

Village of Bartlett
Plan Commission Special Meeting
Minutes
December 11, 2014

Chairman Deyne called the meeting to order at 6:00 pm.

Roll Call

Present: R. Deyne, M. Hopkins, J. Lemberg, D. Negele, A. Hopkins, J. Kallas
Absent: T. Kunce, J. Miaso, T. Ridenour, S. Cook
Also Present: R. Grill, Asst. CD Director

Approval of Minutes

A motion was made to approve the minutes of the November 13, 2014 meeting.

Motioned by: D. Negele
Seconded by: A. Hopkins

Ayes: R. Deyne, M. Hopkins, J. Lemberg, D. Negele, A. Hopkins, J. Kallas
Nays: None
Abstain: None

The motion carried.

Case # 14-24 Bartlett 59 – Special Use Permit For the Removal of Topsoil – Public Hearing

The petitioner, Dan Olsem of Crown Community Development Company and on behalf of Bartlett 59 LLC, was present and sworn in. Also present was Pat Holtzee of JCK Contractors, Inc, Union IL. The subject property is located at the northwest corner of Route 59 and West Bartlett Road, Bartlett, IL.

R. Deyne opened the Public Hearing.

The following Exhibits were presented:

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

Roberta Grill gave some background information.

R. Grill – The petitioner is requesting a Special Use Permit on the 109 acres located at northwest corner of Route 59 and West Bartlett Road for the temporary removal of excess topsoil in the SR-2 and ER-2 Residential Zoning Districts. The topsoil would be removed and then screened in two phases. Phase 1 would primarily take place along the east side of the property closest to Route 59. Phase 2 consisting of the remaining property, would primarily occur along the west half of the property adjacent to Naperville Road. If approved, the temporary operation would commence in the Spring of 2015 and the contractor estimates completion by the Fall of 2016.

A temporary construction entrance measuring 20 feet wide by 70 feet in length will be located along West Bartlett Road across from the Cheviot Drive and will require a permit from the Cook County Department of Transportation and Highways. *She indicates the location on the map.* The contractor estimates approximately 40 to 50 trucks would enter and leave the site per day, weather permitting.

Silt fencing and/or construction fencing would be utilized adjacent to the special management areas and will comply with all ordinance requirements. No work will occur in the Floodplain, Wetlands and Waterways and all will be protected with buffers and fencing. The large stand of trees would also remain undisturbed. *She indicates the location of the trees on the map.* Portable toilets and refuse receptacles will be provided and maintained on the site.

Best management practices will be utilized on the site during the operation. Restoration of the site will include permanent stabilization with a minimum 70% vegetative cover. The West Bartlett Road Corridor Plan currently identifies this site for future residential, open space and commercial uses. The removal of this excess top soil would enhance the marketability of this site to potential commercial users and eliminating the significant cost associated with hauling topsoil offsite when the property is developed in the future. Staff recommends approval of the petitioner's request for a Special Use Permit, subject to the conditions and Findings of Fact outlined in your Staff report.

R. Deyne – Commissioners, are there any questions of Staff? *No response from the Commissioners.*
Does the petitioner wish to add anything at this time?

D. Olsem – No.

R. Deyne – Does anyone in the audience wish to make comments or ask questions regarding this petitioner’s request?

Jose Zamudio resides at 8 N 518 Route 59, Bartlett, IL.

J. Zamudio – We live on Route 59 and have an elderly person in the house, so we are wondering about the noise. That is our only concern.

R. Deyne – We will make note of your concern and have the petitioner address all the questions and concerns at one time. Thank you. Is there anyone else? *There was no one else in the audience that wished to speak.* Then, will the petitioner come forward and respond to this concern?

D. Olsem – I am with Crown Community Development and with me is Pat Holtzee from JCK Contractors. They will be the contractor doing the work on the site. I’ll let Pat respond to the question of noise. He is better versed to do that, but I will say that any work that occurs on the site will be in accordance with the Village’s Noise ordinances as well as proper maintenance of the streets and keeping the streets clean, as well as the DuPage County Soil and Water Erosion Control Ordinance.

P. Holtzee – I am with JCK Contractors out of Union, Illinois. As far as the noise goes, the trucks going up and down Route 59 now are louder than we are. We will only have a loader there and a screen machine. There will not be any crushing or banging or anything like that. I know that 40 to 50 trucks seems like a lot, but I only have 8 semi-trucks and maybe they come in 3 to 4 times each. They might come in 5 times, each one, or they might only come in 2 times. That will vary day to day and how far we are hauling it.

R. Deyne – Are there any questions from the Commissioners to the petitioner?

D. Negele – What are the hours that you will be operating on that site?

P. Holtzee – I think it is 7:00 am to 5:00 pm or 7:00 am to 6:00 pm out here in Bartlett.

R. Grill – They have to follow our construction hours.

P. Holtzee – We usually shut down pretty early. It is usually between 4:00 pm and 5:00 pm that the last trucks come in. We won’t start up before 7:00 am.

R. Deyne – What is your timeline for this project? How long will it take you?

P. Holtzee – We think we will have it out of there this year. In 2015.

D. Olsem – I should clarify that. There are two phases to the project. Phase 1 is on the corner and vaguely separated by the tree line. That is about 50,000 yards. Pat is currently under contract to remove that material, right now. We will still be on the site with the topsoil, so we decided to go through the process now and get Phase 2 approval as well, because we may come back next year to remove more topsoil in Phase 2 which is near Naperville Road. We will, of course, leave some of the topsoil on the site for re-spread. However, Pat is currently not under contract to perform that additional work. He is under contract until November of this coming year and I believe he estimates the Phase 1 work to be done most likely by September or October, 2015.

R. Deyne – You own the property, is that correct?

D. Olsem – Yes, that is correct.

R. Deyne – Is there any interest in that property?

D. Olsem – No, not much. It is still a little bit green. The market is still on its way back. Every once in a while we will get somebody that expresses some interest through some broker. We usually don't know who that is and then we usually don't hear from them again. But we are hoping that we see some more interest in it this year. We are optimistic. It is a great location. Everybody knows that. It is just more of where we are as far as where this recovery goes. It is a little bit premature at this time, particularly with commercial property. We are hoping for a commercial development on the corner. Of course, we will be back before you when we get a user for the property. But, as of right now, we don't have a lot of interest.

R. Deyne – I recently saw some people out there taking soil borings. Was that just for soil compaction?

D. Olsem – If it was just recently, it was most likely IDOT. I think they have plans to widen that intersection. I think they have been working with the Village on that. We did soil borings, but it was a number of years ago. I am assuming it was in the right-of-way.

A. Hopkins – Which way will the trucks enter and leave the property? Will there be a normal pattern they will be following?

D. Olsem – We had a lot of discussion with the Village on that. It is difficult to get those trucks to turn left to go east on West Bartlett Road and then turn north on Route 59. The plan right now is to have them come down Route 59 and basically have a right-in-right-out at the construction entrance. They will leave the site and go west to Naperville Road and then back to Lake Street. It should work well. It keeps that intersection free from the big trucks. They will be coming from the north and then going west.

A. Hopkins – Thank you.

M. Hopkins – When you go to Phase 2, will you move the construction entrance?

D. Olsem – Most likely.

M. Hopkins – What measures on the site will you take near the construction entrance so the trucks can shed the dirt that gets on the truck wheels?

D. Olsem – The entrance is currently designed to be 20 feet wide and 70 feet long. That is shown on the plans. There will be large stones down, so a large amount of material will be removed from the tires just in that passage way. JCK Contractors also has their own street sweeper that they will have available to clean West Bartlett Road. I'll be honest, there may be some material on the road, but it will be cleaned up immediately. That is our requirement, contractually with JCK Contractors. And that is what they have committed to doing, as well. And they have a good history with that.

M. Hopkins – So, if they get a phone call, you'll be out there with the sweeper?

P. Holtzee – Hopefully, we won't get a phone call. But, yes, we will be out there cleaning up constantly. I don't think there will be anything out there, anyway, because we are out in a field and when it gets moist we will go to one of our other job sites where it is more accessible.

D. Olsem – One other comment on that is JCK Contractors owns its own trucks so it isn't like they have customers coming on to this site and leaving the site that they don't have control over. They control and employ the individuals driving these trucks. It makes it easier to keep track of that and keep on top of those guys to keep the street clean.

R. Deyne – Commissioners, are there any other questions? *There was no response from the Commissioners.*

A motion was made to approve the petitioner's request for a Special Use Permit for the Removal of Topsoil, along with the recommendations of Staff and the Findings of Fact.

Motioned by: J. Kallas
Seconded by: M. Hopkins

Roll Call

Ayes: R. Deyne, M. Hopkins, J. Lemberg, D. Negele, A. Hopkins, J. Kallas
Nays: None

The motion carried.

Chairman Deyne closed the Public Hearing

R. Deyne - Good luck, gentlemen.

Old Business / New Business

R. Deyne – I just have a brief comment. Tom Kunce has submitted his resignation, effective January 1, 2015. Tom just celebrated his anniversary on the Plan Commission and has served for 15 years. He is relocating and will be moving out of state. So, currently we have two openings on the Plan Commission. I also just wanted to remind you that the Village Holiday party is tomorrow evening, so we will see you all there.

The meeting adjourned at 6:16 pm.