facility (elevations exhibit displayed). The site will be landscaped and a perimeter fence will be installed. They will provide detention for not only this facility, but also for Lot 2 when it develops. The subdivision and site plan are in substantial compliance with the approved preliminary plan. The proposed permitted use list will become a part of the adopted ordinance.

Trustee Arends asked who the parent company is for Artis.

J. Hicks responded that there isn't a parent company per se, but Artis is connected to the Bainum family of Maryland. The Bainum's founded ManorCare back in the early 60's; that's where we all got our start. So, there isn't a parent company, but there is a parent

family, if you will. The Bainum's, nor any of us, have had anything to do with ManorCare since the late 90's, but that's where we all came together on assisted living.

Trustee Arends asked if that is the same ManorCare that is located in Mt. Prospect.

J. Hicks responded that it very well could be. They have a very big presence in the Chicago area.

Trustee Shipman commented that he still has some concerns regarding the access in and out on Rt. 59 and the entrance. Specifically, southbound Rt. 59 really has no way to access the facility.

President Wallace asked if there has been any interest in the back lot.

J. Hicks responded that he has gotten a number of phone calls, but has deliberately not pursued anything until final approval was given.

President Wallace stated that the Rt. 59 corridor is such prime real estate and we are looking forward to Artis being there, but would really like to see some tax revenue from the back lot, if at all possible.

J. Hicks responded that Artis will be doing their part; we don't generate children, but do generate revenue. We are the best of both worlds. We generate a non-residential tax base but yet we are essentially a residential use, meeting what we think is an acute demand for quality senior care in Bartlett.

Chairman Camerer stated that he is pleased to see Artis coming into Bartlett because the subject property has been sitting vacant for 30+ years.

There being no further comments or questions, Chairman Camerer forwarded the item to the Plan Commission for further review.

President Wallace entertained a motion to adjourn the Committee of the Whole meeting.

Moved by Trustee Camerer
Seconded by Trustee Carbonaro

Motion carried

President Wallace adjourned the Committee of the Whole meeting at 7:43 p.m.