

**Village of Bartlett
Zoning Board of Appeals
Minutes**

August 3, 2017

M. Werden called the meeting to order at 7:02 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, L. Hanson, J. Rasmussen

Absent: J. Banno

Also Present: J. Plonczynski, CD Director, R. Grill, Assistant CD Director

Approval of Minutes

A motion was made to approve the minutes of the July 6, 2017 meeting.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, L. Hanson and J. Rasmussen

Nays: None

The motion carried.

**Case # 17-19 Bartlett High School Stadium Improvements
Variation – Side Yard
PUBLIC HEARING**

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**
- Exhibit D – Forest Preserve District Letter**

William Templin was sworn in by **M. Werden**.

Petitioner **W. Templin** stated the School District as well as Bartlett High School has been working on this project off and on for the past 10 years. The project is broken into four phases.

Phase One - Is the home bleachers, detention basin, press box and stadium lighting.

Phase Two A - Concession building with surrounding hard surfaces.

Phase Two B - Pathway to the visitor's bleachers.

Phase Three - Addition to an existing metal building for teams to meet during half time.

Phase Four - Artificial turf on the football field.

W. Templin stated this is in order of preference. Phase One will be going to bid in the next month or two. A rendering of the concession building and the gateway into the stadium area were shown on the overhead projector. **W. Templin** stated initially the plans were to move the entire football field back 30 feet to allow for the visitors bleachers. Moving the football field and track would cost \$1,000,000 to \$1,500,000. By getting a variance for the side yard setback they can get the bleachers in without moving the field and track. **M. Werden** asked if there were many calls or comments regarding this project. **R. Grill** answered none. **M. Werden** stated in the letter from the Forest Preserve District that they were concerned with the impermeable surfaces and possibly water runoff. **R. Grill** stated later in the letter it states this would have very little impact on their property. **M. Werden** asked if there was any other discussion on this proposal. **B. Bucaro** questioned if water run off at the detention basin was for all phases. **W. Templin** stated yes this was for all phases including the artificial turf. **M. Werden** stated the drawings looked very impressive and asked how long the improvements would last, such as future expansion of the school, such as, would things need to be redone in the next 10 years. **W. Templin** stated no. **G. Koziol** stated he thinks this an exciting project for Bartlett High School and the whole community, it's been a long time coming. The students deserve their own stadium. **G. Koziol** questioned the press box and the lights being labeled as optional, if funds are available. **W. Templin** stated the lights will be added in the first phase, which are a priority over the press box, if the funds are available. **G. Koziol** asked if both items could be added at a later date if necessary. **W. Templin** stated yes, the foundation will be put in for the press box and all they would have to add would be the columns and platform. All of the underground work will be done. **G. Koziol** stated he would like to see the lights up in the first phase. **M. Werden** stated it was a very impressive design. **R. Grill** pointed out the area on the east property line for the variance that is to be voted on. The Petitioner is requesting a reduction in the 25 foot side yard setback to 10 feet. **M. Werden** asked if

there were any other questions from the Board. **L. Hanson** asked since the stadium is so close to the forest preserve, who would be responsible for the trash if it were to spill onto the forest preserve property. **W. Templin** stated after each game it would be the responsibility of the district to clean up the area including the other side of the 6 foot fence. **M. Werden** asked if there were any other questions from the Board. There was no response.

PUBLIC HEARING

Valerie Salmons who resides at 1179 Litchfield Lane stated she was delighted to see this project going forward. There has been extensive site analysis and they also met with South Elgin, being they just did a similar project. **V. Salmons** stated they had great insight and ideas. This stadium will generate a sense of community. This facility will not just be for football but for soccer and Lacrosse. There has been tremendous positive response from the community. Fundraisers have raised almost a million dollars, which is not enough to finish the project but a great start. **M. Werden** asked if there were any other members of the audience that would like to speak. No one came forward.

M. Werden also asked if there were any other questions from the board, or any motions.

G. Koziol made a motion to pass along a positive recommendation to the Village Board.

M. Werden stated there is a motion by **G. Koziol** to pass a positive recommendation for the reduction from 25 feet to 10 feet on the side yard.

Motioned: G. Koziol

Seconded: L. Hanson

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, L. Hanson

Nays: None

The motion carried.

Old Business/ New Business

R. Grill welcomed the newest member of the Zoning Board of Appeals, Jennifer Rasmussen.

R. Grill stated there will be a very large agenda next month.

M. Werden asked if there was a motion to adjourn.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Motion Carried

The meeting was adjourned at 7:17 P.M.