

Village of Bartlett

Plan Commission Meeting  
Minutes  
September 10, 2015

Chairman Lemberg called the meeting to order at 7:01 pm.

Roll Call

**Present:** J. Lemberg, M. Hopkins, T. Ridenour, J. Miaso, D. Negele, S. Cook, A. Hopkins, J. Kallas, T. Connor (J. Miaso arrived at 7:05)  
**Absent:** None  
**Also Present:** J. Plonczynski, CD Director; R. Grill, Asst. CD Director; A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the July 9, 2015 meeting.

**Motioned by:** J. Kallas  
**Seconded by:** S. Cook

**Ayes:** J. Lemberg, M. Hopkins, T. Ridenour, J. Miaso, D. Negele, S. Cook, A. Hopkins, J. Kallas,  
**Nays:** None  
**Abstain:** T. Connor

The motion carried.

**J. Lemberg:** Next item on the agenda is **Case # 14-27**, Bartlett Point West. Looks like we are looking for an approval of the 5<sup>th</sup> Amended Annexation Agreement, Preliminary/Final Subdivision Plan Preliminary/Final PUD Plan, Land Use changes from PD-Townhomes to Single Family SR-4 PUD. Special Use for a PUD (Planned Unit Development) in the SR-4 District, A Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses. Also a Public Hearing. If there is anyone in the audience that is planning on having any comments or questions, we have some forms to fill out. They are back there by the clock. Angela.

**A. Zubko:** Yes. This property is on the east side of Southwind Blvd., south of West Bartlett Road (approximately 1,050 feet east of Route 25). The property was zoned Planned Development and complied with the comprehensive plan which identified the site for Commercial Office and Industrial uses, until the annexation agreement was amended to allow for multi-family town homes in 2009, which was known as the Bartlett Pointe West subdivision. It was a 64 unit townhome development approved as a preliminary subdivision PUD. The final was never actually submitted so the project was never built. A concept plan was submitted in July 2014 to modify the 64 unit townhome development and change it to a 29 single family home lot subdivision also known as Bartlett Pointe West. The Village Board liked the concept and recommended the petitioner submit a preliminary and final plat and PUD application. Now

they have made that submittal and are requesting the approval of the 5<sup>th</sup> Amended Annexation Agreement, Preliminary/Final Plat of Subdivision Plan, Preliminary/Final PUD Plan and a Special Use for a PUD. It is a total of 33 lots which 29 are single family homes. The others are open space detention and a park site. The 8.9 acre site is currently vacant and is located on West Bartlett Road near Rt. 25. They are looking to re-zone from PD to SR-4 with the minimum lot size of 7500 square feet which is closest to SR-4 Residential District, which the minimum lot size is 6000 square feet. The average lot size in this subdivision is 8900 square feet. The special use request is for a Planned Unit Development overlay of the subject property, and would allow for some modification to the bulk regulations. They are only looking for two modifications, the first is the rear yard setback from 45 feet to 25 feet and the other is to reduce the road right of way, from 66 feet to 60 feet. The pavement will still be the minimum of 28 feet. They will also be extending the bike path along the northern edge of the development to tie into the existing bike path system from along West Bartlett Road to the subdivision and then south towards the park, which is Koehler Fields. The petitioner proposes to dedicate a .36 acre open space lot including a berm and landscaping to the Bartlett Park District. They will pay cash in lieu of the land for the balance of the land donation. They have met with the Park District but nothing has been completely finalized as of yet. The meeting will happen soon. They will also be installing a 4 foot high aluminum fence with stone accent piers along Southwind Boulevard. A 4 foot high fence with a berm along West Bartlett Road to comply with the West Bartlett Road Corridor Plans. The petitioner will be installing the street light along West Bartlett Road to also comply with the West Bartlett Road Corridor Plan. The comprehensive plan currently identifies this site as a Mixed Use Business Park. The petitioner is requesting a comprehensive plan amendment for future land use be made to change the plan to allow for this proposed single family use to coincide with the proposed single family development. The proposed subdivision would have a net density of 4.17 dwelling units to the acre and would be in compliance with the proposed amendment to the plan. Staff recommends approval of the petitioner's requests subject to the findings of fact and the nine conditions that are outlined in your report. At the end of the Power Point if you would like to scroll, there are some elevations of the proposed homes. This is actually the current Bartlett Point Subdivision which is east, if you can highlight where this will go, this will go directly west of that detention area in that vacant parcel right there. The layout of the actual subdivision, the landscape plan, showing the fencing. The next few are just some of the proposed elevations of some of the houses, there are quite a few slides if you just want to run through those. The petitioner is present, and I will have them come up at this time and add anything I may have missed.

**J. Lemberg:** This being a public hearing, do we have the notifications from the cards?

**A. Zubko:** Yes, we do.

**J. Lemberg:** Is the petitioner here this evening?

**R. Guerard:** Good evening, my name is Rich Guerard. I represent the owner Reliable Material.

**J. Lemberg:** Are you the only one speaking tonight? Or is someone else? I need to swear you in. You swear the testimony you are about to give is true and accurate to the best of your knowledge?

**R. Guerard:** I do.

**J. Lemberg:** Ok, state your name please.

**R. Guerard:** My name is Rich Guerard. Kevin Matray is with Mackie Consultants, he is the project engineer. I have had him come to answer any questions on engineering that anyone might have. I'll be very brief. Angela did a very good job, complete job of talking about the project and showing what it is. The only two comments I would make briefly are about the two things we requested, one is the 60 foot right of way. When you look at the plan you will see that it's basically a long cul-de-sac and then a short street the other way. There is no through traffic. There are other places with 60 foot rights of-way. There is still room for parking on the street and if anything it's a benefit because there is less pavement to maintain and take care of. It's sufficient, the Fire Department has looked at it and everything else. That's one thing we were asking for, and the second one has to do with the setback. We did show a slide there that is showing this. We are also the developer of Bartlett Point which is the subdivision just to the east. In that project we had lots of 62' X 135' and this subdivision there is some that are 60' X 135' and some that are 62' X 135'. The homes will be compatible to the subdivision that we have already completed, in fact some of the same houses were proposing will be built there. What I wanted to show is that you can see on the far west side that's where the property would be built. The 9 acres is where we are proposing is now 29 houses, single family homes. They back up against the detention on the east, the park on the south and mixed use is on the west. There's also berming, fencing and landscaping on the west, along with the north, south and the park. It will have no negative impact what so ever on the subdivision or the property to the east. It's very much an extension of that subdivision and it very comparable with it. I want to point out that at the southeast of the project, when we came through on concept plan we had 30 lots, and that was a lot. The Park District requested that we eliminate that lot and dedicate that to the Park District, which we have done. Now the plan is 29 single family lots rather than 30. As Angela said the balance will be made up with cash contribution. That is the summary of the project. I would be happy to answer any questions anyone would have and go from there.

**J. Lemberg:** Any members on the commission have any questions?

**J. Miaso:** What price point is this going to be?

**R. Guerard:** I believe it will be between \$320,000 and \$350,000.

**M. Hopkins:** What drives the need to request the rear yard reduction from 45 feet to 25 feet?

**R. Guerard:** Buyers interest/desires have changed over the years. When we did the other subdivision about seven years ago it had a 30 and 35 foot setback in the rear. What this will allow us to do is have some more age targeted homes, some ranch, some with master bedrooms on main floor that tend to be extended back and also allow some first story living and still have a reasonable size home. The buyers don't really want a bigger back yard to take care of. It doesn't negatively impact any of the properties anywhere around them. We wanted to have that ability to do ranch homes.

**M. Hopkins:** In the reduced right of way situation, does engineering say that the parkway that is left over, is there enough room for street trees?

**A. Zubko:** Yes, they do.

**J. Kallas:** What is the property next to you, is that a mine? That open deep area?

**R. Guerard:** Not anymore, it was when you see the old plans.

**J. Kallas:** That's your property, but what's across the way?

**R. Guerard:** I'm sorry, which direction?

**J. Kallas:** West.

**R. Guerard:** West, it is now a mixed use. Reliable Material's Corporation actually has their office building on that property to the west. That will be developed mixed use with some commercial and some offices. You will see on the west side of this project is Southwind Boulevard, it connects to the park. It doesn't go through right now. The earthwork is in the process of being done. As you can see on the Power Point there is going to be a street built there that connects with Koehler Park and West Bartlett Road. This project will be to the east of that and west of that, the remainder of this property or project, will be office and commercial.

**J. Kallas:** Is that level with yours or is that deep?

**R. Guerard:** It's level, because it's being filled. In fact it's close to completion now, it was lower, or deep just like this project, Bartlett Point (East) subdivision, and it was the same thing. It's been filled and it will be level all together.

**J. Kallas:** Just wondering if this was a deep well.

**R. Guerard:** Oh no, it will be all be level.

**S. Cook:** It used to be a quarry.

**M. Hopkins:** Sorry I forgot my third one. There seems to be a second curb cut that is shown on these exhibits next to the one you are proposing, off of Southwind Drive. In fact I think it may be even colored in on the exhibit maybe not. On our exhibits, it looks like there is some sort of existing stub curb cut just to the north of your curb cut off on Southwind.

**R. Guerard:** It could be an old easement on the plats that hasn't been changed. What's intended to be built is 2 entrances.

**M. Hopkins:** It doesn't exist now, does it need to be removed?

**R. Guerard:** No.

**J. Kallas:** I have never really been to Koehler Park, but do they have a regular park other than soccer fields, baseball fields? For kids?

**R. Guerard:** If you look at the southeast there is actually a park right there that has playground equipment that is connected to the Bartlett Point West subdivision. There is a bike path on the east side that we put in as part of the other project that connects that park.

**J. Kallas:** Thank you.

**R. Guerard:** It's too late to give you a short answer but the short answer is yes. Yes sir.

**T. Ridenour:** I have a question about lots 31 & 32. What side of the road are they on? It looks like they are on the west side.

**R. Guerard:** Part of the issue is on the concept plan that we presented, what is shown up here on the screen right now is the current plat.

**T. Ridenour:** Is that where your berming is?

**A. Zubko:** Yes, that is where the open space is along Southwind.

**R. Guerard:** One will be dedicated to the park, the one on the far east, that's going to the park district. It's the south end of the subdivision. Let me grab a plat.

**J. Plonczynski:** The other 2 lots are going to be an open space area that he is going to landscape to provide some buffering between the subdivision, the road and then non-residential to the west.

**R. Guerard:** There is a berm that goes in there with landscaping and a fence.

**T. Ridenour:** Will sidewalks lie within those lots?

**A. Zubko:** No, no side walk there.

**J. Plonczynski:** Sidewalks are just within the internal areas and then coming out to the street.

**A. Zubko:** The sidewalk along Southwind will be in the right of way, not in these lots. These will be maintained by the HOA.

**D. Negele:** They are going to have a Home Owners Association for that?

**R. Guerard:** Yes.

**D. Negele:** Are they going to have restrictions on fencing? Are you providing a fence that is going along the side?

**R. Guerard:** We are building that as part of the development. The HOA will maintain it.

**J. Lemberg:** Anyone else have any further questions?

**A. Hopkins:** Just a quick question. Storm water, is that all going to drain into that retention pond that is just to the east of it?

**R. Guerard:** Actually the storm water retention pond has already been built and is located in a different location that this project goes into. If you would like more details I'll ask Kevin Matre who is our engineer to stand up here.

**A. Hopkins:** I would be interested.

**K. Matray:** Good Evening. There is already existing regional retention for this whole area. That pond there is also connected with the pond down in the Kohler ball fields.

**A. Hopkins:** Ok.

**K. Matray:** This is also connected with the pond on the other side of Rt. 25, on the parcel over there. So all three actually work in conjunction providing appropriate retention for that whole area to be completely built out. So that retention has been accounted for.

**R. Guerard:** I should mention we did do a storm water study just for this, which has been submitted and reviewed by the city.

**A. Hopkins:** Ok, there hasn't been any flooding or any problems in the past with this?

**A. Zubko:** No, it has all been vacant until recently when they started to do all of the reclamation in that area. But we haven't received any phone calls of any water on the east side or anything.

**A. Hopkins:** Ok.

**J. Lemberg:** Any further questions?

**T. Ridenour:** Clarify for me, there are no sidewalks along the western boundary along Southwind Boulevard?

**A. Zubko:** There is, but it is not part of this subdivision. It is part of the Southwind Boulevard road construction plan.

**R. Guerard:** There will be a bike trail across the north that connects to the sidewalks that run right along the west and then also connect to a bike path that runs along the east. So it's on all 3 sides.

**J. Miaso:** How large are these homes going to be? Square footage, living area?

**R. Guerard:** The plans are between 1900 square feet and 2400 square feet. They are proposing one plan that is larger that might be closer to 2800 square feet.

**J. Miaso:** And they will all be in in the \$320,000 to \$350,000 price bracket?

**R. Guerard:** That's the plan right now, we haven't priced out the houses to know exactly what they are going to cost. That should be the range.

**J. Lemberg:** If there are no further questions I would like to open this portion to the public. Is there anyone in the audience that has a comment, question? Anyone at all in the audience? Comments or question? Close the public portion of the meeting. Members of the commission have any further comments? Then I guess we are looking to recommend approval of the petitioner's requests subject to the conditions and the findings of facts. I read them all at the beginning, do you want me to read them again?

**J. Kallas:** I'll make a motion.

**D. Negele:** There you go.

**Motioned by:** J. Kallas  
**Seconded by:** D. Negele

**Motioned carried for Bartlett Point West.**

**J. Lemberg:** Is there any further discussion? Secretary, call roll please.

**D. Fuentes:** J. Miaso, J. Kallas, D. Negele, S. Cook, A. Hopkins, T. Conner, M. Hopkins, T. Ridenour

**J. Lemberg:** Ok then, good luck. The next item on the agenda is # 15-17, Mr. Car Wash. Site Plan Amendment.

**Case # 15-17 Mr. Carwash -Site Plan Amendment** to install six arch vacuum stations including parking. Angela Zubko stood in for petitioner. The subject property is located at 1125 W. Stearns Road.

**A. Zubko:** This is located at The Mr. Car Wash property at the southwest corner of Stearns and Rt. 59. They are looking to install six arched vacuum stations on the north side of the property with accompanying parking stalls. The building also houses the Meineke Car Care and was granted a special use for the car wash as well as a variance to the rear parking and site plan in 2004. In 2000 when Home Depot came in, they were granted a variance to allow parking in the 60 foot front yard setback along Stearns Road. This created a 10 foot front yard setback along Stearns Road, therefore they do not need to request any variances at this time. Along the north side there are currently 3 vacuums stations that are actually situated in the drive aisle right now, so they are looking to remove those 3 and put in 6 diagonal parking stalls with the arched vacuums, so they will not be in the way. They will have their own parking. Engineering and landscape plans are currently being reviewed by staff. Staff recommends approval with the four conditions and finding of facts. The petitioner is not with us today. I can answer any questions.

**T. Ridenour:** Sometimes the line is backed up to the northeast corner of this building. If there is somebody using the vacuums how do they get back out or move around?

**A. Zubko:** They either want you to vacuum before you actually go into the line or if you go after, there is a bypass on the northwest side to get around any cars in line.

**M. Hopkins:** If I was vacuuming my car and Tim was behind me in line he would not let me in. I just want you to know that.

**A. Zubko:** We will note that.

**S. Cook:** I have had the same issue there before even with the three. When you are coming in at parallel situation and it ques up, it's backed up there and it is hard to get out. You have to rely on the kindness of strangers to let you in at the front of the line. Doesn't really happen that often. So I'm questioning how there are going to add 3 more and come in at an angle part which is only going to take up more room.

**A. Zubko:** This way it's at least out of the drive aisle, but you are right if there are cars backed up in line it will be hard to move back.

**S. Cook:** In the current situation it is out of the drive aisle as well.

**A. Zubko:** It's actually in the drive aisle.

**S. Cook:** Ok then I don't understand how they are going to build that out.

**A. Zubko:** They are suppose to actually be three car lanes in that drive aisle. Right now the vacuums are on the south side, so you are technically stopped in a lane to get into the car wash. This way the cars will be out of the way. I do agree that backing out of the stalls will be difficult.

**S. Cook:** Are they going to move the curb that is currently against the building.

**A. Zubko:** Correct, they will be removing the curb.

**S. Cook:** That's the part I didn't understand.

**A. Zubko:** Then they are going to be adding the stalls into that curbed area. Everything there is new. Where the dashed lines are, that is where the current curb is and they will be adding to the south, closer to the building.

**S. Cook:** That makes a difference.

**A. Zubko:** The backing up will still be difficult.

**S. Cook:** You are still going to have the issue of getting into line. Granted it only happens on really nice days. When everyone is getting their car washed.

**A. Zubko:** I will pass that along.

**S. Cook:** It was just a concern that I had.

**A. Zubko:** It's kind of tight area too. This is the best location to have them and then you have to house all the mechanical equipment. We have been looking at this project for quite a few years.

**J. Kallas:** I have the same concern, trying to back out of there. With cars going through.

**J. Lemberg:** Anyone else have any questions? Is the petitioner here this evening?



**A. Zubko**: No he is not here tonight.

**J. Lemberg**: Any questions? Looking for a motion? For approval of the petitioners request. With the conditions and findings of fact?

Motion: **T. Connor**

Second: **J. Miaso**

**J. Lemberg**: Any further discussion? Secretary call the roll.

**Motioned by**: J. Kallas

**Seconded by**: T. Conner

### **Roll Call**

**Ayes**: D. Negele, T. Ridenour, J. Miaso, T. Conner, T. Ridenour

**Nays**: J. Kallas, A. Hopkins

**ABSTAIN**: S. Cook

**The motion carried.**

**J. Lemberg**: Passed? Approved, ok. Next item on our agenda: Old Business/New business.

**J. Plonczynski**: Two items.

**One**: Is not pleasant to tell you but you may have heard or may of heard of a recent accident that our Village Attorney was in last Tuesday. His wife and him were driving on Lake Street and got hit by a semi-truck. His wife was killed in the accident and he was in intensive care up until this afternoon I was told with injuries. Please keep Bryan and his family in your prayers. There will probably be more details coming out on that in the near future. It was at Lake Street and Glen Ellyn Road. I don't know if everyone has heard that but it's kind of a shock for all of us in the Village.

**Two**: The other item I have is more Plan Commission related. If you remember those of you who have been on the Plan Commission we did a Commissioner workshop conducted on a Wednesday evening on how to be a Plan Commissioner and that gentleman Pete Pointner who conducted the last one has asked me if there is any interest in doing it again for some of the newer commissioners. I just want to get a feel for if you are interested in doing that. Last time we combined it with the Zoning Board of Appeals and we did like an evening of an hour to hour and a half or so. Is that something you guys and ladies would be interested in again?

**T. Ridenour**: yes.

**J. Miaso**: Yes, you always learn something when you get together, always.

**J. Plonczynski**: He is a pretty good presenter.

**J. Miaso:** Yes he is.

**J. Plonczynski:** For those of you who went before, I'll try and line something up and I'll see what his schedule is like, maybe late September maybe mid-October. I'll find out from Pete. I'll check with the Zoning Board too. Good.

**T. Ridenour:** Is there dinner, was that catered last time?

**J. Plonczynski:** I believe we had cookies, wasn't it? Can't remember.

**J. Miaso:** Cookies and juice.

**J. Plonczynski:** If you want to eat, we can always arrange to eat, but he is not going to eat. We will do something. That's all I have.

**J. Lemberg:** Any members have comments or questions? No? Ok, then I suppose we have a motion to adjourn.

**Motioned by:** J. Miaso

**Seconded by:** T. Conner

All in favor? Ayes

Adjourned at 7:31