

**Village of Bartlett
Plan Commission Meeting
Minutes
August 10, 2017**

Chairman Lemberg called the meeting to order at 7:02 pm.

Roll Call

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

Absent: J. Allen

Also Present: R. Grill, Assistant CD Director

Approval of Minutes

A motion was made to approve the minutes of the July 13, 2017 meeting.

Motioned by: J. Miaso

Seconded by: A. Hopkins

Roll call

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

Abstain: J. Kallas

Motion carried.

Case # 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

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - DuPage County Forest Preserve Letter

Petitioners Greg Berna and William Templin were sworn in by J. Lemberg.

R. Grill stated this property was annexed to the Village and rezoned to the P-1 (Public Lands) District in 1995. A Site Plan Amendment was approved for this site in 1997 which added a cogeneration building and some small changes to the parking lot. The Petitioner is requesting a Second Site Plan Amendment for the 66 acre high school site to allow for proposed stadium improvements. These improvements will take place in four general phases.

Phase 1 would include the permanent home grandstands located west of the existing track/football field, and the required additional detention. The press box and stadium lights would also be included in Phase 1 if funding is available.

Phase 2a would include a concessions/washroom/ticket building, located just to the north, and stadium entry feature. **Phase 2b** would be the visitors' grandstands and a pathway to the stands.

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.

The stadium entry feature, would consist of black aluminum fencing with a gate and brick columns. This feature would architecturally complement the proposed concessions/ticket building previously mentioned. The ticket and concessions building, will consist of brick materials as well. 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. New trees and shrubs are proposed along the new stadium entrance area and along the new black aluminum fence. A Variation is being requested and was reviewed by the Zoning Board of Appeals for a side yard setback, to reduce the 25 foot side yard to 10 feet and was recommended for approval.

Two Special Use Permits are being requested. The first is to allow for public stadium fixed seating. The second, is for structure height of 70 feet for four (4) new lights. Engineering plans are currently being reviewed by the Staff.

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 outlined in the report. The Petitioners were present if anyone had any questions.

J. Lemberg asked the Petitioners if there was anything that they would like to add.

W. Templin stated R. Grill covered their request very well. They are asking for the Special Use Permits for stadium fixed seating and replacing the 60 foot light poles with four, 70 foot light poles.

J. Lemberg asked if the Board members had any questions for Staff.

J. Miaso asked what was the reason for using artificial turf instead of natural grass. **W. Templin** stated right now it is natural grass but eventually it will be artificial turf. Since the field will be used for multiple sports and longer playing seasons artificial turf is better than natural grass. Other schools have used it and it works out well. **D. Negele** asked if artificial turf is less costly to maintain than natural grass. **W. Templin** stated yes. **A. Hopkins** asked if there will be new drainage pipes to help drain into the retention pond and will there be any kind of drainage put in prior to putting in the new field. **W. Templin** stated yes drainage will be put in prior to Phase 4. **A. Hopkins** asked with the visitors and the main grandstand what the total number of seats and the total number of parking spaces. **W. Templin** stated close to 2000 seats. **R. Grill** stated there are just under 1200 parking spaces, which meets the Village criteria. There are no changes to the front parking lot.

M. Hopkins asked if the detention bottom will be grass. **W. Templin** responded the bottom will be a wetland grass seed mix.

T. Ridenour asked if there will be fencing so they control the ticketed verses non-ticketed attendees. **W. Templin** stated as part of Phase1 they will be fencing in the back side of the bleachers with a 6 foot high fence.

J. Kallas asked when the project will be completed. **W. Templin** stated for Phase 1, should be about 6 to 8 months and hopefully have some home games. **T. Ridenour** asked for comparison sake are the home side bleachers as big as Streamwood's? **W. Templin** stated they are comparable to South Elgin's bleachers.

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

J. Kallas asked why this wasn't built when the High School was originally constructed. **G. Berna** stated the amount of land needed was not available at the time. **D. Negele** added the stadium and equipment is all funded by private donations and fundraisers and not part of U-46 funds. **J. Kallas** wanted to know how much this is going to cost the tax payers now when it could have been done back when the school was built at a lower cost. **D. Negele** stated this will not cost the tax payers anything. The money comes from donations.

J. Lemberg asked if there were any other comments or questions at this time. No one came forward.

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.

George Kantzavelos who resides at 1306 Geneva Lane stated he has been working on this project for close to seven years. He has 3 children that will be going through Bartlett High School system. Most of the donations have come from Bartlett families or businesses. On the west side of town they raised \$180,000.00 from one group, \$500,000.00 from Greco Foods and Cheese Merchants. There was also a family in town who donated \$125,000.00. With the help of the Rotary Club the

new score board has already been paid for. All funding that is done is private funding. **G. Kantzavelos** went on to say the Bartlett Community and businesses are excited about this project. They want the attendees of the facility to use the businesses in town such as the Dogfather before or after the games, keeping dollars within the community. **G. Kantzavelos** added a comment regarding artificial turf, they will use the field for P.E., soccer, football, lacrosse and baseball can use it in March since it's a synthetic, and it can and will get a lot of use, dollars well spent. **T. Connor** asked if the current funding will be enough to cover phase one. **G. Kantzavelos** stated he is optimistic, the numbers they have now are a little more than what they have, by perhaps \$200,000.00. He is hoping when the bids come back that number may be on the lower side. **D. Negele** asked if there is any other income that may come in from businesses for advertising at the stadium. **G. Kantzavelos** stated the advertising should generate \$15,000.00 to \$20,000.00 per year. **T. Connor** asked if the district requires you to split the revenue with other schools or does it all stay at the High School. **G. Kantzavelos** stated the district will review the businesses to ensure they are reputable but the monies will stay at the Bartlett High School. **A. Hopkins** stated as a former Bartlett High School graduate he is glad to see something like this is moving along.

J. Lemberg asked if anyone had any other questions. No one came forward. **Public Hearing** portion of the meeting was closed. **J. Lemberg** asked the Board if there were any other questions or comments for Staff.

J. Lemberg asked for a motion to approve the Petitioner's requests for a Second Site Plan Amendment and Special Use Permits subject to the following conditions and Findings of Fact. The Special Use Permits are for Public Stadium Fixed Seating and Structure Height (70' Stadium Light Poles).

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

Roll call

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

Nays: None

All in favor.

Motion Carried.

J. Lemberg wished the petitioner good luck.

Old Business/New Business

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

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

Motion to adjourn.

Motioned by: D. Negele

Seconded by: J. Miaso

Meeting adjourned at 7:30 P.M.