



**Village of Bartlett
Plan Commission Meeting Minutes
February 8, 2018**

J. Lemberg called the meeting to order at 7:13 pm.

Roll Call

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

Absent: T. Ridenour, A. Hopkins and D. Negele

Also Present: A. Zubko, Village Planner

Approval of Minutes

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

Motioned by: J. Miaso

Seconded by: T. Connor

Roll Call

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

Abstain: None

The motion carried.



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Case # 17-24 Southwest Corner of W. Lake Street and Route 59

Annexation of the East Lot (3.6 Acres)

Rezoning the East Lot (3.6 Acres), upon annexation, and the West Lot (7.2 Acres) from the ER-1 (Estate Residence) to the B-4 (Community Shopping) Zoning District

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Petitioner: Village of Bartlett

A. Zubko stated this site is comprised of two lots, the East Lot and the West Lot.

In 1990 the Village of Bartlett annexed the West Lot (7.2 Acres). This property was part of the Route 59 and Lake Street improvements by IDOT and the former Groh Camping site. Upon annexation the West Lot was zoned ER-1.

In 2004 the Village of Bartlett approved and designated the Route 59 and Lake Street Redevelopment Project Area on the West Lot as a precursor to creating a tax increment finance (TIF) district for properties located at the southwest corner of Lake Street and Route 59, of which the west lot was included.

The East Lot was purchased by the Village of Bartlett in 2005 but it was never annexed or developed. It was purchased as part of a land assembly for the opportunity to establish a commercial lifestyle shopping center, which did not happen.

The Village of Bartlett has been marketing these lots for commercial development and has recently hired SVN Commercial Real Estate Advisors to sell the lots.

The Village is requesting to Annex the East Lot (3.6 Acres). The West Lot (7.2 Acres) is within the corporate limits and currently zoned ER-1.

The Village is also requesting to Rezone the East Lot (upon annexation) and the West Lot to the B-4 (Community Shopping District).

A vacant building and parking lot are located on the West Lot. The Village is not looking into developing anything at this time and there is no one interested in the property. The Village wants to have the property rezoned and ready if a prospect does come in as well as within the corporate limits of the Village.

Staff recommends approval of the rezoning's subject to the following conditions: Building permits shall be required for all future construction activities, the future owner of the property shall prepare and submit a Public Improvement Completion Agreement to the Village for review and approval by the Village Attorney, the Zoning Map to be updated and the Annexation Plat to be recorded.

J. Lemberg asked if the only access for this property is off of Lake Street. **A. Zubko** stated yes at this time, the only access is off the frontage road. The ultimate plan would be for a developer to come in and purchase the whole property within the TIF District, which extends down to the storage facility



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and have access off Rt. 59. **J. Lemberg** asked how much of the section labeled B4, is wetland and what is the possibility of someone building on it with so much standing water. **A. Zubko** stated a large part of the western portion is, however it is possible to mitigate wetlands. There is possibility for future development, or to keep all of the development towards Rt. 59. There is about 50% buildable space without mitigating the wetlands.

J. Lemberg asked if any members had any question or comments.

M. Hopkins asked **A. Zubko** what the Comprehensive Plan was for the lots. **A. Zubko** stated it shows all of the lots as commercial development. There were no further questions.

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

Brian Thomas of 1260 Spaulding Road stated he has been a Bartlett resident for 26 years and is concerned with the traffic being rerouted through the subdivisions of Amber Grove East and Eagles Ridge, the aesthetics with commercial buildings in the area as well as the crime it will bring to the area. **B. Thomas** was also concerned this project would affect his property values.

John Lapish of 1062 Horizon Drive stated he is president of Eagles Ridge Condominium Association. He, as well as many of the owners in this subdivision are concerned if commercial development is allowed, it will destroy home values which are now just starting to recover from the real estate bubble from several years ago. **J. Lapish** asked the Commission to consider very carefully the rezoning of the portion that is now ER1. This area has always been a buffer for any commercial development in that area and this area should remain ER1 for this very purpose. This area needs to have a traffic control due to semi-trucks going from Naperville Road to Lake Street to avoid the light. **J. Lapish** stated he strongly objects to having this area rezoned for any commercial development to occur. If this is done, a privacy, sound killing fence or berm should be considered.

Peter Wendt of 1098 Horizon Drive stated he strongly agrees with the residents who spoke before him. His main concern is with Horizon Drive which exits to the frontage road. The safest way is to turn right on to Lake Street. This project would put extra congestion in this area so a light would need to be installed at this intersection. Cars speed throughout the subdivision. The radar signs helped for a while, but once they were taken away there is high speed traffic again. **P. Wendt** asked how the major rebuild of the Rt. 59 interchange will affect the property that is proposed for annexation. Will it cut in, take away, will it make it an easier egress if commercial development goes in there? **P. Wendt** stated when he looks at the commercial development near his subdivision particularly the area facing Lake Street, it's very bright at night and it's not the quiet area it once was. He is not against commerce but it has its own place. This will change the property values and standards.

Anne Bobkowski, Carolyn Brown, Melanie Abitabile were present but did not speak, concerns were previously expressed by other residents.

Frederic Krohmer of 513 Horizon Drive, stated he agreed with all of the others comments. He and his family moved here 16 years ago because it was a wooded and quiet community. He sees no reason for additional commercial space being there's a huge industrial park behind the Home Depot that sits half empty as well as strip malls that are somewhat empty. Developers will make money but the residents on Horizon Drive will see property values go down. **F. Krohmer** stated when he moved in the property behind him was a beautiful wooded area with wetlands, nice and quiet. Now, the trees are gone and he has a clear view of Lake Street and Rt. 59. He feels there has been little sensitivity



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towards the residents who bought homes in this area because of the quiet and beautiful place to raise a family. What impact will there be on the wetlands? **F. Krohmer** doesn't see this as a gain for the community, just a high cost.

Julie Peneschi of 521 Horizon Drive stated she also agrees with her fellow residents but feels this project will have the most impact on the traffic and ruin the aesthetics of the community as well as the property values.

Stacie Krohmer of 513 Horizon Drive stated her property faces directly into the B-4 zoned lot the noise has increased tremendously since they have cut the trees down. She couldn't keep her windows open because the noise was so loud she was unable to sleep.

J. Lemberg asked if anyone else had any question or comments.

Peter Wendt 1098 Horizon Drive added to his previous comments. **P. Wendt** stated there are a large number of very young children within the neighborhood. This project will make it more dangerous environment for the children.

J. Lemberg asked if anyone else had any question or comments. No one came forward. The Public Hearing portion of the meeting was closed.

J. Lemberg asked if any members of the Commission had any question or comments.

J. Kallas did not have any questions but had a few comments. **J. Kallas** stated he has been a resident for 43 years. When he moved here it was farmland with a population of 3,800 people, now it has 43,000. Commercial, and housing developments went up all around and everyone survived. **J. Kallas** stated he raised two children in Bartlett, both married and one that resides here with a family. Concerns with traffic is understandable, but people need to be mindful of their children. This development would financially help the Village, if this is never developed, the residents will pay with increased property taxes. Some residents stated yes they would rather have increased taxes than have the value of their home decrease. **J. Kallas** stated the value of the homes in the area will not drop, with development the home values will increase. **F. Krohmer** stated he moved to Bartlett because it was a safe, quiet community not just asphalt and concrete. There are plenty of empty strip malls. The amount of tax revenue from this will not make a difference, it would be spent in different ways and will not make Bartlett any better. **F. Krohmer** believes it is disingenuous to say this will not affect his property values.

J. Lemberg asked if any members of the Commission had any question or comments.

T. Connor asked if there would be an entrance off of Rt. 59. **A. Zubko** stated the Village doesn't own any of the properties to the south, they are all private property owners. All that we can look at is the areas by the Frontage Road and Horizon Drive. The goal is to work with the property owners and have entrances off of Rt. 59, but it's not guaranteed.

M. Hopkins stated when a property is annexed into the Village it is automatically zoned ER1. With all of the concerns that were brought up tonight, be assured that there are mechanisms in place where all concerns will be reviewed by the Village Board, Plan Commission and the Zoning Board of Appeals. **M. Hopkins** continued by saying there isn't even a proposal to look at the moment. **A. Zubko** stated if and when a development proposal comes in, there will be a traffic study, wetland



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mitigation study as well as all of the concerns that were brought up tonight. Since the Village purchased the property in 2004 there has been no interest in developing this property.

J. Lemberg asked if anyone had any questions or comments. **A. Zubko** stated the clearing of the trees on the B-4 property was done by a private owner and not done by the Village of Bartlett.

J. Lemberg then asked for a motion to approve the Petitioner's requests for the Annexation of the East Lot, Rezoning the East Lot, upon annexation, from the ER-1 to the B-4 District and subject to the conditions and Findings of Fact.

Motioned by: T. Connor
Seconded by: J. Miaso

Roll Call

Ayes: J. Miaso, T. Connor, J. Allen, J. Kallas, J. Lemberg and M. Hopkins
Nays: None

The motion carried.

A. Zubko stated this item will go to the Committee of the Whole meeting for recommendation, then the Village Board meeting for a final vote. **A. Zubko** gave the audience her direct line in the event anyone had further questions and dates for the next meeting. The Plan Commission recommended approval for the rezoning. This recommendation then goes to the Village Board, whom make the final decision.

Old Business/ New Business

A. Zubko stated there will be a meeting next month.

Motion to adjourn.

All in favor

Motion Carried.

The meeting was adjourned at 7:48 P.M.