



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

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

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, A. Hopkins and D. Negele

Absent: T. Ridenour and T. Connor

Also Present: J. Plonczynski, CD Director, R. Grill, Assistant CD Director, and
T. Isham, Management Analyst

Approval of Minutes

A motion was made to approve the minutes of the February 8, 2018 meeting.

Motioned by: J. Kallas

Seconded by: A. Hopkins

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins

Abstain: D. Negele, A. Hopkins

The motion carried.



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(#18-02) Victory Centre of Bartlett

Amend PUD Ordinance #2004-115 Section Five, #8, An Ordinance Approving An Amended Planned Unit Development Plan, Approving Of An Amended Site Plan And Approving Of A Preliminary/Final Plat Of Subdivision/PUD For The Bartlett Senior Living Campus (To Amend The Restrictive Covenants That Are A Condition Of This Ordinance)

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

M. Hopkins recused himself for this item because he was on the project team for this development.

J. Plonczynski stated Victory Centre of Bartlett is looking into refinancing their project. This will not change the Site Plan, the PUD, or the layout of either of the buildings. In the PUD ordinance that was approved in 2004, section 5, #8, there is a condition that the covenant needs to be approved by the Village Attorney in a recordable form that states the development be primarily senior housing. This must comply with the Fair Housing amendments. The revised covenant is attached in the packet for both the senior housing and independent living. Being that the refinancing is by HUD, the conditions in the PUD ordinance and covenants will need to be reflected in the new mortgage. There is a condition in the annexation agreement so this will also need to be changed.

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

Petitioners: Attorney, Steven Friedland and Cassidy Stachowicz were sworn in by J. Lemberg.

S. Friedland stated this development was approved in 2004, consisting of two buildings. 104 unit independent living facility and a 104 senior supportive living facility. Nothing will be done to the actual development, they are just looking into refinancing both buildings, financing that is insured by HUD. HUD has very strict rules, when they provide a HUD insured mortgage on a property, any restrictive covenants must be subordinate to the HUD mortgage. If HUD were to foreclose on a property, they require that the property not have any restrictions that are in front of the Federal Government. The zoning will remain as currently stated, which restricts the land and facility to senior housing. The restrictive covenant is the only reason this project needs to be amended, in the event HUD would need to foreclose, the HUD mortgage need to be senior to the Villages prior restrictions. Also, a modification is requested on the annexation agreement as well.

J. Lemberg stated there are 104 units in each building, and asked how many units are vacant at this time. **C. Stachowicz** stated in the independent living building there are 2-3 vacant units and in the supportive living building there are 5-7 vacant units. This is a very low vacancy rate for affordable independent and supportive living. **J. Lemberg** asked what the chances would be that HUD would allow a resident under 55 years old. **S. Friedland** stated this would not happen because the refinancing would be under the current restrictions for zoning and the annexation agreement. The refinancing is limited to senior housing, 55 and older. **J. Lemberg** asked if they foreclosed could they say this would be open to all age groups. **S. Friedland** stated if HUD did foreclose it does intend to keep the private restrictive covenants that would be behind its mortgage so that wouldn't be an impediment to HUD but the zoning would be an impediment to HUD. If a private bank foreclosed on this property it would take title to the property, subject to the existing zoning, which has a 55 and



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older restriction which they are not asking to change. HUD would be subject to that same restriction.

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

The Public Hearing portion of the meeting was open to the Public. No one came forward.

The Public Hearing portion of the meeting was closed.

J. Lemberg then asked for a motion to approve the Petitioner's requests for the Amended Covenants, PUD Ordinance #2004-115, Section Five, #8, subject to the conditions and Findings of Fact.

Motioned by: J. Kallas
Seconded by: J. Miaso

Roll Call

Ayes: J. Miaso, D. Negele, J. Allen, J. Kallas and A. Hopkins
Nays: None

The motion carried.



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(#18-03) Public Works Complex Lake Michigan Water Receiving Station & Storage Tanks

Second Site Plan Amendment; and
Special Use Permits to allow:

- a) Two (2) 1.5 MG Potable Water Storage Tanks
- b) A Lake Michigan Water Receiving Station (Pumping Station)
- c) A Metering Facility (to be designed and constructed by DuPage Water Commission)

Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from the Forest Preserve District of DuPage County

T. Isham stated in 1966 the Village of Bartlett annexed 515 acres, 24.5 acres that would become the future site of the Bartlett Public Works Complex. In 1973 the Wastewater Treatment Plant was constructed. In 1993 the Public Works Complex was granted Special Use Permits and Site Plan Approval. In 1999 the Complex was granted another Special Use Permit and Site Plan Amendment to allow for the construction of the Public Works salt dome. The Village is requesting a **Second Site Plan Amendment** on the 24.5 acre Public Works Complex to allow a Lake Michigan Water Receiving Station (pumping station), a DuPage Water Commission Metering Facility and two (2) 1.5 MG potable water storage tanks. This facility is necessary as part of the improvements to obtain Lake Michigan water through the DuPage Water Commission beginning May 1, 2019.

These facilities would be located in the approximate locations of the previously approved Public Maintenance Facility and Fuel Depot shown on the 1993 approved Site Plan. These structures were never constructed and the fuel depot was removed.

The Petitioner is also requesting Special Use Permits to allow two (2) 1.5 MG potable water storage tanks, a Lake Michigan Water Receiving Station and a Metering Facility. These structures are required in the distribution and storage of Lake Michigan water for the Village.

These proposed improvements are part of the Intergovernmental Agreement with the DuPage Water Commission in order to obtain water for the Village through their Lake Michigan allocation.

The Village currently purchases 60% of its water through Elgin as well as utilizing local Village wells. The current contract to purchase water through Elgin ends on April 30, 2019.

These improvements are the beginning stages of transitioning to Lake Michigan Water. This property is the only feasible Village-owned property that the facilities could be constructed upon considering the cost and timeframe in order to make the May 1, 2019 transition deadline.

There is currently a 10' high berm to screen the residential properties to the north of the Public Works Complex. The closest residences would be approximately 240 feet away from the proposed structures.

The Staff recommends approval of the Second Site Plan Amendment and Special Use Permits subject to the conditions and Findings of Fact that are in the staff report.



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Petitioners: Village of Bartlett, Dan Dinges, Director of Public Works and Tyler Isham, Management Analyst were sworn in by J. Lemberg.

D. Dinges, 1150 Bittersweet, stated he was there to answer any questions. As **T. Isham** stated this project is part of the transition to Lake Michigan water and the groundbreaking for the 30 inch transmission main was on March 6th. This will be coming from Roselle to Bartlett assuming this Site Plan were to be approved. The pump station will utilize the 30 inch water main to pump the Lake Michigan water to the west side of town as well as the entire community. There will be two large reservoirs to hold the water and be able to distribute it along with the other elevated towers throughout town. **J. Lemberg** asked when the Village gets Lake Michigan water, what will happen to the current wells, will they be shut down? **D. Dinges** stated for the time being, they will be used for emergency backup. However, if a well goes down and it is in need of costly major repairs it may be determined to possibly abandon the well. An interconnect with Streamwood was just completed on Lake Street, and we are currently working with Elgin with plans to connect with Hanover Park. In the long run the wells can be abandoned because we will have connections with other communities. The wells will be maintained but will not pump into the system because of the EPA requirements. The wells will be available if they are needed. **J. Lemberg** asked if something were to happen with the supply of Lake Michigan water will the two storage tanks have enough water for the Village or will the old wells need to be put on line. **D. Dinges** stated it would depend on what time of year. The new tanks will give the Village about 3 MG a day which is the average use per day. Depends on how long of an outage we would have, but there is about 4 MG of elevated and ground storage already in place. There is storage for a few days which is a requirement with DuPage Water Commission. However, if the demand goes way up with the summer heat and everyone is watering the storage is used up. Watering bans would then be in effect. **J. Lemberg** asked if there would be enough water for fire hydrants and the people all the way to the west side of town. **D. Dinges** answered yes.

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

A. Hopkins asked what the noise level would be for the surrounding residents. **D. Dinges** stated it is all enclosed, they may hear a low hum from the backup generator which is also enclosed in the same building.

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

The Public Hearing portion of the meeting was open to the Public.

Sally Hoelterhoff of 1032 Trillium Lane asked how often the backup generators are tested. **D. Dinges** stated it would be about once a week. **S. Hoelterhoff** asked how tall off of the ground level will the tanks be because at the moment she has a good site line. Will the tanks be in the way? **D. Dinges** stated the grade drops going south. The berm is 10 feet, from the ground to the top of the dome it's 40 feet. The tanks will be taller than the berm and may be visible from her back yard. From her second floor she will definitely see the tanks. **D. Dinges** stated he did meet with another neighbor, so additional trees will be added on top of the berm to help screen the tanks. They are looking into putting the ladders on the south side of the tanks so they will not be visible to the residents.

T. Isham stated there will be about 20 feet that will be above the berm. **S. Hoelterhoff** asked if the landscaping will be on top of the hill, and what kind of landscaping will be planted.



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D. Dinges stated there will be a mixture of trees and shrubs. There may be pine trees because they provide year round screening and also some deciduous trees that will create a larger screening for the tanks. The berm may be turned into a natural prairie planting similar to the west and east of Public Works. **S. Hoelterhoff** asked if the tanks emit anything into the air. **D. Dinges** stated no, the only thing stored in the tanks will be Lake Michigan water.

David Howard 1044 Trillium Lane, stated the tanks will be equivalent to the rooftops of his house. The idea that this will not obstruct his view is not realistic. This will be a big eyesore to the residents in the area. **D. Howard** has been a resident for 24 years and the Village has done a great job in making this town a wonderful community. However, with this project he sees his property values dropping. When he moved in the Village installed a berm that broke up the site line between the homes within the area and Public Works. However, there were never any shrubs or trees planted on the berm as promised and he is concerned this will happen again. Since there will be a lot of construction and building of tanks, if someone is trying to sell their home, this will be an issue. **D. Howard** was also concerned with lighting that may be on all through the night. **T. Isham** stated the landscaping must be done being it is a condition within the ordinance and the plan. **D. Dinges** wanted to comment on the landscaping on the berm. Public Works is looking at possibly starting the landscaping on top of the berm hopefully before the pump station is started. There will be lights for security reasons, which will be kept below the berm elevation. There will be building lights on both the metering station and the pump station, similar to what is on the Admin building. The Village is paying attention so the light will not glare into the homes on the north side. **R. Grill** stated that today she received a letter from the Forest Preserve District who is requiring the Village to send them the landscape plans as well. The landscaping will definitely be going in.

J. Lemberg asked if anyone else 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.

J. Lemberg asked if it's known what kind of trees will be planted. **D. Dinges** stated no, but he will look into something that is not invasive. **J. Lemberg** asked if the plat that was included in the packet dated November, 1993, is updated with the information that was being presented tonight. **R. Grill** stated this is an amendment to allow changes to the site plan. **J. Lemberg** asked exactly where will the tanks be going, the same area where the future nursery was going to go on the original plans? **R. Grill** pointed out the Admin building, the berm, and then where the fuel tanks were removed on the plan. **J. Lemberg** asked if the salt dome is still there. **T. Isham** stated the dome was moved and the tanks will be built by the pumping station and metering facility. **D. Negele** asked what the timeline for the construction is. **D. Dinges** stated the Village is currently applying for low interest loans through the IEPA. The project won't be awarded until July when the IEPA fiscal year starts, hoping to start construction in August and run through May. Final completion should be the end June, 2019.

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

J. Lemberg then asked for a motion to approve the Petitioner's requests Second Site Plan Amendment and Special Use Permits subject to the conditions and Findings of Fact.



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**Motioned by: J. Miaso
Seconded by: J. Kallas**

Roll Call

**Ayes: D. Negele, J. Allen, J. Miaso, J. Kallas, M. Hopkins and A. Hopkins
Nays: None**

The motion carried.

J. Plonczynski stated this will go to the Village Board meeting on Tuesday, March 20, 2018.



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Old Business/ New Business

J. Plonczynski stated he was not aware of any old business but there are projects pending. Whether they will make the April Plan Commission meeting is not known. There are a few commercial projects in the works, however no industrial buildings or subdivisions. The budget is being reviewed so watch the paper for exciting issues with the budget, sales tax and water and sewer rate amendments.

D. Negele asked what is going on with the roadwork on Stearns and Rt. 59. **J. Plonczynski** stated there are several major intersections improvements. The first one that should start is at Rt. 59 and Rt. 20, a ramp Northbound to Eastbound and lane improvements on the Rt. 59 corridor. The biggest is at Stearns & Rt. 59, some of the utility movements has already started.

Motion to adjourn.

Motioned by: J. Kallas

Seconded by: D. Negele

All in favor.

The meeting was adjourned at 7:40 P.M.