



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

Present: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, C. Deveaux, M. Sarwas

Absent: G. Koziol

Also Present: Kristy Stone, Planning & Development Services Director, Andrew Barna, Associate Planner, Brian Krause, Associate Planner

Approval of Minutes

A motion was made to approve the January 2, 2025 meeting minutes.

Motioned by: B. Bucaro

Seconded by: J. Battermann

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, C. Deveaux, M. Sarwas

Nays: None

Abstain: None

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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(#24-12) 1350 Munger Road

Preliminary/Final Plat of Resubdivision

Site Plan

Variation – Reduction in Parking Requirements

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Mark Rogers, Liston & Tsantilis, 33 N LaSalle St, Chicago IL on behalf of the petitioner, Eriksson Engineering Associates, and Dawson Logistics Assets LLC, came forward and was sworn in by **M. Werden**. **M. Rogers** stated that they are requesting the approval of the Final Plat of Resubdivision and Site Plan for lot 1 and proposed lot 2 and the Variation to reduce the parking requirements for the proposed lot 2. Currently, lot 1 and lot 2 are a single lot. Our first request is to resubdivide that lot into 2 lots. Lot 2 has an existing building and lot 1 has a proposed development for a new 149,000 square foot building. There will be no changes to the proposed lot 2. The only changes are on lot 1. There are cross-access easements across both lots. The lot 1 Site Plan has a proposed 149,000 square foot building on approximately 365,000 square feet of land. There will not be changes to lot 2 other than moving some truck trailer parking stalls. The landbank parking spots will be the same. The Variation request goes hand and hand with the landbank agreement. Currently, the site requires 490 parking spaces. We have 200 parking spaces installed and 131 landbank stalls currently, which leaves a deficit of 159 parking spaces, which is what we are requesting the Variation for and that Variation is currently in place for the property. We are asking for that to be applied to the proposed lot 2. The landbank agreement will come before the Village board, but it does work very closely with the Variation, you need one to have the other. We have the entire team here and would be happy to answer questions. **M. Werden** asked if there have ever been any parking issues? **A. Barna** no, we have not had any issues. **B. Bucaro** said he drove through the property at around 2 pm and there were a lot of empty parking spaces. **M. Werden** said that it was good planning to place the building where it is now to have this opportunity. A lot of times the building is placed in the center of the lot and there is an issue. **K. Stone** when this plan originally went through the Planning Commission in 2006, the plan was to do an addition to the building to the west. **B. Bucaro** said, the previous owners developed the site and asked how long the current owners have owned the site. **M. Rogers** answered, since 2018. **C. Deveaux** asked, what is the use on lot 2? **M. Roger** said that currently that lot is occupied by Creative Werks and they are full-service packing, manufacturing and package design company. **J. Battermann** asked, will there be a new water main tap for this second building? **K. Stone** yes. **M. Werden** this does not seem very controversial at all. **B. Bucaro** asked the petitioner to address what the materials for the proposed building will be. **John White** Architects Plus Design Studio, 1330 Nelson Cir, Wheaton IL came forward and stated that the materials would be precast concrete walls with reveal patterns and change of color with paint for the main building and the office areas will have glass with aluminum frames and metal canopies. **B. Bucaro** on the west elevation there is a note about future windows. What is the thinking there? **J. White** that would provide flexibility for the building. There are windows on each end of the building. The goal is to have 1 tenant and potentially 2 tenants. This leaves space in the middle



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for a third tenant and we could cut windows in at that time. It is something that we do with structure panels and just prep for that so it is easier to cut that out for placement of windows. **J. Kapadoukakis** asked, what types of tenants are you looking for? **Mark Smith** from Mapletree stated that the types of tenants would be similar to what is in Brewster Creek now. We have done premarketing for the site in anticipation of getting approval and there has been interest from food packaging companies, packaging and fulfillment companies, and just pure distribution, which would be similar to the McKesson building that is fully racked. The uses would be similar to the uses that exist in the Brewster Creek Business Park today. **B. Bucaro** asked where the 10 trailer stalls will be moved to. **M. Smith** right now, the stalls are on the west parcel, which will be lot 1. Those were installed by the tenant about 3 years ago and we have agreed to relocate the stalls as part of this development at our cost. **B. Bucaro** asked if the landbank agreement be the same agreement and just amended? **M. Smith** the agreement will have essentially the same terms. We would like to make it longer so that we do not have to come back. Ordinarily, it was for 10 years with an automatic renewal for 10 years. Currently, we have proposed 40 years with another 40 years, but we are still in negotiations with the Village attorney. **K. Stone** the way the agreement is written currently is that when the landbank agreement expires, they have to put in the parking spaces whether they need them or not. We would rather have open space than more pavement that is not necessarily going to be utilized. That is why we are open to amending the landbank agreement. **M. Werden** that makes sense. **B. Bucaro** if a new tenant moves in that has a need for more parking, the agreement would cover that instance to ensure that there is adequate parking. **M. Smith** yes, that is correct.

M. Werden opened the public hearing. No one from the public came forward.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-12) 1350 Munger Road** for the Preliminary/Final Plat of Resubdivision, Site Plan and Variation to reduce the parking requirements subject to the conditions and findings of fact outlined in the staff report.

M. Werden closed the public hearing.

Motioned by: B. Bucaro

Seconded by: J. Miaso

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, C. Deveaux, M. Sarwas

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone it does not look like we will have a meeting in April, but we have potentially 6 projects that will all be public hearings scheduled for May1, so be prepared. I do anticipate a lot of public input at those hearings .

M. Werden asked if there was a motion to adjourn.

Motioned by: J. Miaso

Seconded by: M. Sarwas

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:17 pm.