



Village of Bartlett  
Plan Commission Meeting Minutes  
December 14, 2017

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J. Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

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

Absent: D. Negele

Also Present: R. Grill, Assistant CD Director

**Approval of Minutes**

A motion was made to approve the minutes of the September 14, 2017 meeting.

Motioned by: A. Hopkins

Seconded by: J. Miaso

**Roll Call**

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

Abstain: J. Kallas

The motion carried.



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**Case # 17-23** Jacaranda Subdivision  
Preliminary/Final PUD Plan  
Final Plat of Subdivision  
Rezoning from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District for future Lots 16 and 22 of the proposed Jacaranda Subdivision (the Hawk Hollow Elementary School Site),  
Special Use Permit for a Planned Unit Development  
**PUBLIC HEARING**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Public Hearing Notice in Newspaper**

**Exhibit D - Letter from DuPage County Economic Development and Planning**

**Petitioner Greg Berna (representing U-46) 2359 Lake Avenue, Crystal Lake, Il was sworn in by J. Lemberg.**

**R. Grill** stated the subject property was **annexed** to the Village in 1986. In 1998 - A application for the Jacaranda Estates Subdivision consisting of 49 single family lots and the rezoning of the subject property from ER-1 to SR-3 (8,100 sq. ft. lots) was filed with the Village. This application was **denied** by the Village Board primarily because the 8,100 sq. ft. lot was not consistent with the trend and character of the area, perhaps looking for larger lots.

In 2000, the Property owner sued the Village. On May 16, 2000 the Village entered into a Consent Decree to settle the lawsuit filed by the Owner against the Village. Also in May 2000 the property was rezoned from ER-1 to the SR-2 District, a Preliminary Plat of Subdivision was approved for 43 single family lots.

In 2001 School District U-46 purchased the Subject Property from the property owner and petitioned the Village for Site Plan approval for a proposed Elementary School. The Site Plan included the construction of Jacaranda Drive. This site plan was approved on July 5, 2001.

In October, 2001, School District U-46 filed a Final Plat of Subdivision for the Jacaranda Subdivision (15 single family lots) and a Special Use Permit for wetlands on the Subject Property which was approved by Ordinance #2001-126 (*An Ordinance Approving the Final Plat and Special Use for Wetlands for the Jacaranda Subdivision*).

In 2002, U-46 constructed the Hawk Hollow Elementary School and conducted a public auction to sell off the balance of the property to a residential builder to construct the 15 lot subdivision. Also in 2002, DuPage County Department of Environmental Concerns (DEC) requested a Conservation Easement to be recorded on the Subject Property for the future protection and maintenance of the wetland and wetland buffer area.

In 2003, there was successful bidder from the public auction but said bidder decided not to move forward on the project. As a result, an Intergovernmental Agreement Regarding Certain Drainage and Wetland Maintenance and Conservation Obligations for the Jacaranda Subdivision was approved between the Village and U-46.



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In August, 2009, the DEC signed off on the Wetland Enhancement Summary for the Gerber Road/Hawk Hollow Elementary School.

As of 2017, a Preliminary Subdivision was approved as well as a Final Subdivision, but they were never recorded and construction never commenced. In accordance with The Bartlett Subdivision and PUD Ordinance they had one year to start construction. No extensions were requested or granted therefore, all plans became null and void.

Today, the Petitioner is requesting A Preliminary/Final PUD Plan and a Final Plat of Subdivision for 15 single family lots. This also includes the Hawk Hollow Elementary School site and a small remnant parcel located at the southwest corner of the subject property (future Lot 22). The School District is requesting to rezone the school lot and lot 22 to a P-1 (Public Lands) Zoning District. A Special Use Permit for a Planned Unit Development (PUD) is also being requested to allow for modifications from the SR-2 bulk requirements that were previously granted in the Consent Decree and are outlined in the staff report for several of the lots.

No changes are being proposed to the Hawk Hollow Elementary School site or the access off of Gerber Road (the existing Jacaranda Drive). As shown on the subdivision plat, Winston Lane in the existing Hawk Hollow Subdivision to the north will be extended southward through this subdivision and would connect to the existing Benson Drive to the southeast in the existing Fairfax Commons Subdivision.

The 80' wide future Fair Oaks Road right-of-way would be dedicated with the recording of this Plat of Subdivision and follows the Village's Future Land Use Plan and Thoroughfare Plan road alignment. The Village, however would not construct this roadway until the entire ROW has been obtained and when funds become available.

Stormwater and detention would be located on Lots 18, 19 and 21 which would be owned and maintained by the Homeowner's Association (HOA) with Lot 20 consisting of an existing wetland, a 50' wetland buffer and a Tree Preservation Easement. No lots will encroach within the wetland or wetland buffer and existing trees located along the north property line of Lot 20 would be preserved. In addition, the builder and HOA will be required to comply with all of the DuPage County requirements pertaining to the wetland.

This Final Subdivision Plat is consistent with the approved plat from 2001, however the original plat was never recorded and never constructed. In accordance with the Village's Zoning Ordinance, once a Final Plat/PUD Plan is approved, construction must commence within one year from the approval date. The Petitioner is requesting an Extension to allow two years rather than the one year time frame for construction to commence since the School District must follow certain state mandated guidelines, which includes conducting a public auction for the sale of the subject property. The extension is not part of this commission's purview. The Village Board will need to hear the request for the extension.

Once the School District sells the property to the successful bidder, engineering plans will be completed and then submitted to the Village for review. Other documents required by the Village (i.e. Public Improvement Completion Agreement, Sureties, Covenants, etc.) will also need to be submitted for review prior to construction commencing.



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Staff recommends approval of the Petitioner's requests subject to the conditions and Findings of Fact outlined in your report. The Petitioner is present if there are any questions or comments.

**J. Lemberg** stated the packet shows an approved site plan from 2001 and Exhibit B, a Final Plat of subdivision that shows part of the road north of Jacaranda Drive as Gerber. **J. Lemberg** asked if this will be officially changed to Fair Oaks. **R. Grill** stated the original Plat was never recorded and could have been just an error, on the new Plat, it will show it as Fair Oaks Road.

**J. Lemberg** asked if anyone on the Commission had any questions or comments.

**M. Hopkins** stated per the report, it states this Plat is in substantial conformance to what was presented previously. **M. Hopkins** asked **R. Grill** to describe the variances. **M. Hopkins** asked how is this different than what was presented before. **R. Grill** stated this provides more details on this Plat. Staff worked very closely with the School District to ensure the requirements of **today** were met. DuPage County requirements of the wetlands and the labels that are placed on the wetland lot are different than they were in 2001. The wetland 50 ft. buffer has also been labeled and the wetland has been outlined. The dimensions are as identical as possible to the original dimensions provided to us sixteen years ago. No rights- of- way changes; they are all identical. Lot 22 may be a new number. This has all been clarified in detail on the new Plat.

**A. Hopkins** questioned why connect Fair Oaks Road to Gerber Road. **R. Grill** stated back in 1990 when the subdivision to the east, Fairfax Commons was built, Fair Oaks Road, was located south of Army Trail in Carol Stream. This future roadway extension aligned with Fair Oaks Road and was recorded with this subdivision. They set aside a right-of-way that starts out 80' wide and then narrows on the recorded plat. This subdivision complied with the Thoroughfare Plan and began this collector that would travel north over the tracks to the Silvercrest Subdivision. **A. Hopkins** asked if this is something that will get done or could it be changed. **R. Grill** stated this would depend on whether the funding is available. The Village cannot construct this roadway until the entire ROW has been obtained. Several factors are involved. **A. Hopkins** stated looking at this it looks as a cut through with a strange intersection at Gerber and Fair Oaks when they connect.

**J. Lemberg** asked if anyone had any questions for staff.

**T. Ridenour** wanted to clarify that the Homeowners Association will maintain ownership and maintenance of lots 19, 20 and 21. **R. Grill** stated they will maintain lots 18, 19, 20 and 21. The School District will maintain lot 22.

**G. Berna**, Petitioner, was sworn in by **J. Lemberg**. **G. Berna** had nothing to add to the report.

**J. Lemberg** asked if anyone from the Board have any questions for the Petitioner. No one came forward.

The **Public Hearing** portion of the meeting was then opened to the Public.

**Steve Hendrickson**, of 1623 Fairfax Lane, had concerns regarding the traffic flow for drop off and pick up at Hawk Hollow School. The traffic on Jacaranda is backed up almost to Gerber. The plan for extending Fair Oaks is a nightmare with the playground being right there. **S. Hendrickson** also had concerns about the wetland portion by Penny Lane. Will this be rezoned? **R. Grill** stated the wetland buffer is required by DuPage County, which will be officially recorded if this is approved.



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**S. Hendrickson** stated there is a sign at the end of Benson saying this is a wetland, no dumping etc. There is a cut through that is used daily, mulch and things are put there because of the constant traffic. One of the concerns is how will this be extended if it's a wetland. **R Grill** stated there is an existing larger pond area on Penny Lane that is not on this property. The wetland area that **S. Hendrickson** is concerned about is already existing and is a park. Schrader Park is the park land. **R Grill** stated with this development there will be a sidewalk connection to the street giving easier access. **S. Hendrickson** stated the traffic pattern out of the school is a nightmare with traffic backing up to Gerber. If they extend Winston through to Penny there will be three different routes getting into the school. Parents don't always treat each other nicely during pick-ups and drop offs. The school lot doesn't have enough parking for the parents and adding homes, traffic is a big concern. **S. Hendrickson** stated his last concern was if a developer has to provide a playground. At the moment they are trying to raise money to upgrade Hawk Hollow playground and it would be nice if the developer could kick in some money for this project. **R Grill** stated the Park District will look at this subdivision and they may request this, however, this is a separate district and taxing body. **R Grill** asked **G. Berna** if the School District talked to the Park District. Also, if **G. Berna** could address the traffic issues at the school for **S. Hendrickson**. **G. Berna** stated there will be a new drive that should give better flow through the lot once the design is complete that will help with the day to day traffic. **S. Hendrickson** stated the traffic will be able to get in two different ways which will cause a huge bottle neck unless this made a one way or no turns at certain times of days. If the extension of Fair Oaks goes in that will make things worse and that is a concern. **G. Berna** stated he cannot comment on the Fair Oaks extension because it something that will be done in the future. However, there should be better flow because it's a dead end road. **S. Hendrickson** asked if a second entrance is proposed for the lot at Hawk Hollow. **G. Berna** stated yes, the current drive will be relocated. **S. Hendrickson** asked if he should take his questions to the School District. **G. Berna** stated no, this will be part of the requirement with the sale of the lot. Once the School District gets approvals then the lot will be auctioned off. **S. Hendrickson** thanked everyone for their time.

**J. Lemberg** asked if anyone else from the audience had any questions or comments. No one came forward.

The **Public Hearing** portion of the meeting was closed.

**J. Lemberg** asked if anyone on the Commission had any questions or comments for Staff or the Petitioner. No one came forward.

**J. Lemberg** then asked for a motion to approve the Petitioner's requests for a Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning from the SR-2 PUD Zoning District to the Public Lands Zoning District for future Lots 16 and 22 and a Special Use Permit for a Planned Unit Development, the conditions and Findings of Fact.

**Motioned by: T. Connor**

**Seconded by: J. Miaso**

**Roll Call**

**Ayes: T. Ridenour, T. Connor, J. Allen, J. Miaso, J. Kallas, M. Hopkins and A. Hopkins**

**Nays: None**

**The motion carried.**



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**Old Business/ New Business**

**R. Grill** stated as of now there aren't any items for a January meeting, however we may be very busy in the spring.

**Motion to adjourn.**

**Motioned by: A. Hopkins**

**Seconded by: J. Kallas**

**Motion Carried**

**The meeting was adjourned at 7:30 P.M.**