



**VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS  
AGENDA  
228 MAIN STREET  
March 7, 2019**

**7:00 P.M.**

- I. Roll Call
- II. Approval of the December 6, 2018 meeting minutes
- III. (#18-22) **Moureau's Crest View Addition to Bartlett (Lot 72)**  
Variations:
  - a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
  - b) A 9 foot reduction from the required 45 foot rear yard on Lot 2**Public Hearing**
- IV. (#18-24) **Stearns and Munger**  
Variation: to reduce the required number of parking spaces (Lot 1)  
**Public Hearing**
- V. (#19-04) **Streets of Bartlett**  
Variations:
  - a) To reduce the number of required parking spaces,
  - b) Increase the monument sign area,
  - c) Increase monument sign height; and
  - d) Reduce the monument sign setbacks**Public Hearing**
- VI. Old Business/New Business
- VII. Adjournment



BEFORE THE VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS

IN RE THE MATTER OF:                    )  
  )  
BUCKY'S                                    ) #18-06  
  )

REPORT OF PROCEEDINGS

December 6, 2018

7:00 p.m.

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled cause, before the VILLAGE OF BARTLETT PLAN COMMISSION/ZONING BOARD OF APPEALS, held at 228 South Main Street, Bartlett, Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. MIKE WERDEN, Chairman

3 MS. JENNIFER RASMUSSEN, Member

4 MR. GEORGE KOZIOL, Member

5 MR. BOB BUCARO, Member

6 MR. JOE BANNO, Member

7 MS. ANGELA ZUBKO, Village Planner

8 MS. ROBERTA GRILL, Acting Community Development Director,  
9 also serving as Secretary.

10 ALSO PRESENT:

11 MS. LYNN MEANS, Traffic Consultant

12 MR. RICHARD J. MCMAHON for Petitioner

13 MR. MATTHEW ATKINS for Petitioner

14 - - -

1 CHAIRMAN WERDEN: Okay. It's 7:00. I'd like  
2 to call to order the meeting of the Zoning Board of  
3 Appeals, the Village of Bartlett, Counties of Cook,  
4 DuPage, and Kane. Please call the roll.

5 MS. GRILL: Mike Werden?

6 CHAIRMAN WERDEN: Here.

7 MS. GRILL: Linda Hanson? George Koziol?

8 TRUSTEE KOZIOL: Here.

9 MS. GRILL: Joe Banno?

10 TRUSTEE BANNO: Here.

11 MS. GRILL: Bob Bucaro?

12 TRUSTEE BUCARO: Here.

13 MS. GRILL: Jennifer Rasmussen?

14 TRUSTEE RASMUSSEN: Here.

15 CHAIRMAN WERDEN: We have before you the  
16 August 2nd, 2018, meeting minutes. The chair will  
17 entertain a motion to approve.

18 TRUSTEE KOZIOL: So approved.

19 TRUSTEE RASMUSSEN: Second.

20 CHAIRMAN WERDEN: Moved by George, seconded by  
21 Jennifer. Please call the roll.

22 MS. GRILL: George Koziol?

23 TRUSTEE KOZIOL: Yes.

24 MS. GRILL: Joe Banno?

1 TRUSTEE BANNO: Yes.

2 MS. GRILL: Bob Bucaro?

3 TRUSTEE BUCARO: Yes.

4 MS. GRILL: Jennifer Rasmussen?

5 TRUSTEE RASMUSSEN: Yes.

6 MS. GRILL: And Mike Werden?

7 CHAIRMAN WERDEN: Yes.

8 The main item on the agenda tonight is  
9 Bucky's. Case number 18-06. Are the petitioners  
10 present.

11 MR. MCMAHON: We are.

12 CHAIRMAN WERDEN: Please step up to the  
13 microphone. Raise your right hand.

14 (Witnesses sworn.)

15 CHAIRMAN WERDEN: Okay. Do we have the  
16 mailings, the newspaper, and a picture of the sign?

17 MS. ZUBKO: Yes, we do.

18 CHAIRMAN WERDEN: Mark those Exhibits A, B, and  
19 C.

20 Go ahead. Present your case.

21 MS. ZUBKO: Sure. The Petitioner is requesting  
22 to annex two vacant parcels consisting of 2.18 acres  
23 to -- and to rezone the subject property upon  
24 annexation from the ER-1 zoning district to the B-3

1 neighborhood shopping district.

2           The Petitioner is also requesting a  
3 preliminary site plan review for a proposed  
4 5500-square foot convenient store to accompany an  
5 automotive service station with 10 gas pumps. A  
6 3200-square foot car wash is also being proposed  
7 along the southern portion of the subject property.  
8 The preliminary site plan review will be discussed  
9 by the plan commission next week.

10           The proposed convenience store will be  
11 oriented towards Route 59. It will consist  
12 primarily of CMU block. Since I wrote this memo,  
13 they have actually changed the block size from 8 by  
14 8 to 8 by 4 so it will look more consistent with the  
15 brick look to it. It will still have stone veneer  
16 on the columns, and there will be metal canopies  
17 that would add architectural elements over all the  
18 windows. The tallest portions of the building  
19 consist of three towers that will be 26 feet  
20 8 inches in height. And the average height would be  
21 21 feet 4 inches, meeting the zoning code  
22 requirement of 25 feet. The car wash will  
23 architecturally match the convenience store with the  
24 CMU block and will be 18 feet in height also meeting

1 the zoning code requirements.

2           The Petitioner has requested one curb cut  
3 along Route 59 for access to the automotive service  
4 station, which would be located directly across from  
5 Norwood Lane. The Village approached the Petitioner  
6 regarding the installation and associated costs of a  
7 proposed traffic signal at this location.

8           The Village staff discussed with the  
9 Petitioner a 75/25 split for the costs with  
10 Petitioner paying the 75 percent of the share.  
11 Discussions will continue on this subject.

12           As we all know, Route 59 is under the  
13 jurisdiction of IDOT so we'll be working with them  
14 in the future as well to discuss this future traffic  
15 signal.

16           It has been Bartlett's policy when  
17 reviewing commercial site plans adjacent to one  
18 another that the number of curb cuts be minimized  
19 and a cross-access easement be utilized between the  
20 adjoining properties. This encourages the optimum  
21 traffic movements and circulation patterns between  
22 commercial entities while providing safe access to  
23 public roadways. The preliminary site plan as  
24 proposed does not include a cross-access easement.



1           The site plan identifies 59 parking  
2 stalls, including two handicap stalls, which exceeds  
3 the zoning ordinance requirement of 39 parking  
4 stalls. They also meet the requirements for  
5 stacking for the car wash as well.

6           The Petitioner is proposing to install two  
7 eight-foot tall retaining walls along with an  
8 eight-foot tall vinyl stone fence along the western  
9 property line. A six foot tall vinyl fence is  
10 proposed along a portion of the northern property  
11 line. And as shown on the cross-section, the  
12 subject property is approximately 19 feet lower than  
13 the residentially zoned properties to the west.

14           The Petitioner is requesting a plat of  
15 consolidation once this is annexed. And the  
16 Petitioner is requesting five different variations.  
17 The first is the one foot reduction from the  
18 required 50-foot front yard for the gas pump canopy.  
19 The reduction in the front yard request is  
20 consistent with other variations granted for  
21 canopies along Route 59. And the front yard  
22 variations -- oh, granted along Route 59 already.

23           The second is a six foot reduction from  
24 the required 20 foot side yard for the car wash.

1 The reduction in the required side yard setback from  
2 the car wash is consistent with another variation  
3 approved along Route 59 for KinderCare.

4           The third is to eliminate the required  
5 foundation landscaping, area landscaping. This has  
6 only been approved once for Sonic and that variation  
7 granted eliminated the east and west foundation  
8 landscaping to allow space for servers to deliver  
9 the food in order -- to the parked vehicles.

10           The fourth is to reduce the perimeter  
11 landscaping on the east property line, which is the  
12 required number of large deciduous trees from nine  
13 to five, which is a Type 2 landscape screening.

14           We have also never agreed to this  
15 variation before in the Village. Sonic was granted  
16 a variation in 2016 to eliminate the perimeter  
17 landscaping along Stearns. But eight years after --  
18 or after -- eight years after it was originally  
19 approved, it was required landscaping, but this was  
20 a result of the right-of-way taking for the Stearns  
21 Road intersection improvements.

22           And the last variation is to eliminate the  
23 required trees in four of the six parking islands.  
24 This request to eliminate the trees has never been

1 granted by the Village either. Ashton Gardens was  
2 granted a variation to allow one tree per double  
3 island rather than the required two trees, but never  
4 to eliminate the trees altogether.

5           They are requesting a couple special uses  
6 to allow for the gas station and the car wash. The  
7 Petitioner has designed the car wash to have a dryer  
8 portion of the tunnel wash furthest away from the  
9 residential uses to the west. There will be four  
10 vacuums on the north of the car wash, and the  
11 retaining walls and proposed eight foot tall fence  
12 along the west side of the subject property should  
13 serve as a sound barrier to minimize any noise  
14 emitted from the car wash and vacuums.

15           Internal vehicular circulation for the car  
16 wash would primarily consist of a counterclockwise  
17 pattern with all vehicles queuing behind the  
18 convenience store entering the car wash along the  
19 west side. Vehicles will travel through the car  
20 wash and exit the building from the east, and they  
21 would either exit the site onto Route 59 or proceed  
22 to the gas pumps or the convenience store.

23           The Petitioner is also requesting a  
24 special use to allow outdoor sales and storage

1 including propane and seasonal items. These areas  
2 are located in front on the east side of the  
3 convenience store.

4 The Petitioner is requesting the special  
5 use for packaged liquor sales, including beer, wine,  
6 and liquor. This would be the first service or gas  
7 station permitted to sell packaged liquor in the  
8 Village.

9 Underground stormwater will be located  
10 below the southern parking lot between the  
11 convenience store and the car wash. The preliminary  
12 engineering plans are being reviewed by the village  
13 engineer, and final engineering including stormwater  
14 calculations will be required during the final site  
15 plan review process.

16 A traffic study was prepared by Quigg  
17 Engineering and was reviewed by our traffic  
18 consultant, which they -- the Quigg Engineering  
19 traffic review states that a traffic signal is  
20 warranted at the intersection of 59 and Norwood  
21 Lane. And our traffic consultant concurs with that  
22 study as well. And the future lane use plan does  
23 identify this area for commercial uses. That is the  
24 end of my presentation.

1 CHAIRMAN WERDEN: And as I recall, the traffic  
2 signal part is not perceived to be a hard thing,  
3 right? I mean, IDOT is going to give kind of  
4 preliminary, I don't know, not approval, but they  
5 kind of agreed that it would need it;  
6 right? They are not fighting it?

7 MS. GRILL: Well, why don't we let the  
8 Petitioner address that issue a little bit more and  
9 then we'll discuss that if you'd like.

10 MS. ZUBKO: Petitioner does have a short  
11 presentation that they would like to make as well.

12 CHAIRMAN WERDEN: Okay. Why don't we go ahead  
13 with your presentation.

14 MS. GRILL: For the record, our traffic  
15 consultant, right, Angela, is here tonight?

16 MS. ZUBKO: Yes.

17 MS. GRILL: Lynn Means is here tonight to  
18 answer any traffic questions as well.

19 CHAIRMAN WERDEN: Okay. Good.

20 MR. MCMAHON: Good evening. I'm  
21 Richard McMahon with Buchanan Energy or Bucks, Inc.,  
22 as a development arm of Buchanan Energy. Thank you  
23 very much for making the time to allow us to present  
24 to you folks what our plans are for this.

1           It's been over three years that we've been  
2 working on this. To do this, we had to negotiate  
3 with all the residential owners. Actually, all the  
4 owners of the subdivision across the street because  
5 there are residential restrictions on these  
6 two lots.

7           This subdivision was platted in 1967, and  
8 the market has pretty well voted for the fact that  
9 it's not -- they are not very good residential lots  
10 as 59 has grown over the years. So we have  
11 contracts with every one of the residential  
12 landowners to buy the restrictions release on the  
13 property if this all should go through.

14           As Angela so very aptly told you, we're  
15 petitioning to annex the property into the  
16 community. So this is the type of store, and Angela  
17 has already shown some of these things. This is  
18 what it would look like from an aerial. I want to  
19 point out that, you can see the walls in the back  
20 because we're actually bringing the ground down. We  
21 have to remove a lot of soil to bring it down to  
22 street level.

23           And then this is nighttime, what it will  
24 look like. You see that there is no light trespass

1 off the sites. LEDs have, you know, come a long  
2 ways now. They no longer have those pearls of light  
3 underneath the canopies when you had Halogen lights  
4 hanging in the canopies. These are all flat with  
5 the deck and highly directional.

6           This is -- Angela showed you a little bit  
7 before. We didn't know she would have this in here,  
8 an indication of how we are -- the street level is  
9 on the right-hand side of the drawing. And you can  
10 see that we've had (inaudible) into the ground and  
11 then it goes back up into its original level behind  
12 the store, and it's retained by two eight foot  
13 masonry walls on which top of that there'll be a  
14 fence, an eight foot fence.

15           The gray over to the left is a depiction  
16 of the Walshes' house and how the visuals would be  
17 if you were standing in their dining room or kitchen  
18 looking out, and so you can't see the building.

19           This is the landscape plan. I will be  
20 more than happy later on to go back and discuss and  
21 answer any questions you might have about it.  
22 Because of the carving into the hill and having to  
23 build walls, that requires to make quite a few  
24 different adjustments to our design. We've

1 originally come in with a 7000-square foot store,  
2 which is what we have in Glendale Heights on the  
3 corner of North Avenue in Glen Ellyn. But as we  
4 were working with trying to maintain our require --  
5 what we feel needed to be useful, the distances  
6 between the store and canopy and the canopy and the  
7 front of the curb out on the street, we found we  
8 were having a hard time giving you the landscaping  
9 that you wish along 59. So we did something. We  
10 reduced the size of the store. We haven't built one  
11 of these yet, but we have them ready to build in  
12 Winfield and in some other communities. And that  
13 gave us 10 more feet by reducing the depth of the  
14 store by 10 feet, and we were then able to then add  
15 the landscape into the front yard. That the -- what  
16 you see here is we've counted up all the trees and  
17 shrubs. Now, a lot of them are along the back  
18 facing the residential on top of the hill, but  
19 they're spread throughout the property. So there's  
20 264 of them.

21           This would be the view from the Walshes'  
22 is how this property is designed so that you don't  
23 see what is on the other side of the property. This  
24 is the fence, an example of the fence that was



1 stipulated that we'll be putting on the top behind  
2 our store and behind the two residences. They are  
3 immediately behind our property to the west.

4           And this is a sample of the fence that  
5 will go on the north side between our site and the  
6 Abrahams' property.

7           Now, in variation A in Angela's  
8 presentation is a one foot reduction from the  
9 50-foot front yard canopy setback. And we're  
10 showing that there in the red. You'll see it before  
11 you. It's 49 feet. I don't think there's going to  
12 be much in the way of issues on that.

13           Variation B is a six-foot reduction on the  
14 20-foot side yard setback for a car wash. You can  
15 see that there is measured 14 feet right there in  
16 the red at the west end of the car wash. And, of  
17 course, that's the parking lot for the restaurant  
18 next door. And there it is. You can see what we  
19 superimposed an aerial on. So you can see it's not  
20 going closer to the residence.

21           Variation C that we're asking for to omit  
22 the foundation landscaping on the west or backside  
23 of the convenience store. We've worked with staff,  
24 and instead of putting landscaping around the front

1 and sides of the store, we're going to put planters  
2 in, and supported -- staff supported that  
3 compromise. But along the back, there really is no  
4 need, in our belief, to put shrubs. I think they  
5 die, they become trash collectors, and what you're  
6 actually seeing in this rendition is what we're  
7 asking to have omitted is it seems that placing  
8 shrubs along the backside of the store between it  
9 and that driveway is -- it's doesn't add anything,  
10 and it just causes some problems for maintaining --  
11 maintenance and snow plowing.

12           Variation D is to reduce the perimeter  
13 landscaping along the east property line or front of  
14 the store from nine trees to five. Now, it might  
15 seem like that's kind of an arbitrary request, but  
16 our business is different from the majority of the  
17 businesses you see in your community in that we're  
18 not a destination. People want to go in at night.  
19 They want to see that they can see in, see what's  
20 going on underneath the canopy, and during the day  
21 they want to see how busy it is.

22           And I go back to talking about something  
23 that happened to me many years ago at one of my  
24 stores. I had a truck stop in Rochelle. And it was

1 out in the middle of nowhere. And one time at night  
2 after a zoning hearing, I stopped, and I was fueling  
3 up. And a car full of four young ladies got out in  
4 the next aisle over, and they were fueling up. And  
5 they were high school age. And I asked them, why  
6 did they pick this store to come to. And they said,  
7 well, we were at a basketball game over in DeKalb  
8 over at Northern Illinois, and we on got 88, and we  
9 turned the wrong direction. And the lights and  
10 being able to see was something that made them safe.

11           The transactions that you do in a gas  
12 station are different than any other transaction you  
13 do in your life during the day. You're pulling your  
14 wallet out, or your purse out, and you're opening it  
15 up and getting a credit card out in the open rather  
16 than inside a store where there's other people.

17           So the perception of being able to see  
18 what's going on underneath the canopy, we believe,  
19 is extremely important. And what I'm going to show  
20 you is here are your -- this is your Shell on  
21 Stearns and Bartlett. It's landscaped with the  
22 trees per your code, and you can hardly see it. As  
23 the trees grow and they mature, and here's one at  
24 Gary and North Avenue. And then we have the Pilot

1 that was recently built in Carol Stream on Gary and  
2 North Avenue, and you can see just trees and how  
3 they obscure the sign, and you can't really see  
4 what's going on inside the property. And then this  
5 one is 64 and Kirk in St. Charles showing how the  
6 tree even though it's cut up over six feet per your  
7 ordinance, they tend to obscure things over time as  
8 they grow. And here's what we're asking for. This  
9 is our artist rendition of what it will look like  
10 with the five rather than the nine and with the  
11 landscape along the base as I indicated before.  
12 Rather than asking for a variation in the front  
13 yard, we made the store smaller.

14           And then variation E, what we are asking  
15 to omit four of the six trees in the parking lot to  
16 aid interior visibility. Once again, on the face of  
17 it, it seems like it's an arbitrary thing that we're  
18 asking for. But once again, I want to call your  
19 attention to the fact that what goes on in a  
20 convenience store like this and a gas station is  
21 different than what goes on everywhere else.

22           If you go to a Whole Foods, and you park  
23 in the parking lot, you get out of your car, you  
24 lock it, and you walk inside and that's when you're

1 doing your business.

2           Here, you're coming in, and you're moving  
3 around. You're jockeying for a position underneath  
4 the canopy and whatnot. And then in ours with the  
5 car wash and the vacuums, you're moving around.  
6 There's a lot of counterclockwise and people going  
7 different directions, and we're asking for relief  
8 from having to plant a tree on the four islands that  
9 you see the arrows on.

10           But I want to point out that we're adding  
11 the trees on the corners of -- the front corners of  
12 the store. So it looks like we're saying we don't  
13 want to put any on it. We feel, for instance, that  
14 on the backside of the store as you're turning to go  
15 around to get in line for the car wash, having  
16 those -- not having trees, but having shrubbery and  
17 a considerable amount of shrubbery on those islands  
18 instead. It's just conducive to the fact that this  
19 is a vehicle-driven business. You're moving around  
20 driving, trying to see what's going on so -- and  
21 then the one down at the front end of the car wash,  
22 put a tree there, we feel is kind of almost like  
23 violating what some communities call the visual  
24 triangle where you have intersections. There's a

1 lot of activity going on right there, and a tree  
2 when it goes in for the first five years, they look  
3 good, you know, from our standpoint. They are  
4 small, whatever. But over time, as I showed you in  
5 those other pictures, they become mature, and they  
6 start blocking and change the visuals and, we feel,  
7 the safety of the property.

8           This is just -- this is Whole Foods. This  
9 is an area down 75th and Lemont in Woodridge. This  
10 property is slightly bigger than ours, and those are  
11 just deserts -- or oceans of asphalt. And you can  
12 see why the ordinances were created that every 10  
13 parking spaces or 20 parking spaces, in a parking  
14 lot there should be an island of trees because no  
15 one really wants what was put down there in the '70s  
16 and '80s where you have, you know, seven acres of  
17 uninterrupted concrete. So we feel that while that  
18 was appropriate, that's a motivation behind having  
19 the trees on the islands. In our instance, because  
20 the business is different, we're asking for a  
21 variation from your ordinance.

22           And I'll be more than happy to answer any  
23 questions to the best of my ability. Thank you.

24           MS. GRILL: Could you address the question

1 asked by the chairman regarding the traffic signal  
2 since you have --

3 MR. MCMAHON: Yes. When we approached  
4 Bartlett, we knew from our studies and our  
5 experience that we could build a store and operate  
6 it without a traffic signal. So traffic -- we  
7 bought an interior location, but in effect it would  
8 have its own driveway. But we visited, and we  
9 listened to staff at Bartlett, and there's been  
10 always a lot of people across the street that would  
11 like to have a traffic signal on Norwood.

12 And, you know, before they get this  
13 intersection fixed up over here, the traffic stacks  
14 up at the light going south on 59 at 5:00 past this  
15 property and out and beyond. It's tough. And I  
16 know it because I've been driving down 59 since 1987  
17 when I moved into the area, and that Mobil across  
18 the street is ours so we're pretty in tune to what's  
19 going on.

20 So Bartlett said, well, we'd like to have  
21 a light. We started talking. And we've  
22 preliminarily agreed to split the cost of the light.  
23 And I think about two years ago, maybe three, the  
24 community had done some estimates on the cost to

1 install a traffic signal. And I believe it comes  
2 out to approximately \$600,000. We're going to get  
3 into the granule parts of that with the Village  
4 because some of that \$600,000 are things that we're  
5 going to be doing with the street anyhow as to  
6 what's what. But we have no problem with agreeing  
7 to pay 75 percent of the traffic signal's  
8 installation as part of this, as a community amenity  
9 should we be approved.

10           When we went -- I have a traffic engineer  
11 that I've used for years that understands the  
12 C-store business. And I use his firm and him to do  
13 the original traffic studies to try and justify IDOT  
14 allowing a warrant to be issued for a traffic signal  
15 there.

16           They don't care if you come in with a bag  
17 of \$600,000 and plop it down in front of them, and  
18 say we want a traffic signal. It's okay. Show us  
19 that it's needed because they don't want a lot of  
20 traffic signals on roads, especially like 59 that's  
21 designated as, I think, freeway. But what their  
22 interest is is to control the number of signals so  
23 traffic moves freely.

24           Our engineer or our traffic engineer



1 presented a study, and IDOT said it doesn't hold  
2 water for a signal. And they -- there's seven  
3 possible warrants if I remember correctly, and they  
4 shot down the two or three that this traffic  
5 consultant was trying to use to justify putting a  
6 signal there.

7           So I went back to plan B, and there is a  
8 traffic engineering firm in Springfield across the  
9 street from IDOT's headquarters, and they hire  
10 people that retire out of IDOT. And I have dealt  
11 with these folks before. I have used them on some  
12 very difficult ones such as the store that we built  
13 just recently and opened in Addison on the corner of  
14 53 and Lake Street.

15           What District 1 IDOT was going to give me  
16 and what I wanted were two completely different  
17 things. And with these folks down in Springfield,  
18 we were able to get what we felt was access onto the  
19 site that was a good compromise between business  
20 people and safety.

21           So I hired these folks, went down and  
22 visited them again. I've known them since the late  
23 '80s some of these folks, and they came back up.  
24 And they have a better understanding of what it

1 takes to communicate with IDOT. It's called Quigg  
2 Engineering. And Quigg Engineering re-wrote it all  
3 up and did a whole new study and hired people to put  
4 out the cameras they need to count the traffic.  
5 They knew how to put this together, and they went  
6 and presented it, and they said that they feel the  
7 signal is justified on the basis of two warrants.

8 IDOT threw one warrant out. They won't  
9 believe that one. And that is something to do with  
10 platooning the traffic. And I'm not an expert on  
11 it, but the other one based on the traffic counts  
12 and the movements of the intersection, IDOT  
13 scratched their head and they said, okay, we'll  
14 listen. And they came back with a couple things  
15 that they wanted added to or addressed. So we  
16 resubmitted it. Submitted it again about six weeks  
17 ago. And a week ago, I asked Quigg to find out  
18 where this study was, and it is in process.

19 And they recited the fact that it was the  
20 holidays and whatnot. And, you know, IDOT will look  
21 at it, and I think they'll give us an answer if not  
22 before the end of the year, then probably the  
23 beginning of January. And we're hopeful because  
24 they kind of made noises in their rejection that

1 indicated that there were certain things that the  
2 rejection pushed into a positive. So we'll work  
3 really hard on that. We don't feel we needed it to  
4 be successful. It's an expensive thing to do, but  
5 as we want to join the community, we thought that  
6 this would be the right thing to do, and it will  
7 certainly add to, I think, the liveability of the  
8 folks across the street that use Norwood and  
9 Brewster Creek Shopping Center.

10 CHAIRMAN WERDEN: That's because a lot of times  
11 a left-hand turn is very hard. Thank you for  
12 addressing that.

13 Another comment. When you were talking  
14 about removing trees from some of the islands, you  
15 said something about some shrubbery to replace that?

16 MR. MCMAHON: There will be low shrubbery  
17 there, yes.

18 CHAIRMAN WERDEN: Okay. So, again, it's not  
19 just going to be asphalt and cement?

20 MR. MCMAHON: Oh, no. We'll have landscaping.  
21 And do you want to --

22 MR. ATKINS: Go back to landscaping.

23 MR. MCMAHON: Matt's on my staff. He can  
24 answer some of those questions better.

1           CHAIRMAN WERDEN: I mean, it makes sense what  
2 you were saying about not wanting trees blocking  
3 visibility. People want to feel safe in there. You  
4 know, just looking at it at first, tree removal, I  
5 thought, oh, now, it's going to be a sea of asphalt.  
6 But I mean, what you're saying makes sense. And the  
7 shrubbery would stop that from being a sea of  
8 asphalt --

9           MR. ATKINS: Correct. All four of those  
10 islands that have arrows pointing to them, the four  
11 in question, they are all covered completely with  
12 shrubbery.

13          CHAIRMAN WERDEN: Okay.

14          MR. MCMAHON: So we're just asking to take the  
15 top dimension out of it, to keep low shrubbery on it  
16 and not to have trees on those four islands.

17          TRUSTEE KOZIOL: Initially, when I saw the  
18 request for reduction of trees from taking out the  
19 ones along Route 59, at first I was sort of against  
20 it, but when I look at the plan, it makes sense. It  
21 makes the property more attractive. You're going to  
22 see it more easily. And, you know, lighting and  
23 safety, I think I now agree. I understand the  
24 reason for the removal of those trees. It makes

1 sense.

2           The other one I'm still a little concerned  
3 with is the removal of the additional flow of trees.  
4 And until I saw this map where you have the arrows,  
5 I didn't fully understand where the trees were not  
6 going to be. I still would ask if it's possible on  
7 the island at the upper left, if it would be  
8 possible to put a tree on that one instead of just  
9 nothing.

10           MR. MCMAHON: Prefer to keep low shrubbery  
11 because that's right where the sale area is for the,  
12 you know, person stopping there, lowering their  
13 window, and that's right there where they are  
14 entering their codes or putting their money into the  
15 machines for the gate then to go up.

16           CHAIRMAN WERDEN: We appreciate the  
17 clarification. That's the good thing that comes out  
18 in the hearings today. Because I was the same way,  
19 I thought, oh, no, the trees, because we have a more  
20 favorable ordinance towards keeping the beauty  
21 there.

22           MS. GRILL: If I could just state for the  
23 record, the landscape ordinance requires shrubs and  
24 trees on every island. So shrubs are part of the

1 requirement as well.

2 MR. MCMAHON: And we're certainly putting  
3 shrubbery in.

4 TRUSTEE BUCARO: Is this a similar landscape  
5 design at your other facilities as far as no trees,  
6 only shrubs?

7 MR. MCMAHON: This one is landscaped more along  
8 the front than some of our newer facilities that  
9 we're putting in. So, actually, we'll have more  
10 here as far as on the islands. Some of our stores  
11 don't even have islands, for instance, at the end of  
12 a parking array such as if I remember correctly  
13 Glendale Heights -- Addison.

14 We just have parking arrays that go all  
15 the way across the front of the store and don't have  
16 the islands. So this one is an upscale landscaping  
17 than we're putting in other stores without the  
18 trees. We still prefer not to have the trees,  
19 but -- and we'll have them out front, and we'll have  
20 planters also.

21 CHAIRMAN WERDEN: You know, to some extent,  
22 it's more prudent not to have quite so much along  
23 Route 59 because some day they probably will widen  
24 that further.

1 I remember years ago when Home Depot went  
2 in, they talked about the State didn't have enough  
3 right-of-way, and they had approached IDOT, and IDOT  
4 was trying to get them to even leave more room for  
5 some day when it would be six lanes. And they said  
6 we'll work with you and give you your four lanes.  
7 You're going to have to take us to court for the six  
8 lanes. And that was years ago.

9 And as you see things progressing, you can  
10 envision the need for six lanes at some point. And,  
11 unfortunately, a lot of landscaping gets taken out  
12 and never gets replaced when they have a project  
13 like that. And so I like to see the idea of just,  
14 you know, a little bit here, but sprucing up the  
15 interior we're not going to lose when 59 gets  
16 widened. This is what should have been done years  
17 ago.

18 TRUSTEE KOZIOL: Just to make a couple of  
19 comments about landscaping also. The rear of the  
20 building where it's the cars stacking lane. Boy,  
21 that really makes sense to not put vegetation around  
22 the building. It just becomes a maintenance  
23 headache. And who's going to be back there except  
24 the people who are passing through in their vehicle

1 for a short period of time. That was a good idea.

2 MR. MCMAHON: Be worried about cigarettes and  
3 gum wrappers.

4 CHAIRMAN WERDEN: And salt from the snow  
5 removal and things like that. They would catch a  
6 lot of candy bar wrappers and who knows what else.

7 TRUSTEE KOZIOL: It's a problematic area by  
8 putting in shrubbery. And just all kinds of stuff.

9 And another comment on the shrubbery, the  
10 west side of the fence, I thought that was kind of  
11 unique. I don't remember seeing something like that  
12 in anything else that we've done. And in all  
13 honesty, the homeowner's point of view west of that,  
14 I like it. That's a good idea.

15 CHAIRMAN WERDEN: And that's the part where  
16 it's a much higher elevation; right?

17 MR. MCMAHON: Yes, sir. We actually had people  
18 come out and -- that do these 3D things and actually  
19 stood on their property, and actually use cameras  
20 that are set up so they know exactly where they are  
21 and shot this. And then we were very, very  
22 particular that this is how it was going to look and  
23 how we designed it. You'll notice that the land  
24 goes down, and then it rises back up.



1           The property line is about where the swale  
2 is so that land built up with the trees along it is  
3 ours. We'll landscape it that way. But, you know,  
4 from the neighbors' viewpoint, it provides something  
5 of an enhanced beauty more than just a fence or just  
6 the top of the building.

7           TRUSTEE KOZIOL: And I know this isn't part of  
8 the discussion on any kind of variance, but I like  
9 your choice of the fence. My initial reaction was,  
10 oh, we're going to have another eight foot wood  
11 fence. This is more -- much more attractive for  
12 both sides.

13           CHAIRMAN WERDEN: Yes.

14           TRUSTEE KOZIOL: The property owner and the  
15 people that are going to have to look at it. So  
16 that was a good choice, I think.

17           CHAIRMAN WERDEN: What was the material on the  
18 fence for the north side of the property?

19           MR. MCMAHON: It looks like wood, but it's not  
20 wood. We don't like wood fences in our organization  
21 because eventually they start to fall apart and turn  
22 gray.

23           CHAIRMAN WERDEN: Yes.

24           MR. MCMAHON: And these are -- we did bring

1 samples of it because -- but they're vinyl, and they  
2 withstand hurricanes and whatever, and they are  
3 granular. They have the grain in them so it's not  
4 like --

5 CHAIRMAN WERDEN: From a distance, it really  
6 looks like wood, and it will continue to. I hate  
7 those wood fences because they look nice for three  
8 or four years, and that's it. Very good. Okay.

9 TRUSTEE KOZIOL: Comment that I was going to  
10 make anyway, before the change was put through,  
11 initially, when I saw the proposal for the eight  
12 inch cinder block, boy, I really didn't like that,  
13 and it just didn't fit with the rest of the  
14 buildings in the area. I have to applaud you for  
15 the change.

16 MR. MCMAHON: I think you need to thank Angela.  
17 She pointed it out, and I do -- I'm a Nebraskan, but  
18 I've lived here forever. The gentleman that started  
19 this company in 1981 is a high school kid who's in  
20 Omaha. And we built these stores so building stores  
21 that are architectural features like nobody else in  
22 the industry here. But as they are trying to cut  
23 costs, they are looking for different ways to build.

24 And somewhere along the line, they came up

1 with the idea that the 8 by 8 by 16 CMU block was  
2 easier to put in because it's less -- less of them  
3 put in, and it's cheaper. About a hundred thousand  
4 dollars cheaper.

5           But Angela picked up on this and my  
6 initial reaction to Angela was, this isn't going to  
7 happen, you know. This is the way we build them.  
8 But I listened, and I went back, and I looked at it  
9 and looked at it and whatever. And then I talked to  
10 our people and so we're going with a 4 by 4, the  
11 smaller size, by 16, that's a \$40,000 addition to  
12 the cost of the building, but because Angela is so  
13 persuasive, we're going to do it.

14           TRUSTEE KOZIOL: Is that brick going to look  
15 more like stone or brick versus the flat cinder  
16 block?

17           MR. MCMAHON: Yes. It's -- we didn't bring any  
18 with us because we didn't know, but it is textured.  
19 It's not a flat --

20           TRUSTEE KOZIOL: Like my comment about the  
21 fence, you'll see something there, not just a flat  
22 surface.

23           MR. MCMAHON: Absolutely.

24           TRUSTEE KOZIOL: Good choice.

1 CHAIRMAN WERDEN: Yes.

2 MR. MCMAHON: And Angela went out, and she  
3 looked at the one we're building in Carol Stream.  
4 And the engineers and the folks in Omaha went to the  
5 8 by 8 by 16, and I really didn't know that. And  
6 then I looked at it and looked at it again, and it  
7 looked like it was out of scale for the size of the  
8 building, and she was right. So I talked to the  
9 folks, and they agreed.

10 TRUSTEE KOZIOL: So whether people notice that  
11 it's not cinder block type product because it's  
12 going to look more like brick.

13 MR. MCMAHON: Correct.

14 CHAIRMAN WERDEN: Would it be appropriate to  
15 bring in your traffic person now since you have  
16 somebody here?

17 MS. GRILL: We can.

18 MS. ZUBKO: If you have any questions, she  
19 can --

20 MS. GRILL: She can address any questions you  
21 may have.

22 CHAIRMAN WERDEN: Okay. Just -- obviously,  
23 there's going to be some traffic, but if the light  
24 goes in, it should not be an adverse situation. Are

1 we able to get timing on the lights because a short  
2 stretch there on 59, that will have quite a few  
3 lights.

4 MR. MCMAHON: We have to -- part of the whole  
5 thing is that that light would have to be connected  
6 and synchronized with the lights at Stearns so it  
7 will work together.

8 CHAIRMAN WERDEN: Okay.

9 MS. GRILL: I think what our traffic consultant  
10 can tell you is that we don't have a definite answer  
11 yet on the signal. I'll let Lynn elaborate on that  
12 a little bit more.

13 MS. MEANS: Good evening. Yes, it is currently  
14 being -- we don't have a final answer from IDOT, but  
15 it would serve a great benefit for multiple reasons,  
16 obviously, as noted for left turns entering and  
17 exiting, the safety of those vehicles per the site  
18 as well as across the street at Norwood. So we do  
19 see a great benefit to have that signal there.

20 It also serves, as noted, for the  
21 progression along 59. It's at adequate distance,  
22 which IDOT would permit an addition of a new traffic  
23 signal. IDOT does have spacing and strict  
24 requirements along their strategic regional arterial

1 routes such as Illinois 59 that they don't want to  
2 put signals in that are less than a thousand feet  
3 spacing. Ideally, it's a quarter mile, and I think  
4 they are pretty close to that distance. It would be  
5 a similar distance to the signal that's to the south  
6 at Apple Valley Drive and the Home Depot. So you  
7 would expect a similar-type progression of the  
8 signal from Stearns and that intersection. And as  
9 noted, the timings would be to get progression along  
10 Illinois Route 59. So they are going to get most of  
11 the green time and most of the progression along the  
12 corridor, but you would still get adequate time to  
13 get vehicles to turn in and out of the site as well  
14 as across the street.

15 CHAIRMAN WERDEN: Any questions?

16 TRUSTEE KOZIOL: How confident are you that  
17 IDOT is going to give the final approval to put this  
18 traffic signal in, if you had to put a number on it?

19 MS. MEANS: Do we have a coin? We could flip  
20 it. From my initial feedback and even meetings  
21 before that we had with IDOT, they weren't adverse  
22 typically based on, as I mentioned, some of the  
23 spacing requirements.

24 Often, when you're -- when they put in a

1 new signal like the first study as was mentioned by  
2 the Petitioner, looked at just the traffic volumes  
3 on Norwood Lane, the existing traffic volumes coming  
4 in and out. And those volumes did not satisfy the  
5 warrant of the signal. This site's traffic  
6 generates enough traffic over the course of a day,  
7 over eight hours. Each hour, the exiting traffic is  
8 high enough to warrant the traffic signal. And so  
9 we would have some pretty high confidence that based  
10 on that information that a signal would be installed  
11 because that's something that they do look for.

12           Often with IDOT, they're somewhat hesitant  
13 to install a signal based on the future just because  
14 you can have a tenant that comes in and out that may  
15 be a high traffic generator per se, then they may  
16 leave. With a development like this, this is a use  
17 that is strong and consistent and would also be a  
18 long-lasting generator of traffic there so they need  
19 to put in a signal for people to come out, where  
20 they would have such confidence that this use would  
21 remain and continue to warrant a traffic signal at  
22 that location.

23           TRUSTEE KOZIOL: It seems like the traffic  
24 signal for you is a good idea. It's also a great

1 idea for the people on the east side of the street.

2 Boy, are they getting a beautiful gift.

3 CHAIRMAN WERDEN: It would be nice to have more  
4 than just right in, right out patrons coming in.  
5 You need some left in and left out also.

6 MR. MCMAHON: The secret of our business is why  
7 we didn't need the traffic signal to make it work  
8 and why this is something we're doing as an amenity  
9 for the community is, keep in mind, that we're in  
10 DuPage County on this site. And the folks coming  
11 down our side of the street coming out of Cook  
12 County where the taxes are higher on cigarettes and  
13 motor fuels especially. It's -- our experience is  
14 when you're on the tax advantage side of the county  
15 line, you get a lot more capture with the traffic  
16 because people are aware of that. And so it would  
17 work for us without having people make a left-hand  
18 turn going north on this location, whereas it  
19 wouldn't on others because of that tax jurisdiction  
20 change.

21 TRUSTEE KOZIOL: I would envision traffic  
22 trying to make a left turn off of northbound 59 into  
23 your business would have a difficult time at many  
24 hours of the day.



1 MR. MCMAHON: I agree, but there was enough  
2 going south on 59 for it to work, but, you know,  
3 it's -- we want to be in the community. We're  
4 already there on the corner with a small station  
5 there. We may decide what we're going to do with  
6 that after this one is up and going, but we want to  
7 be members of the community. And so what we do  
8 is -- the community across the street, the neighbors  
9 over there, and I go to the McDonald's there, and  
10 it's -- I'm aware of how hard it is even though I  
11 don't live in Bartlett.

12 CHAIRMAN WERDEN: Anyone else from the Board?

13 TRUSTEE BUCARO: I have a question for staff  
14 regarding the island landscaping and trees. Just in  
15 general, when was that ordinance effective, if you  
16 have an idea?

17 MS. GRILL: It's part of the original landscape  
18 ordinance, and I believe the date is 1993.

19 TRUSTEE BUCARO: Okay. So the shopping center  
20 across the street from this development, there's not  
21 a tree to be had and hardly any shrubs to be had in  
22 any of those islands. So that predates the  
23 ordinance?

24 MS. GRILL: Yes. It was '89. I was not here.

1 TRUSTEE BUCARO: And it was kind of the same at  
2 the old Dominick's lot. I mean, there are some  
3 trees, but there are a number of islands that don't  
4 have anything.

5 MS. GRILL: And some of those trees have died,  
6 and that property owner has been made aware of that  
7 so those could be put back in. But, yes, the  
8 Dominick's site was in when the ordinance was in  
9 effect.

10 CHAIRMAN WERDEN: Anyone else?

11 TRUSTEE KOZIOL: I have one additional  
12 question, which is a result of what I read on the  
13 Buck's letter to President Kevin Wallace where they  
14 talk about the existing Mobil station will probably  
15 eventually be closed. Is that true?

16 MR. MCMAHON: We don't know. It probably could  
17 be, but we have to see what happens when this one is  
18 up and running and what happens. We will miss the  
19 Stearns traffic unless people are willing to come up  
20 and with a new traffic signal, turn in, and then go  
21 in and head back down.

22 From a truly business standpoint, we will  
23 look at it, and if it doesn't carry its weight  
24 economically at that point, we will raze it and yank

1 the tanks out and make sure the ground is proper and  
2 then put it on the market for sale for an  
3 alternative use.

4 TRUSTEE KOZIOL: You just answered the question  
5 what I didn't ask.

6 MR. MCMAHON: All right.

7 TRUSTEE KOZIOL: Which is what happens if the  
8 property gets sold and closed down. Do you -- who  
9 gets stuck with the remediation to put it back to  
10 useful service of the land. We have a service  
11 station in town today that I wish would go away, but  
12 it doesn't. I find it hard to believe that somebody  
13 wants to pay taxes on it and doesn't get a business  
14 on it. So you answered my question. That clean up,  
15 your tank removal would take place?

16 MR. MCMAHON: Yes. And the law in Illinois is  
17 such that within six months after stopping sale of  
18 petroleum, those tanks have to come out. You can  
19 get an extension, but as big a company as we are,  
20 we're not going to sit on that. We do this all the  
21 time. The tanks come out, we remediate the soil to  
22 get a no further remediation letter from the State  
23 of Illinois, and then the property can be sold  
24 without the environmental issues being a problem to

1 a purchaser or a bank that is funding the purchaser.

2 TRUSTEE KOZIOL: Very good. Thank you. Very  
3 good.

4 CHAIRMAN WERDEN: Anyone else? All right. At  
5 this point, we shall open it up to the public. Does  
6 anyone in the audience have any comments?

7 MS. GRILL: I have one witness form, Mr. Tom  
8 Walsh. State your name and address for the record.

9 MR. WALSH: Tom Walsh. 7N271 Sayer Road.  
10 Directly behind said gas station. The only question  
11 I had was the south fence, that is supposed to be by  
12 the car wash; is that correct?

13 MS. ZUBKO: I will let the Petitioner answer  
14 that for you. Is that your only question?

15 MR. MCMAHON: The south fence that's not shown  
16 here, but that goes -- are you talking about that  
17 goes west on the south of your property?

18 MR. WALSH: No. (Inaudible)

19 MR. MCMAHON: There is no fence on this side.  
20 But if there's anything that is going around it --

21 MR. WALSH: That's showing the back. Is that  
22 where the 14 feet is?

23 CHAIRMAN WERDEN: No fence there.

24 MR. MCMAHON: We're running a fence north -- I

1 mean, west on that side.

2 MR. WALSH: But you said you were going to  
3 continue it east.

4 MR. MCMAHON: The ground drops down there.

5 MR. WALSH: Maybe you didn't.

6 MR. MCMAHON: Because your fence is going to go  
7 all the way to the property line.

8 MR. WALSH: Thank you.

9 CHAIRMAN WERDEN: Anyone else?

10 Okay. At this point, any further  
11 discussion from the Board? I want to say that I  
12 enjoyed your presentation. You did a very good job.  
13 It looks like a real well-planned operation, and I  
14 would hope that things would be a success.

15 MR. MCMAHON: Thank you.

16 CHAIRMAN WERDEN: Any discussion or motions  
17 from the Board?

18 TRUSTEE KOZIOL: I would make a motion to pass  
19 along to the Village Board a positive recommendation  
20 for Bucky's with all the variations approved for  
21 Item Number 18-6.

22 TRUSTEE BANNO: Second.

23 TRUSTEE BUCARO: Second.

24 CHAIRMAN WERDEN: Okay. Moved by George.

1 Seconded by Joe. Any further discussion? At this  
2 point, we shall close the public hearing portion.  
3 Please call the roll.

4 MS. GRILL: Joe Banno?

5 TRUSTEE BANNO: Yes.

6 MS. GRILL: Bob Bucaro?

7 TRUSTEE BUCARO: Yes.

8 MS. GRILL: Jennifer Rasmussen?

9 TRUSTEE RASMUSSEN: Yes.

10 MS. GRILL: George Koziol?

11 TRUSTEE KOZIOL: Yes.

12 MS. GRILL: Mike Werden?

13 CHAIRMAN WERDEN: Yes.

14 Okay. We shall pass on a positive  
15 unanimous decision to the Village Board. Stay in  
16 touch with Angela, I guess, to find out when it  
17 appears on their agenda.

18 MR. MCMAHON: Thank you very much.

19 CHAIRMAN WERDEN: Good luck.

20 MS. GRILL: I think you received your small  
21 tokens of our appreciation tonight. Thank you for  
22 your service. And if you hit a major milestone, you  
23 get a little extra something in your bag. But,  
24 again, thank you so much for serving. We appreciate

1 it. I think we're done.

2 CHAIRMAN WERDEN: Okay. Any motions to  
3 adjourn?

4 TRUSTEE RASMUSSEN: So moved.

5 TRUSTEE BUCARO: Second by Bob.

6 CHAIRMAN WERDEN: All in favor?

7 (Ayes heard.)

8 THE COURT: Opposed? Okay. That's it.

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF K A N E )

4 I, Timi M. Fulfs, a Certified Shorthand  
5 Reporter of the State of Illinois and Notary Public  
6 of the County of Kane, do hereby certify that I  
7 reported in shorthand the proceedings had at the  
8 examination aforesaid, and the foregoing is a true,  
9 complete and correct transcript of the proceedings  
10 of said hearing as appears from my stenographic  
11 notes so taken and transcribed under my personal  
12 direction.

13 IN WITNESS WHEREOF, I do hereunto set my  
14 hand and affix my notarial seal this 4th day of  
15 January, 2019.

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Timi M. Fulfs, CSR, RPR  
C.S.R. Certificate No. 084-003517  
Notary Public, Kane County, Illinois



**COMMUNITY DEVELOPMENT MEMORANDUM**

**19-17**

DATE: February 27, 2019  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Assistant Village Planner *KS*  
RE: **(#18-22) Resubdivision of Lot 72 Moureau's Crest View Addition to Bartlett**

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**PETITIONER**

Attorney Ahmed Motiwala on behalf of JASY Construction Engineering Consultants Corporation (Owners)

**SUBJECT SITE**

Lot 72 of the Moureau's Crest View Addition to Bartlett (northwest corner of North Chase and East North Avenues)

**REQUESTS**

**Variations:**

- a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
- b) A 9 foot reduction from the required 45 foot rear yard on Lot 2

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Village Center Residential</b>	<b>SR-4</b>
North	Single-Family	Village Center Residential	SR-4
South	Multi-Family	Attached Residential- Med. Den.	SR-6
East	Single-Family	Village Center Residential	SR-4
West	Single-Family	Village Center Residential	SR-4

**ZONING HISTORY**

Through the Staff's research and as shown on the Village's Annexation Map, this parcel has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Residential District. The Moureau's Crest View Addition to Bartlett was platted and recorded in 1926. According to the 1962 Zoning Map the property was zoned R-1 Single Family Residence. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the SR-4 Suburban Residence Zoning District.

### CURRENT DISCUSSION

1. The Petitioner is requesting a Preliminary/Final Plat of Resubdivision for Lot 72 of the Moureau's Crest View Addition to Bartlett. The 13,878 square foot (0.318 acre) vacant parcel would be resubdivided to create two single family lots. *(The Preliminary/Final Plat of Resubdivision was discussed by the Plan Commission on February 14, 2019 and was recommended for approval.)*
2. Lot 1 consisting of 6,166 square feet and Lot 2 consisting of 7,713 square feet would both meet the minimum lot standards for the SR-4 Zoning District; including the 60 ft. minimum lot width and the 6,000 sq. ft. minimum lot size requirements. Lot 1 would have access off of E. North Avenue and Lot 2 would have access off North Chase Avenue.
3. The Preliminary/Final Plat of Resubdivision includes public utility and drainage easements along all property lines in accordance with the Subdivision Ordinance.
4. Since the subject property is less than 3 acres, no detention is required for this subdivision. However, PCBMPs (Post-Construction Best Management Practices) will be required on an individual lot basis if the new impervious area is more than 2,500 square feet to meet the DuPage County Stormwater Ordinance regulations. (This will be reviewed by the Building and Public Works Departments during the building permit review process.)
5. As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart.
6. There are existing concrete sidewalks along North Chase Avenue and E. North Avenue that are currently deteriorating. As part of the subdivision requirements, these sidewalks will be removed and replaced.
7. The Petitioner is also requesting two **variations**:
  - a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
  - b) A 9 foot reduction from the required 45 foot rear yard on Lot 2.
8. This project would result in a net density of 6.3 dwelling units/net acre and is consistent with the Comprehensive Plan which designates the area as "Village Center Residential, 5-7 dwelling units/net acre".
9. The Engineering Plans are currently being reviewed.
10. New addresses will be assigned to each of the lots if the subdivision is approved.

### RECOMMENDATION

*According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for a variation is based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

alz/attachments

x:\comdev\mem2019\017\_Resubdivision of Lot 72 Moureaus Crest View\_zba.docx



4438 Oakton Street  
Skokie, IL 60076  
Phone 847.786.8999 | Fax 847.786.8998  
www.MALawIllinois.com

Ahmed Motiwala, Esq.  
Ahmed@malawillinois.com

January 3, 2019

President and Board of Trustees  
Village of Bartlett  
228 S. Main Street,  
Bartlett, IL 60103

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 03 2019

VILLAGE OF  
BARTLETT

**RE: Resubdivision of Lot 72 Moureau's crest view addition to Bartlett**

To Whom It May Concern:

Please be advised that this firm has been retained by Jasy Construction Engineering Consultants Corporation to assist in submitting the appropriate application necessary for approval of the subdivision of the lot located at the above referenced address into two smaller lots. The owner's intent is to build two single-family houses (one on each lot), which is believed will be a better use of the land. Furthermore, the owner is requesting a zoning variance for which an application is attached.

We look forward to working with you and would be happy to answer any inquiries you may have in this regard.

Sincerely,  
M&A LAW FIRM

A handwritten signature in black ink, appearing to read 'Ahmed R. Motiwala', written over a horizontal line.

Ahmed R. Motiwala



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
 Case # 2018-22  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 NOV 01 2018  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** LOT 72 SPLIT

**PETITIONER INFORMATION (PRIMARY CONTACT)**

Name: AHMED MOTIWALA

Street Address: 4438 OAKTON STREET

City, State: SKOKIE, IL

Zip Code: 60076

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

**PROPERTY OWNER INFORMATION**

Name: JASY CONSTRUCTION ENGINEERING CONSULTANTS CORP.

Street Address: [REDACTED]

City, State: HANOVER PARK, IL

Zip Code: 60133

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature] Date: 7/19/18  
 (OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

**ACTION REQUESTED (Please check all that apply)**

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: Rear yards 4' & 9' reduction

**SIGN PLAN REQUIRED?** No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 110 N. CHASE AVENUE (LOT 72)

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-35-112-013-0000

**Zoning:** Existing: SR-4  
(Refer to Official Zoning Map)

**Land Use:** Existing: See Dropdown

Proposed: SR-4

Proposed: See Dropdown

**Comprehensive Plan Designation for this Property:** Village Center Residential  
(Refer to Future Land Use Map)

**Acreage:** 13,858 SQ. FT.

**For PUD's and Subdivisions:**

No. of Lots/Units: 2

Minimum Lot: Area 6,000 Width 65 FT Depth 102 FT.

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

**Attorney**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

When the two (front and back) setbacks are accounted for there is only 32.73 feet of depth remaining which is not sufficient to build a house upon.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

This lot is unique given the fact that it is an older neighborhood and the lot is smaller than other neighborhood.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

This is correct, without the variation, the Seller would be unable to build a house upon the lot.

4. • That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

True the setback line is based upon existing title. The lot is large enough to accommodate two houses if subdivided, however, based upon the current zoning, it would not be possible without the zoning variance.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

True, on the contrary, with the proposed zoning variance, the owner would be able to build two standard houses on the lot which will conform with the neighborhood in general.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

That is correct.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

That is correct.



**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:

*Nd. Jameel Ahmed*

PRINT NAME: JASY CONSTRUCTION ENGINEERING CONSULTANTS CORPORATION

DATE: 7/19/18

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: <sup>MOHAMMED</sup> JAMEEL AHMED

ADDRESS:

Hanover Park, IL 60132

PHONE NUMBER:

EMAIL:

SIGNATURE:

*Nd. Jameel Ahmed*

DATE:

7/19/18

# ZONING/LOCATION MAP

Lot 72 Moureau's Crest View Addition Split  
Case #18-22 - Preliminary/Final Plat of Subdivision



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# PLAT OF SURVEY

LOT 72 IN MOUREAU'S CREST VIEW ADDITION TO BARTLETT, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BARTLETT, COOK COUNTY, ILLINOIS AND CONTAINING 0.318 ACRES MORE OR LESS.

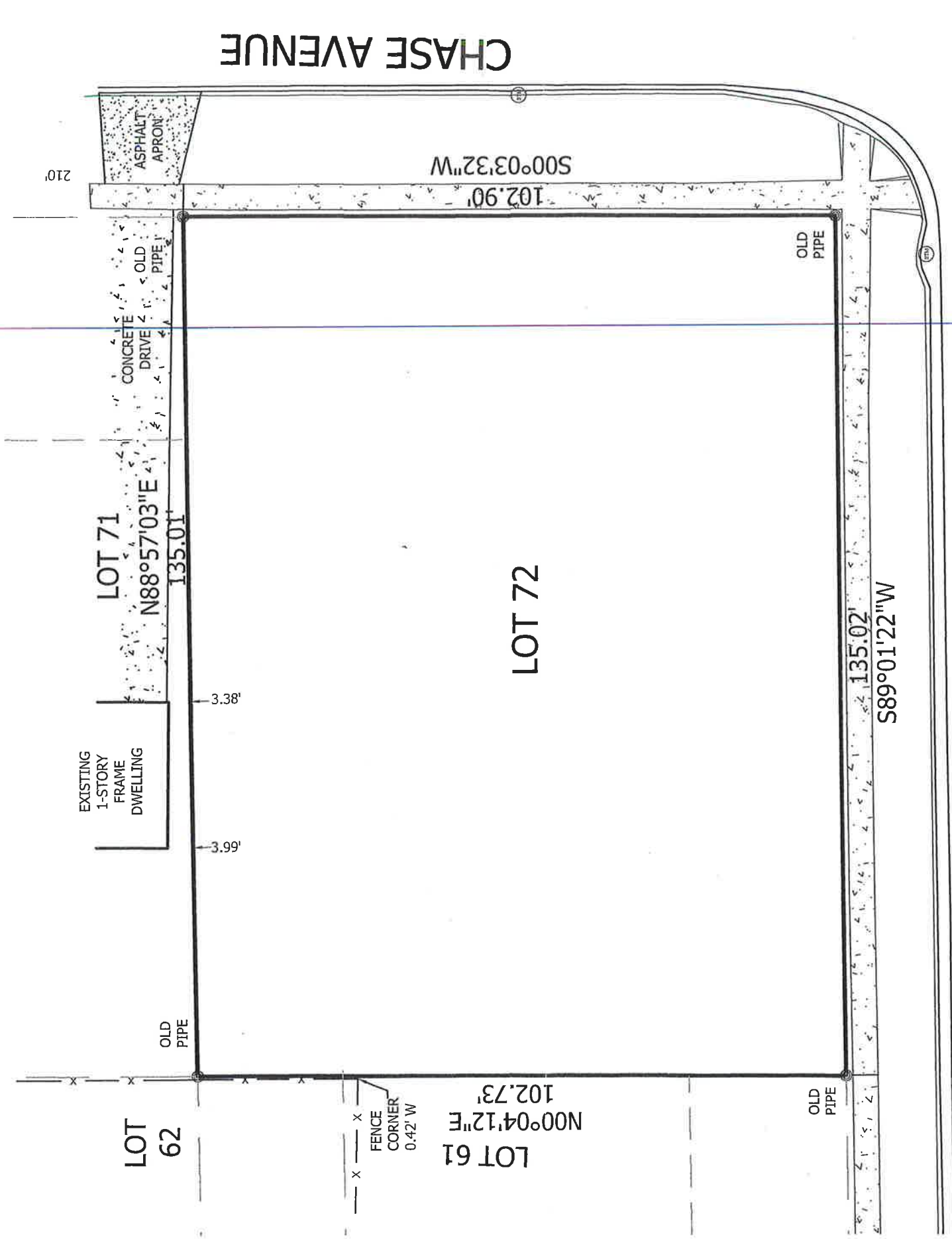
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JAN 25 2019

VILLAGE OF  
BARTLETT



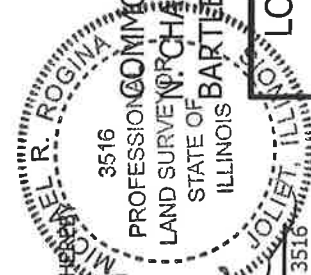
( IN FEET )  
1 inch = 20 ft.



E. NORTH AVENUE

**NOTES:**

- PUDE PUBLIC UTILITY
- DRAINAGE EASEMENT
- BSL BUILDING SETBACK
- LINE
- (M) MEASURED
- (R) RECORD



STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE  
CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION  
THEREOF.  
DATED THIS 18TH DAY OF DECEMBER, 2018  
MICHAEL R. ROGINA  
I.P.L.S. 3516  
LICENSE EXPIRES 11/30/2018

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.  
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.  
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LOT 72, IN MOUREAU'S CREST VIEW ADDITION  
TO BARTLETT SUBDIVISION

06-35-112-013

SCALE: 1" = 20' FIELDWORK DATE: 09-11-18 REVISED FIELDWORK DATE: DRAWN BY: JCC



**ROGINA**  
ENGINEERS & SURVEYORS, L.L.C.  
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782  
Professional Design Firm License No. 184-006843 - Exp. 4/30/2019

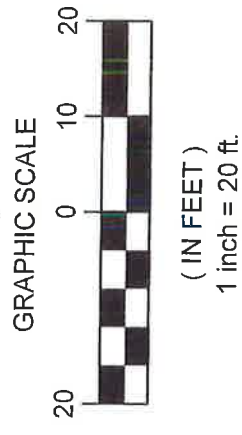
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REV. 1 - PER VILLAGE REVIEW 12/ 18/18

F.B. PAGE

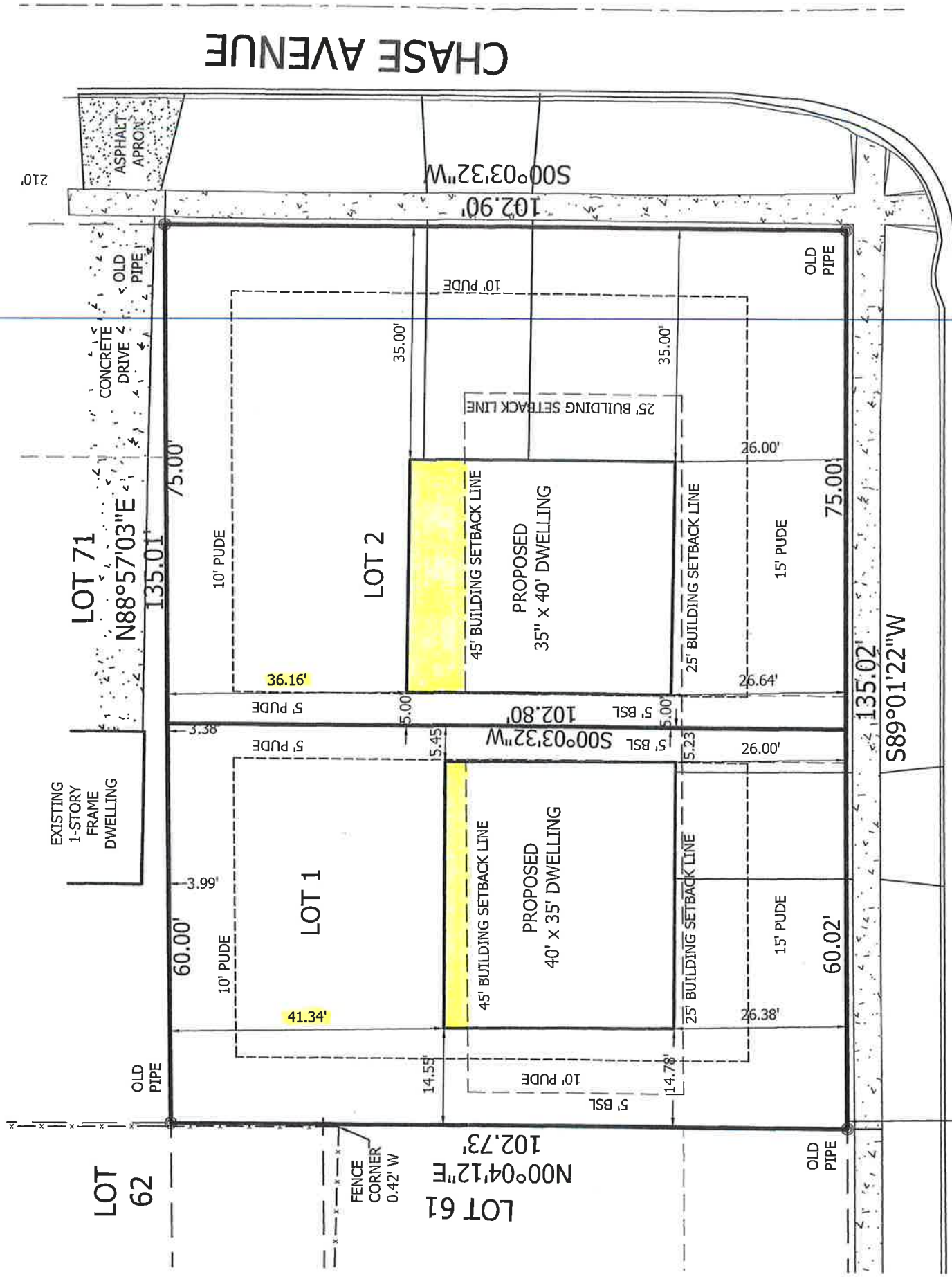


# PROPOSED BUILDING LOCATION PLAN



**PROPOSED VARIANCES REQUESTED:**

- REDUCTION IN THE EXISTING REAR YARD BUILDING SETBACK



**E. NORTH AVENUE**

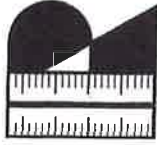
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JAN 25 2019  
VILLAGE OF  
BARTLETT

PIN 06-35-112-013

PROPOSED BUILDING LOCATION PLAN OF RESUBDIVISION OF  
LOT 72 MOUREAU'S CREST VIEW ADDITION TO BARTLETT

SCALE: 1" = 20' FIELDWORK DATE: DRAWN BY: JCC



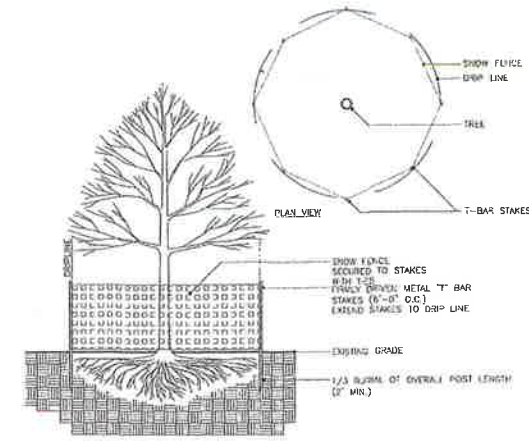
NOTES:  
PUDE PUBLIC UTILITY  
DRAINAGE EASEMENT  
BSL BUILDING SETBACK  
LINE  
(M) MEASURED  
(R) RECORD

**ROGINA**  
ENGINEERS & SURVEYORS, L.L.C.  
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782  
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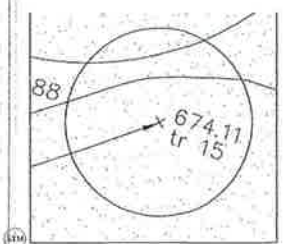
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01/23/19

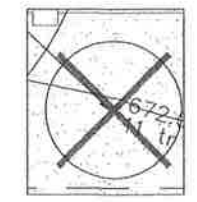
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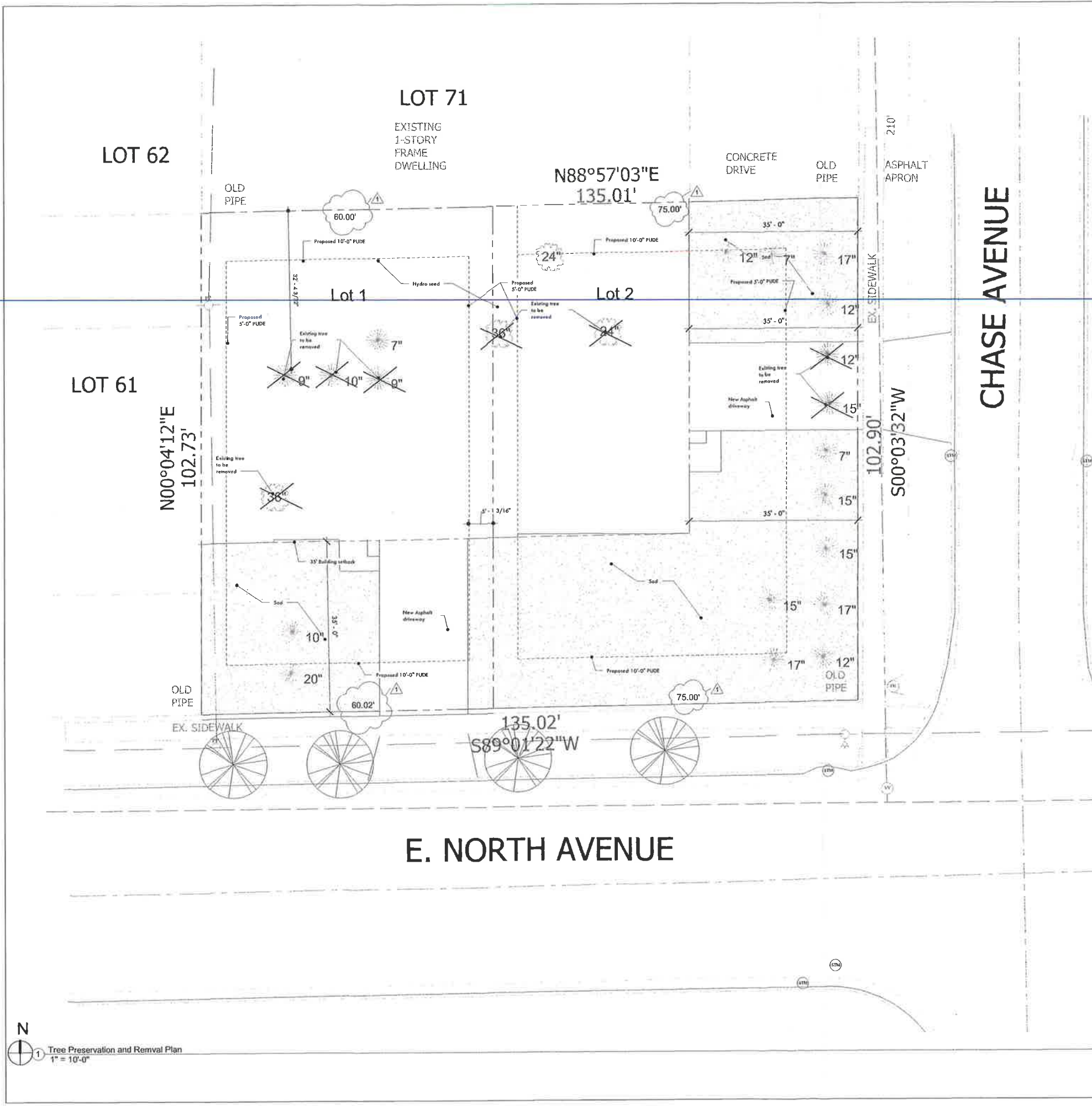
SECTION VIEW  
1 TREE PROTECTION DETAIL  
1/4\"/>



Existing trees shown with no "X" indicates existing trees to remain



Existing trees shown with an "X" indicates existing trees to be removed



1 Tree Preservation and Removal Plan  
1" = 10'-0"

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JAN 25 2019

VILLAGE OF  
BARTLETT

No.	Description	Date
1	Village Review #1	12-18-18

**Resubdivision**

Lot 72 Moureau's Split  
Tree Preservation Plan

Project number	2018-097
Date	10-30-18
Drawn by	Author
Checked by	Checker

**L-1**

Scale 1" = 10'-0"

12/20/2018 9:28:40 AM

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**19-18**

DATE: February 24, 2019  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Assistant Planner *KJS*  
RE: **(#18-24 ) Stearns and Munger Subdivision**

---

**PETITIONER**

Aaron Martell on behalf of Logistics Property Company

**SUBJECT SITE**

Northeast corner of Stearns and Munger Roads

**REQUESTS**

**Variation** to reduce the required number of parking spaces (Lot 1)

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Office/Business Park</b>	<b>OR &amp; SR-5</b>
North	Industrial	Mixed Use Business Park	I-2 EDA
South	Open Space	Open Space	ER-2 & R-3*
East	Residential & Open Space	Suburban Residential & Open Space	SR-2 PUD
West	Industrial	Mixed Use Business Park	I-2 EDA

*\*Unincorporated DuPage County*

**ZONING HISTORY**

Through the Staff's research and as shown on the Village's Annexation Map, this parcel was annexed into the Village in 1966 by Ordinance 1966-13 and was automatically zoned R-1 Single Family upon annexation. Ordinance 67-18 rezoned the entire property to the M-Manufacturing Zoning District. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the OR Office Research and SR-5 Suburban Residence (Multi-Family) Zoning District.

**DISCUSSION**

1. The Petitioner is requesting a Preliminary/Final Plat of Subdivision to subdivide the 27.8 acre site at the northeast corner of Stearns and Munger Road into three lots. Lot 1 (11.8 acres) and Lot 2 (11.7 acres) would each include a 207,000 square foot warehouse building with Lot 3 (4.3 acres) proposed for detention.
2. The Petitioner is requesting to rezone the property from the OR (Office Research) and SR-5 (Suburban Residential) Zoning Districts to the I-2 EDA (General Industry Economic Development Area) Zoning District. This rezoning request is consistent with the Future Land Use Map and the West Bartlett Road Corridor Plan which designates these parcels as Mixed Use Business Park.
3. The Petitioner is also requesting a Site Plan Review for Lots 1 and 2. The proposed 207,000 square foot warehouse buildings, located on each lot, would be oriented towards Stearns Road, with two (2) office areas (4,900 sq. ft. and 4,617 sq. ft.) proposed within each building.
4. The proposed buildings would be painted gray with blue accents and constructed with pre-cast concrete wall panels. The maximum building height would be 41' 2", meeting the Zoning Code requirement of 45'. The buildings will be mirror images of each other.
5. The Site Plans depict passenger vehicular parking along the south and west property lines for Lot 1 and the south and east property lines for Lot 2. Loading docks for both lots would be located along the north property line. Two (2) drive in doors and 28 exterior loading docks are shown for each of the proposed buildings.
6. Two curb cuts are proposed along Stearns Road and one curb cut is proposed on Munger Road that would provide access to the sites. The eastern curb cut on Stearns Road would be a right-in/right-out only for passenger vehicles only, with the western curb cut on Stearns Road and the access on Munger Road providing full access for both passenger vehicles and trucks. Both Munger and Stearns Roads are under the jurisdiction of the DuPage County Highway Department. At this time, Staff has not received comments from DuPage County. No curb cuts are proposed on Lynnfield Lane. The proposed curb cut on Munger Road is approximately 460 feet north of the Stearns Road intersection. The full access curb cut on Stearns Rd is approximately 760 feet east of Munger Rd. The right-in/right out curb cut on Stearns Road is approximately 280 feet west of Lynnfield Lane and 660 feet east of the proposed full access point.
7. Retaining walls are proposed along the north property line. These walls would have a maximum height of eight (8) feet. The properties to the north of this site



are lower in elevation and have an approximately 10-foot high berm between the base of the existing buildings to the property line shared with this site.

8. Cross-access easements are shown on the Plat of Subdivision to allow trucks to access both sites from the Munger Road and the western Stearns Road curb cuts as well as to allow all vehicles access between the sites.
9. The Site Plan for Lot 1 identifies a total of 222 parking spaces, including seven (7) handicapped accessible spaces. The Zoning Ordinance requires 234 parking spaces. The petitioner is requesting a **Variation** to reduce the required number of parking spaces for Lot 1 from 234 to 222 (12 spaces).
10. The Site Plan for Lot 2 identifies a total of 246 parking spaces, including seven (7) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 234 parking spaces. Turn-around spaces are provided for the easternmost parking lot.
11. The total amount of parking (468 spaces) provided on the two sites meets the Zoning Ordinance requirement of 468 spaces. A shared parking agreement will be recorded between Lots 1 and 2.
12. The Petitioner is also requesting a Special Use Permit to fill a 0.02-acre wetland and a 0.05-acre wetland on the site. Both wetlands are considered isolated and are currently being reviewed by our Wetland Consultant and DuPage County.
13. A modification from the Subdivision Ordinance is also being requested to waive the requirement of installing sidewalks along Munger Road and Lynnfield Lane. However, the petitioner has agreed to install an off-street 10' wide bike path in the Stearns Road right-of-way that would connect to the existing bike path segment at the Munger Road intersection to the west and the existing sidewalk east of this property.
14. Lot 3 would consist of a native vegetated wetland bottom detention basin. The Stormwater Management Report and Engineering Plans are currently being reviewed by the Village Engineer and Stormwater Consultant.
15. The revised Traffic Impact Analysis was submitted on February 4, 2019 and is being reviewed by the Village's Traffic Engineer and the DuPage County Highway Department. The proposed roadway improvements include opening the existing median on Munger Road to allow left turn movements out of the site, prohibiting left turns onto Munger Road during weekday peak hours and adding an eastbound left turn lane at the western full access point on Stearns Road.
16. The Landscape, Photometric and Engineering Plans are currently under Staff Review.

**RECOMMENDATION**

*According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variations are based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variations are not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variances requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Variations shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background information is attached for your review and consideration.

kms/attachments

x:\comdev\mem2019\018\_stearns\_munger\_zba.docx



1 N. Wacker  
Suite 1925  
Chicago, IL 60606

December 21, 2018

Village of Bartlett President  
Village of Bartlett Board of Trustees  
228 S. Main Street  
Bartlett, IL 60103

Dear Village of Bartlett President and Village of Bartlett Board of Trustees:

Logistics Property Company has entered into a contract to purchase the property located on the 27.87 acres at the northeast corner of Munger and Stearns Road (commonly referred to as the Cronin Parcel). We are requesting the property be rezoned from OR (Office/Research District) and SR-5 (Suburban Residence – Multiple Family – Low Density) to I-2 EDA (General Industry Economic Development Area District).

The proposed development consists of two (2) 207,000 square foot industrial/logistics facilities along with surface parking lots. We request that you approve the development application as submitted for the proposed development.

Please feel free to reach out to us with any questions you have regarding the development application.

Sincerely,

Logistics Property Company, LLC

A handwritten signature in blue ink that reads "Aaron Martell".

Aaron Martell  
Executive Vice President



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # **#2018-24**  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
**DEC 21 2018**  
**VILLAGE OF BARTLETT**

**PROJECT NAME** Stearns and Munger

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Logistics Property Company

**Street Address:** One North Wacker Drive, Suite 1925

**City, State:** Chicago, IL

**Zip Code:** 60606

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Jana Cronin/Bank Trust #239

**Street Address:** 516 Renn Ct.

**City, State:** Wheaton, IL.

**Zip Code:** 60184

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** See attached Letter **Date:** \_\_\_\_\_  
*(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)*

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage):  
Two 207,000 SF office/warehouse buildings with truck docks and parking.
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning OR \_\_\_\_\_ to I-2 EDA
  - Special Use for: wetland
  - Variation: reduce parking

**SIGN PLAN REQUIRED?** No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** NEC of Stearns Rd. and Munger Rd.

**Property Index Number ("Tax PIN"/"Parcel ID"):** \_\_\_\_\_

**Zoning:** Existing: OR  
(Refer to Official Zoning Map)

**Land Use:** Existing: Vacant

Proposed: I-2 EDA

Proposed: Mixed Use Business

**Comprehensive Plan Designation for this Property:** Mixed use Business Park  
(Refer to Future Land Use Map)

**Acreage:** 27.87

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

**Attorney** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** V3 Companies, Ltd.  
7325 Janes Ave. Woodridge, IL 60517  
(630) 724-9200

**Other** Harris Architects, Inc. - Kasey Kluxdal  
4801 Emerson Ave. Suite 210 Palatine, IL 60067  
\_\_\_\_\_

**FINDINGS OF FACT FOR SITE PLANS**

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

Yes, the proposed warehouse/office buildings are a permitted use in the district in which the property is located as shown on the future land use map.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The applicant will provide high quality buildings, with attractive architecture and landscaping. The accesses, off-street parking, lighting, landscaping, and site drainage have been designed to meet all applicable codes.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The ingress and egress to and from the site will provide for the safe, efficient, and convenient movement of traffic.

4. The site plan provides for the safe movement of pedestrians within the site.

The site plan provides for the safe movement of pedestrians within the site consistent with the adjacent industrial properties within the Brewster Creek Business Park. Pedestrian movement within the site is separated from truck traffic.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

The landscape plan is in compliance with "Chapter 10-11A, Landscape Requirements", and is consistent with the adjacent industrial properties within the Brewster Creek Business Park. The pond will be a native vegetated wetland bottom basin.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

All outdoor storage areas are screened to conform to the Ordinance.

## FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The special use is related to the filling of the wetland. The wetland area is being permitted by DuPage County in accordance with the ordinance. The proposed warehouse/office buildings are a use consistent with the surrounding area and the adjacent Brewster Creek Business Park.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The proposed use will not be detrimental as the reason for the special use is in relation to the wetland. The wetland area is being permitted by DuPage County in accordance with the ordinance.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use for filling the wetland will conform to all regulations and conditions.



## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The site has approximately 10' of fall from the Munger entrance to the Stearns entrance. This creates grading challenges for the site based upon the large warehouse building use. However additional parking has been provided on lot 2 to allow for the entire site to meet the requirement.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Additional parking has been provided on lot 2 to allow the entire site to meet the parking requirements.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

We have chosen to build all the stalls in an effort to meet code instead of land banking the additional stalls on Lot 2. A parking agreement will be prepared to ensure both lots have sufficient parking.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The parking requirements for the I-2 EDA zoning district set forth by the provisions of this Title are the cause of the alleged difficulty.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The granting of the requested parking variation will not be detrimental to the public welfare nor will it be injurious to other property or improvements in neighboring area. The overall site meets the parking requirements and a parking agreement will be in place to ensure enough parking is available.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed parking variation will have no negative impacts on any of the above listed items.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The granting of the proposed parking variance will not confer the application any special privilege that is denied by the provisions of this Title to other lands, structures, or buildings in the same district.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Caron Martell

PRINT NAME: Aaron Martell

DATE: 2/14/19

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Aaron Martell

ADDRESS: One North Wacker Drive st 1925  
Chicago IL 60606

PHONE NUMBER: 708-667-6908

EMAIL: \_\_\_\_\_

SIGNATURE: Caron Martell

DATE: 2/14/19

**PROPERTY OWNER REPRESENTATION FORM**

November 13, 2018

I, the undersigned, being a beneficiary and agent for all beneficiaries of that certain Trust dated December 30, 1968 and known as Trust Number 239 (with Republic Bank of Chicago as trustee), being the owner of the property described in Exhibit "A" attached hereto and made a part hereof for all purposes, do hereby authorize Logistics Property Company, LLC, a Delaware limited liability company, to act in my behalf before the Village of Bartlett, Illinois for the purpose of considering and processing the zoning change on said property.

REPUBLIC BANK OF CHICAGO, as trustee of a trust dated December 30, 1968 and known as Trust Number 239

Jana Cronin  
Jana Cronin  
Beneficiary and Agent for all Beneficiaries

Street Address: 516 Renn Court  
Wheaton, IL 60187

Phone Number: 630-336-8886

Subscribed and sworn to before me this 13<sup>th</sup> day of November, 2018.

James W. Reed  
Notary Public

My Commission Expires: 9/20/2022



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COMMUNITY DEVELOPMENT  
DEC 21 2018  
VILLAGE OF  
BARTLETT

# ZONING/LOCATION MAP

PIN: 01-04-307-024

Case #18-24 - Rezoning, Prelim/Final Sub,  
Site Plan, Special Use and Variation





PRELIMINARY / FINAL PLAT OF SUBDIVISION  
OF  
**Stearns & Munger**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**AREA**

LOT 1	514,042 SQ. FT.	11.8008 ACRES
LOT 2	510,521 SQ. FT.	11.7200 ACRES
LOT 3	189,587 SQ. FT.	4.3518 ACRES
TOTAL	1,214,130 SQ. FT.	27.8726 ACRES

Tax Parcel Number

01-04-307-024

GRAPHIC SCALE



1" = 80'

BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BREWSTER CREEK BUSINESS PARK UNIT 2 SUBDIVISION TO BE: N 86° 50' 00" E

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COMMUNITY DEVELOPMENT  
FEB 04 2019  
VILLAGE OF BARTLETT



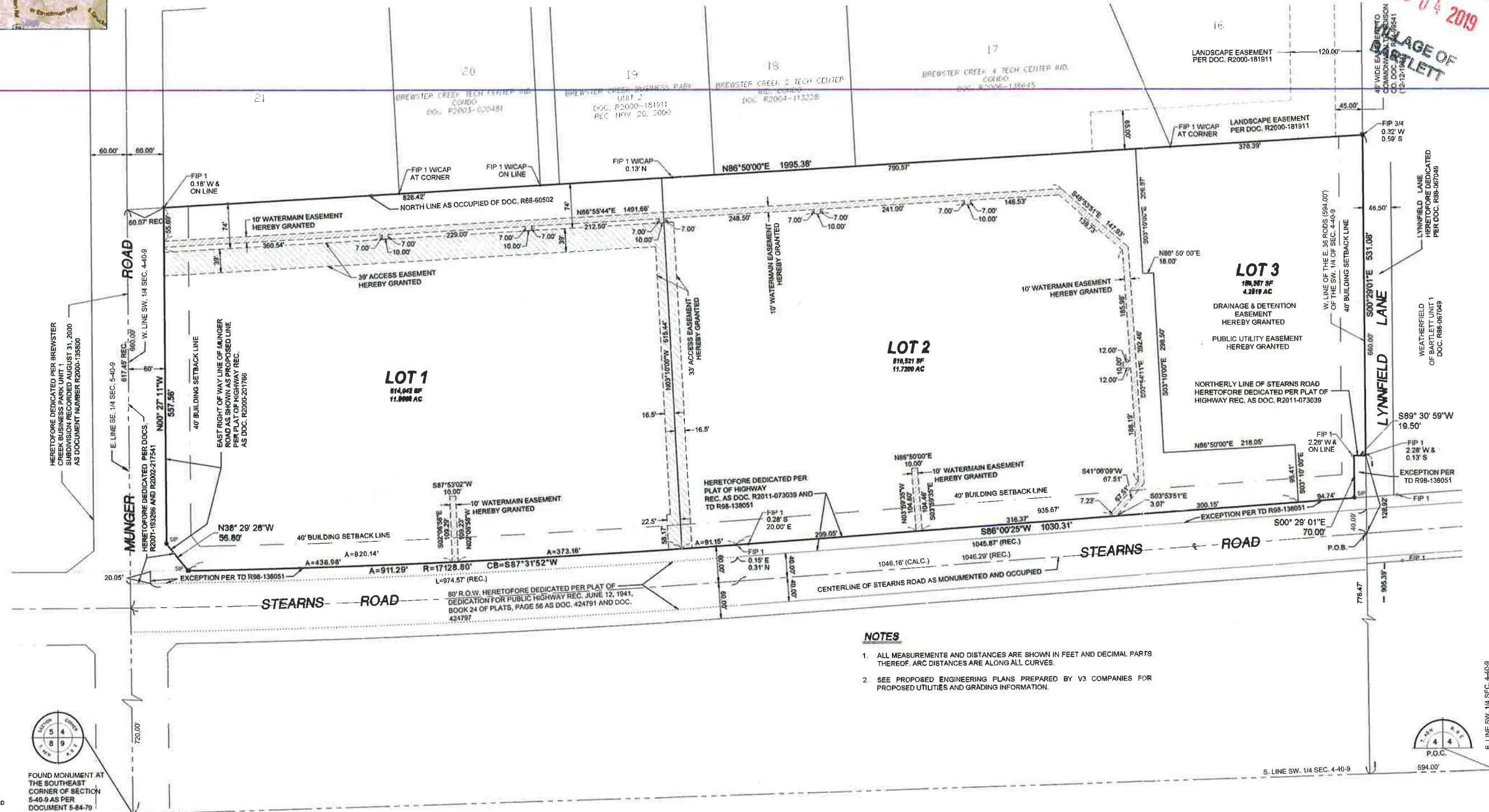
VICINITY MAP  
NOT TO SCALE

**OWNER/DEVELOPER**

Logistics Property Company  
1 N. Wacker, Suite 1925  
Chicago, Illinois 60606  
708.667.6966  
Contact: Ben Fish

**ENGINEER / SURVEYOR**

V3 Companies, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630.724.9200



**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- WATERMAIN EASEMENT HEREBY GRANTED
- ACCESS EASEMENT HEREBY GRANTED

**ABBREVIATIONS**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CD CHORD BEARING
- A ARC LENGTH
- R RADIUS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 2ND ORDER CLASS II, BERNSTEIN, OR APPROVED EQUAL, PERMANENT BENCHMARK

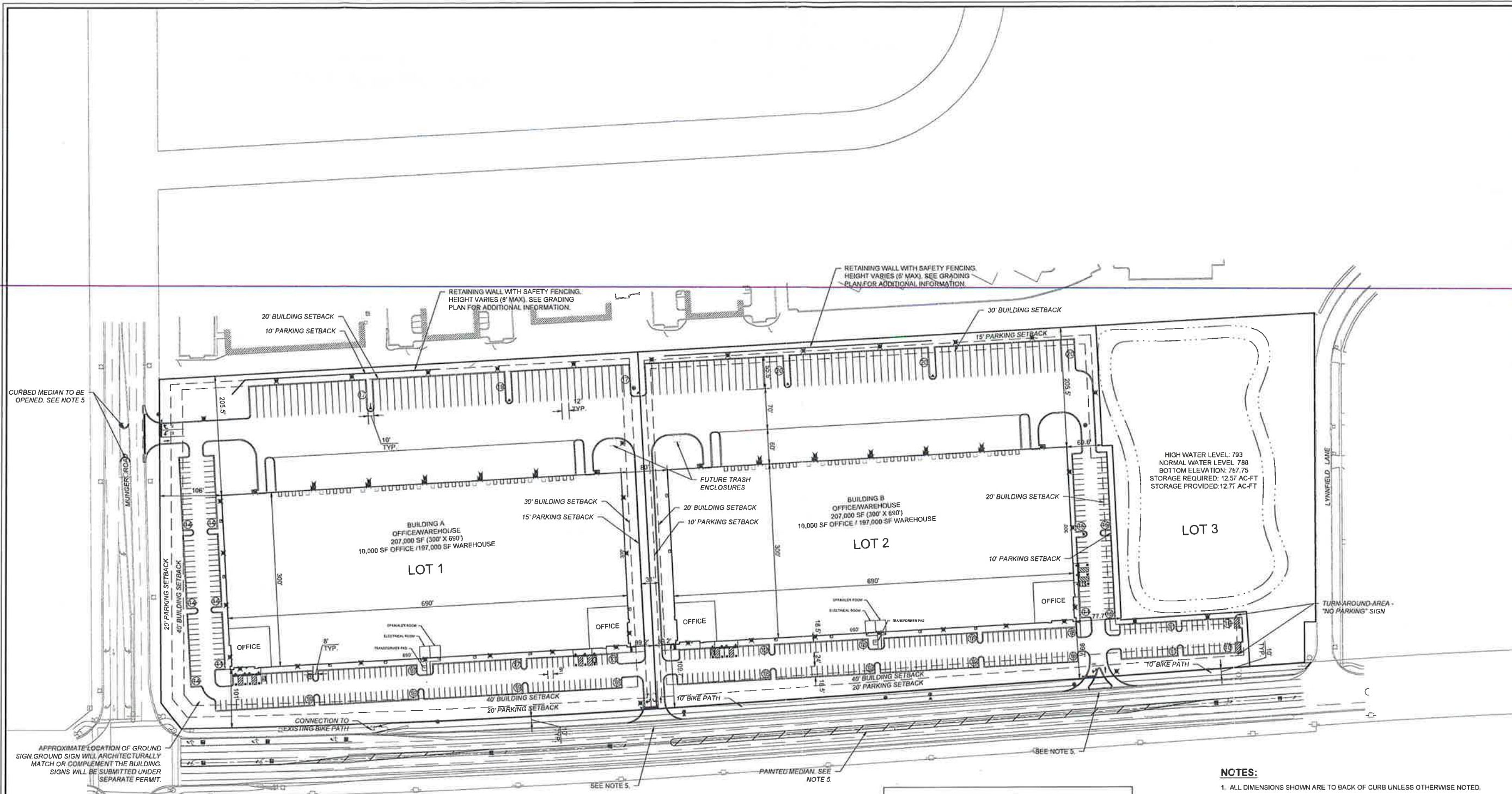


FOUND MONUMENT AT THE SOUTHEAST CORNER OF SECTION 5-40-9 AS PER DOCUMENT 5-84-79

**NOTES**

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.

	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR: Logistics Property Company 1 N. Wacker, Suite 1925 Chicago, Illinois 60606 708.667.8966	REVISIONS			PRELIMINARY / FINAL PLAT OF SUBDIVISION			Project No: 18205
				NO. DATE DESCRIPTION	NO. DATE DESCRIPTION	Stearns & Munger- Bartlett, IL			Group No: VP04.1	
				DRAFTING COMPLETED: 12/18/18 FIELD WORK COMPLETED: N/A			DRAWN BY: SPK, MLP CHECKED BY: CDB			PROJECT MANAGER: CDB SCALE: 1" = 80' SHEET NO: 1 of 2



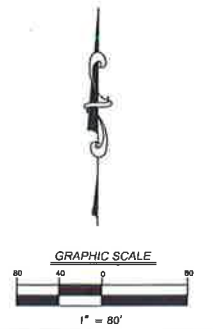
LOT 1 DATA	
<b>SITE AREA</b>	
PARCEL LOT 1	= 514,042 SF (11.80 AC)
BUILDING 'A' AREA	= 207,000 SF
FLOOR TO AREA RATIO	= 0.40
<b>LANDSCAPE</b>	
15% OPEN SPACE REQUIRED	= 77,101 SF
OPEN SPACE PROVIDED	= 108,464 SF (21%)
<b>PARKING REQUIRED</b>	
WAREHOUSE: 1 SPACE PER 1,000 SF	= 197
OFFICE: 1 SPACE PER 275 SF	= 37
TOTAL SPACES	= 234
<b>PARKING PROVIDED</b>	
STANDARD SPACES	= 215
ACCESSIBLE SPACES	= 7
TOTAL SPACES	= 222
TRAILER SPACES	= 53

LOT 2 DATA	
<b>SITE AREA</b>	
PARCEL LOT 2	= 510,521 SF (11.72 AC)
BUILDING 'A' AREA	= 207,000 SF
FLOOR TO AREA RATIO	= 0.41
<b>LANDSCAPE</b>	
15% OPEN SPACE REQUIRED	= 76,578 SF
OPEN SPACE PROVIDED	= 86,957 SF (17%)
<b>PARKING REQUIRED</b>	
WAREHOUSE: 1 SPACE PER 1,000 SF	= 197
OFFICE: 1 SPACE PER 275 SF	= 37
TOTAL SPACES	= 234
<b>PARKING PROVIDED</b>	
STANDARD SPACES	= 239
ACCESSIBLE SPACES	= 7
TOTAL SPACES	= 246
TRAILER SPACES	= 60

LOT 3 DATA	
<b>SITE AREA</b>	
PARCEL LOT 3	= 189,567 SF (4.35 AC)

OVERALL SITE DATA	
<b>SITE AREA</b>	
PARCEL LOT 1	= 514,042 SF (11.80 AC)
PARCEL LOT 2	= 510,521 SF (11.72 AC)
PARCEL LOT 3	= 189,567 SF (4.35 AC)
TOTAL AREA	= 1,213,130 SF (27.87 AC)
<b>BUILDING AREA</b>	
BUILDING AREA	= 414,000
FLOOR TO AREA RATIO	= 0.34
<b>LANDSCAPE</b>	
15% OPEN SPACE REQUIRED	= 182,103 SF
OPEN SPACE PROVIDED	= 257,280 SF (21%)
<b>PARKING REQUIRED</b>	
WAREHOUSE: 1 SPACE PER 1,000 SF	= 394
OFFICE: 1 SPACE PER 275 SF	= 74
TOTAL SPACES	= 468
<b>TOTAL PARKING PROVIDED</b>	
STANDARD SPACES	= 459
ACCESSIBLE SPACES	= 14
TOTAL SPACES	= 468
TRAILER SPACES	= 113

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6 12 UNLESS OTHERWISE NOTED.
  5. SEE OFFSITE ROADWAY PLANS FOR ADDITIONAL INFORMATION ON STEARNS ROAD WIDENING AND WORK WITHIN THE R.O.W.



REVISIONS		NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: DECEMBER 11, 2018

PROJECT NO.	18205	DESIGNED BY	EF
PROJECT MANAGER	BCR	CHECKED BY	DB

ILLINOIS

**OVERALL SITE PLAN**

**STEARNS AND MUNGER**

BARTLETT

7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

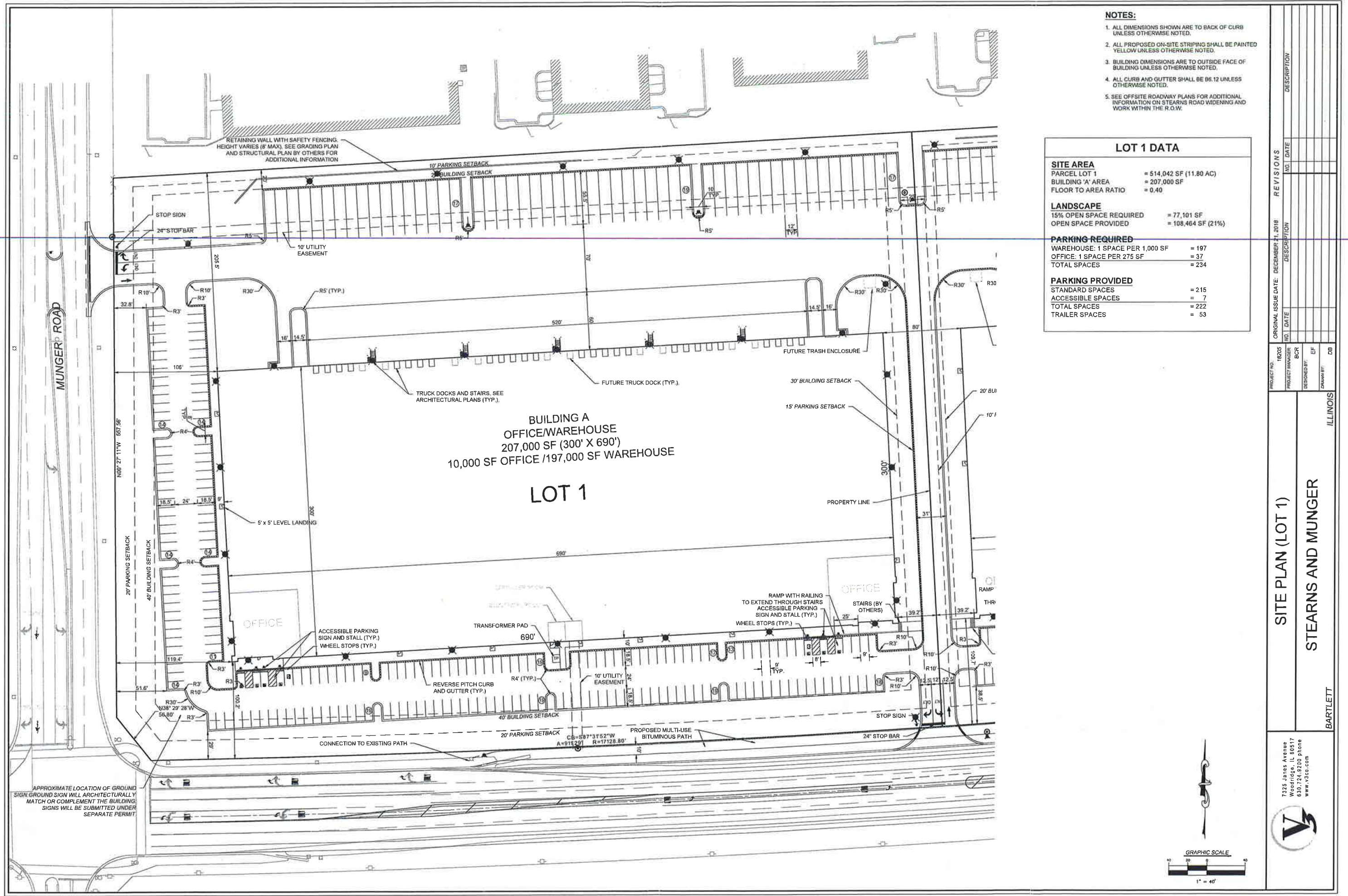


**NOTES:**

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2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE 06.12 UNLESS OTHERWISE NOTED.
5. SEE OFFSITE ROADWAY PLANS FOR ADDITIONAL INFORMATION ON STEARNS ROAD WIDENING AND WORK WITHIN THE R.O.W.

**LOT 1 DATA**

SITE AREA	
PARCEL LOT 1	= 514,042 SF (11.80 AC)
BUILDING 'A' AREA	= 207,000 SF
FLOOR TO AREA RATIO	= 0.40
LANDSCAPE	
15% OPEN SPACE REQUIRED	= 77,101 SF
OPEN SPACE PROVIDED	= 108,464 SF (21%)
PARKING REQUIRED	
WAREHOUSE: 1 SPACE PER 1,000 SF	= 197
OFFICE: 1 SPACE PER 275 SF	= 37
TOTAL SPACES	= 234
PARKING PROVIDED	
STANDARD SPACES	= 215
ACCESSIBLE SPACES	= 7
TOTAL SPACES	= 222
TRAILER SPACES	= 53



SITE PLAN (LOT 1)

STEARNES AND MUNGER

7325 Janos Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3cc.com



PROJECT NO.	PROJECT MANAGER	DESIGNED BY	DRAWN BY	ILLINOIS
18205	BCR	EF	DB	

REVISIONS	NO.	DATE	DESCRIPTION





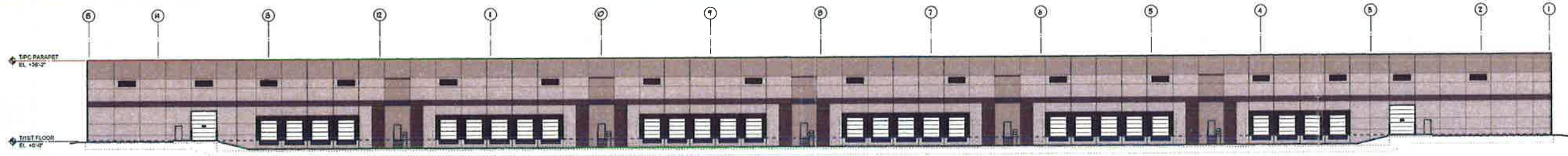
CONCEPTUAL ARCHITECTURAL RENDERING  
LOOKING WEST AT EAST ELEVATION OF BUILDING "B"  
02-18-2019

**BUILDING B**  
BARTLETT, IL  
STEARNS & MUNGER

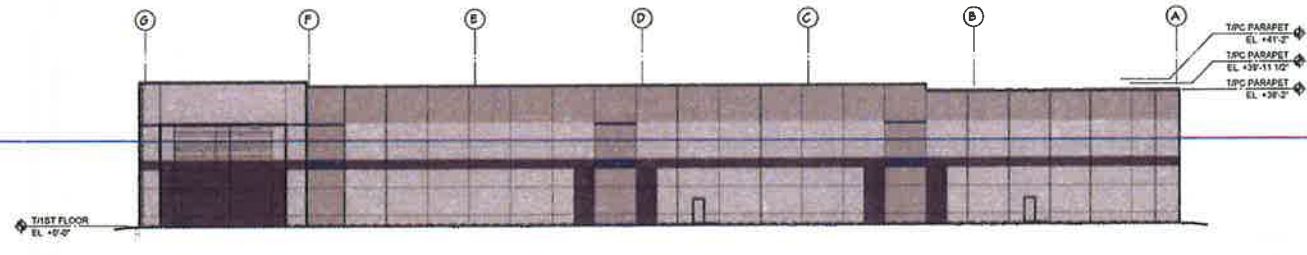


CONCEPTUAL ARCHITECTURAL RENDERING  
12-21-2018

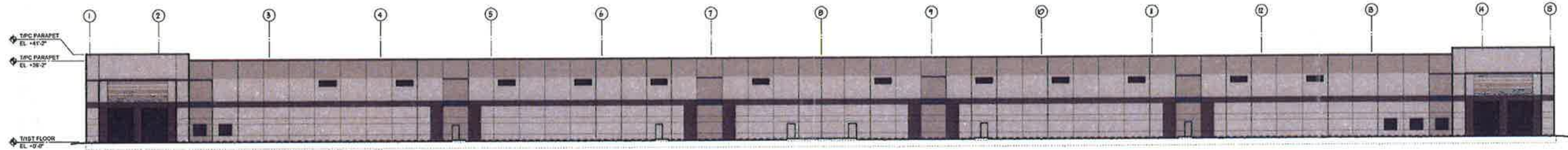
**BUILDING A**  
BARTLETT, IL  
STEARNS & MUNGER



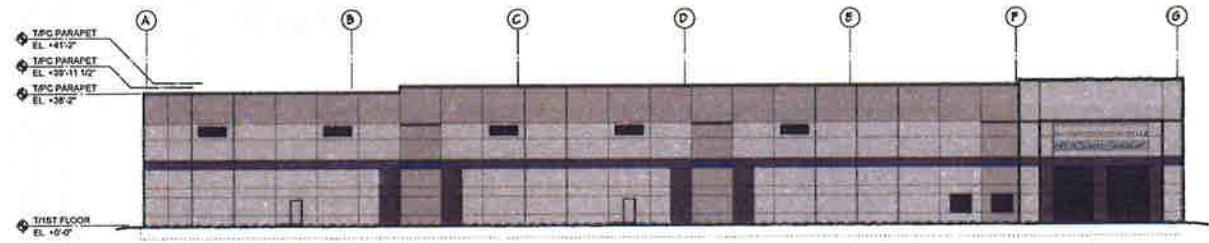
**NORTH ELEVATION**  
SCALE: 1" = 20'-0"



**EAST ELEVATION**  
SCALE: 1" = 20'-0"



**SOUTH ELEVATION**  
SCALE: 1" = 20'-0"

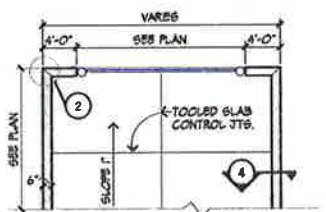


**WEST ELEVATION**  
SCALE: 1" = 20'-0"

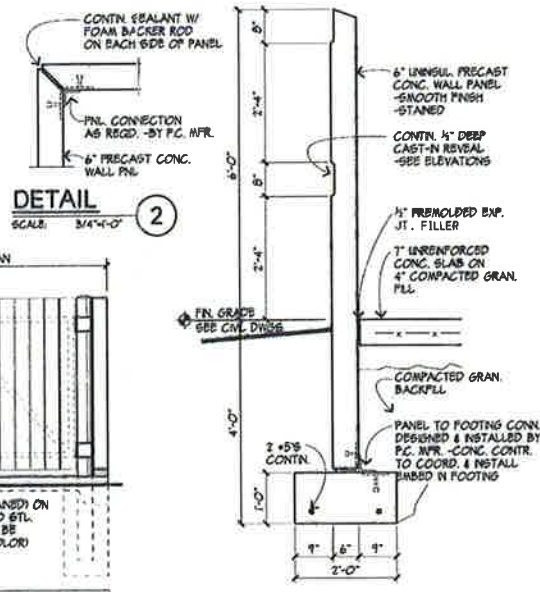
COLOR AND MATERIAL LEGEND	
<b>PRECAST CONCRETE WALL PANELS</b>	
[Color swatch]	EXTERIOR BASE COLOR: BW 7048 "FIRST STAR"
[Color swatch]	EXTERIOR ACCENT COLOR 1: BW 7068 "GRAY MATTERS"
[Color swatch]	EXTERIOR ACCENT COLOR 2: BW 7074 "PEPPERGRIN"
[Color swatch]	EXTERIOR ACCENT COLOR 3: BW 7002 "MIDDD BATH"
<b>FABCA</b>	
PAC-CLAD "CITYSCAPE"	
<b>CURTAINWALL SYSTEM</b>	
FRAME: CLEAR ANODIZED ALUMINUM	
INSL. GLASS - GREY TINTED	
<b>FINISH/CLAD/STORY WINDOWS</b>	
FRAME: CLEAR ANODIZED ALUMINUM	
INSL. GLASS - GREY TINTED	
<b>INSL. INTL. DOOR/FRAME</b>	
FRAME - PAINTED TO MATCH PRECAST	
DOOR - PAINTED TO MATCH PRECAST	
<b>OVERHEAD DOORS</b>	
DRIVE-IN DOORS - PREFINISHED WHITE	
DOCK DOORS - PREFINISHED WHITE	
<b>PIPE BOLTING</b>	
O.S.P.A. SAFETY YELLOW	

**ROOF TOP UNITS:**  
ALL VISIBLE ROOFTOP UNITS SHALL BE SCREENED IN ACCORDANCE WITH BUILDING DEPARTMENT REQUIREMENTS

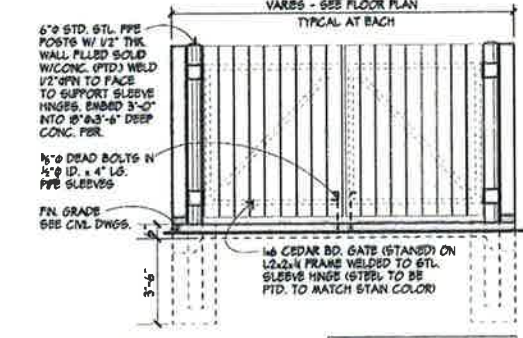
**NOTE:**  
EXACT LOCATION OF ROOFTOP UNITS IS NOT DETERMINED AT THIS POINT - TYPICAL AT ALL LOCATIONS.



**PLAN - TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



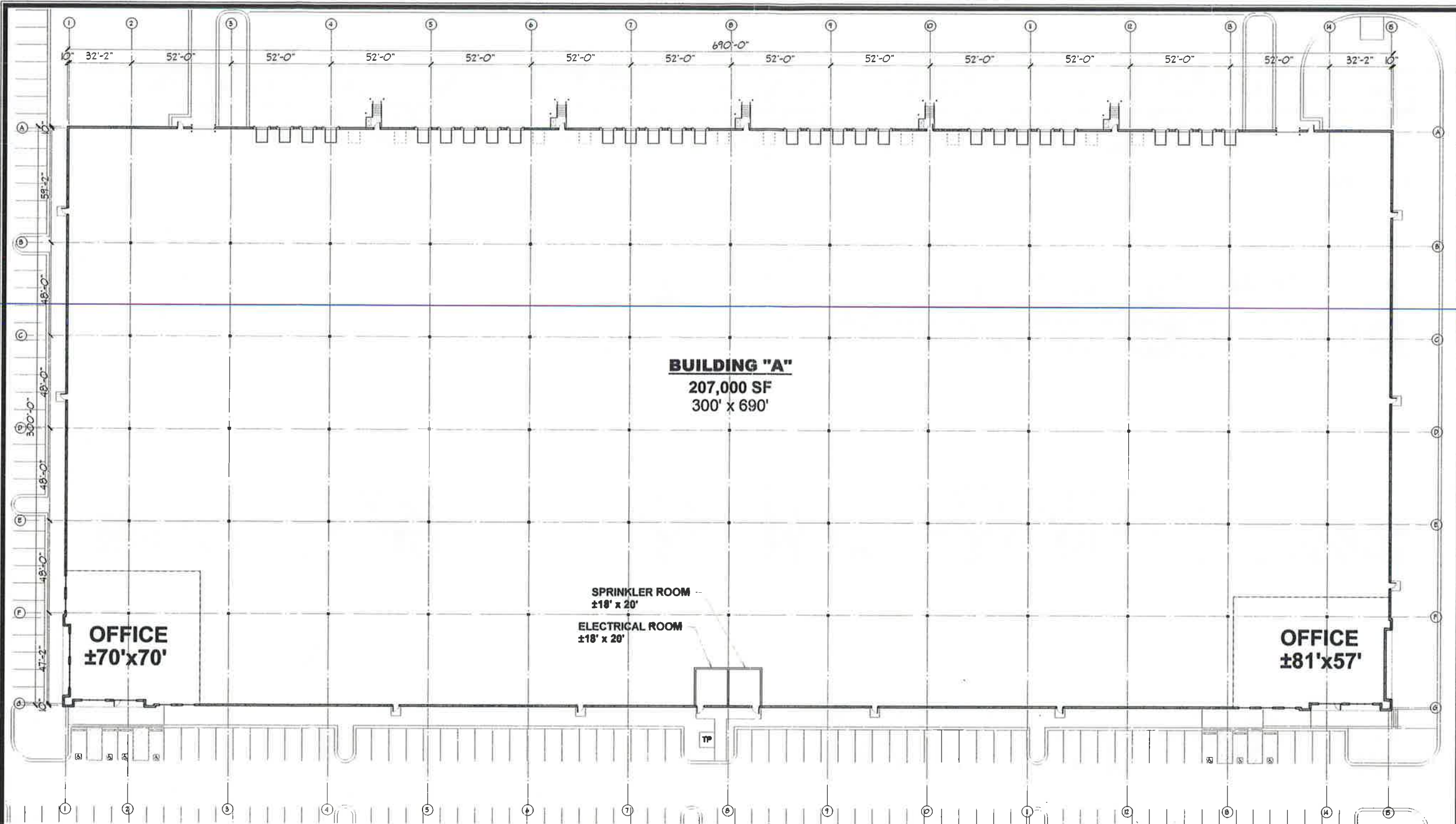
**SECTION**  
SCALE: 3/4" = 1'-0"



**FRONT ELEVATION TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
ALL EXPOSED CEDAR TO BE STAINED TO MATCH PRECAST - ALL OTHER TO BE PAINTED TO MATCH PRECAST.

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COMMUNITY DEVELOPMENT  
FEB 04 2019  
VILLAGE OF BARTLETT



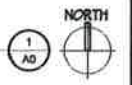
**BUILDING "A"**  
207,000 SF  
300' x 690'

SPRINKLER ROOM  
±18' x 20'  
ELECTRICAL ROOM  
±18' x 20'

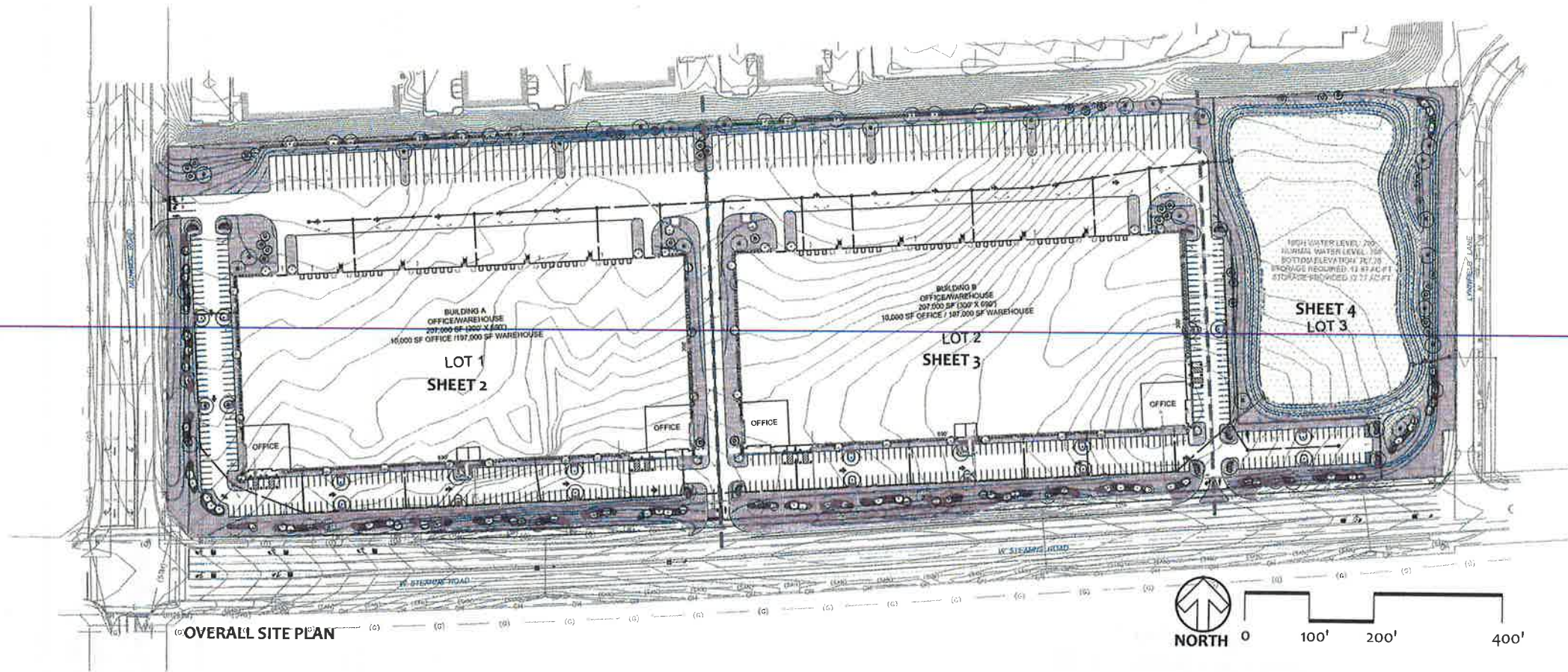
OFFICE  
±70' x 70'

OFFICE  
±81' x 57'

BUILDING "A"  
OVERALL FLOOR PLAN  
SCALE: 1/20



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COMMUNITY DEVELOPMENT  
FEB 04 2019  
VILLAGE OF  
BARTLETT



**GENERAL NOTES**

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
14. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
17. TO INSURE VISIBILITY, SHRUBS SHALL NOT EXCEED A MATURE HEIGHT OF THIRTY INCHES (30") ABOVE PAVEMENT ON LANDSCAPE ISLANDS AT THE END OF PARKING ROWS.

**EXISTING TREE NOTES**

1. FOR EXISTING TREES, SEE TREE INVENTORY EXHIBIT AND TREE SURVEY PREPARED BY V3.
2. NO EXISTING TREES SHALL BE RETAINED AS PART OF THIS DEVELOPMENT.

**PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>SHADE TREES</b>					
AF	19	Acer x freemanii	Autumn Blaze Maple	2 1/2"	
AM	9	Acer miyabe 'Morton'	State Street Maple	2 1/2"	
CO	9	Celtis occidentalis	Common Hackberry	2 1/2"	
GB	9	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2"	
GD	6	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"	
GT	8	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2 1/2"	
LT	8	Liriodendron tulipifera	Tulip Tree	2 1/2"	
QB	6	Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
QC	12	Quercus robur x Q. alba 'Crimschmidt'	Crimson Spire Oak	2 1/2"	Spring Dig
QR	7	Quercus rubra	Red Oak	2 1/2"	Spring Dig
TT	10	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2 1/2"	
UA	7	Ulmus 'Morton'	Accolade Elm	2 1/2"	
<b>EVERGREEN TREES</b>					
AC	12	Abies concolor	White Fir	6'	
PA	22	Picea abies	Norway Spruce	6'	
PM	11	Pseudotsuga mensizii	Douglas Fir	6'	
PS	5	Pinus strobus	White Pine	6'	
TC	15	Tsuga canadensis	Canadian Hemlock	6'	
TO	8	Thuja occidentalis 'Techni'	Mission Arborvitae	6'	
<b>ORNAMENTAL TREES</b>					
AG	13	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'	
BN	6	Betula nigra	River Birch	6'	Spring Dig
CM	9	Cornus mas	Corneliancherry Dogwood	6'	
MP	16	Malus 'Prairie Fire'	Prairie Fire Crabapple	6'	
MS	6	Malus 'sargentii'	Sargent Crabapple	2"	
<b>DECIDUOUS SHRUBS</b>					
AB	181	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	4'	
RA	28	Rhus aromatica 'Gro-low'	Gro-low Sumac	24"	
RK	78	Rosa 'Pink Double Knockout'	Pink Double Knock Out Roses	24"	
VD	220	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	4'	
VT	106	Viburnum trilobum	American Cranberrybush Viburnum	4'	
WF	213	Weigela florida 'Red Prince'	Red Prince Weigela	4'	
<b>EVERGREEN SHRUBS</b>					
JC	80	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3'	
JK	33	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"	
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>					
CK	225	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	
HS	305	Hemerocallis 'Stella De Oro'	Stella De Oro Daylilies	1 Gal.	
PH	166	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	
PV	44	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 Gal.	
SK	203	Sedum 'kamtschaticum'	Russian Stonecrop Sedum	3" pots	
SS	30	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 Gal.	
<b>MISCELLANEOUS MATERIALS</b>					
4.84		Lawn Seed Mix		AC	
282		Shredded Hardwood Mulch		C.Y.	

For native area mixes and quantities, see Native BMP Planting Plan prepared by V3.

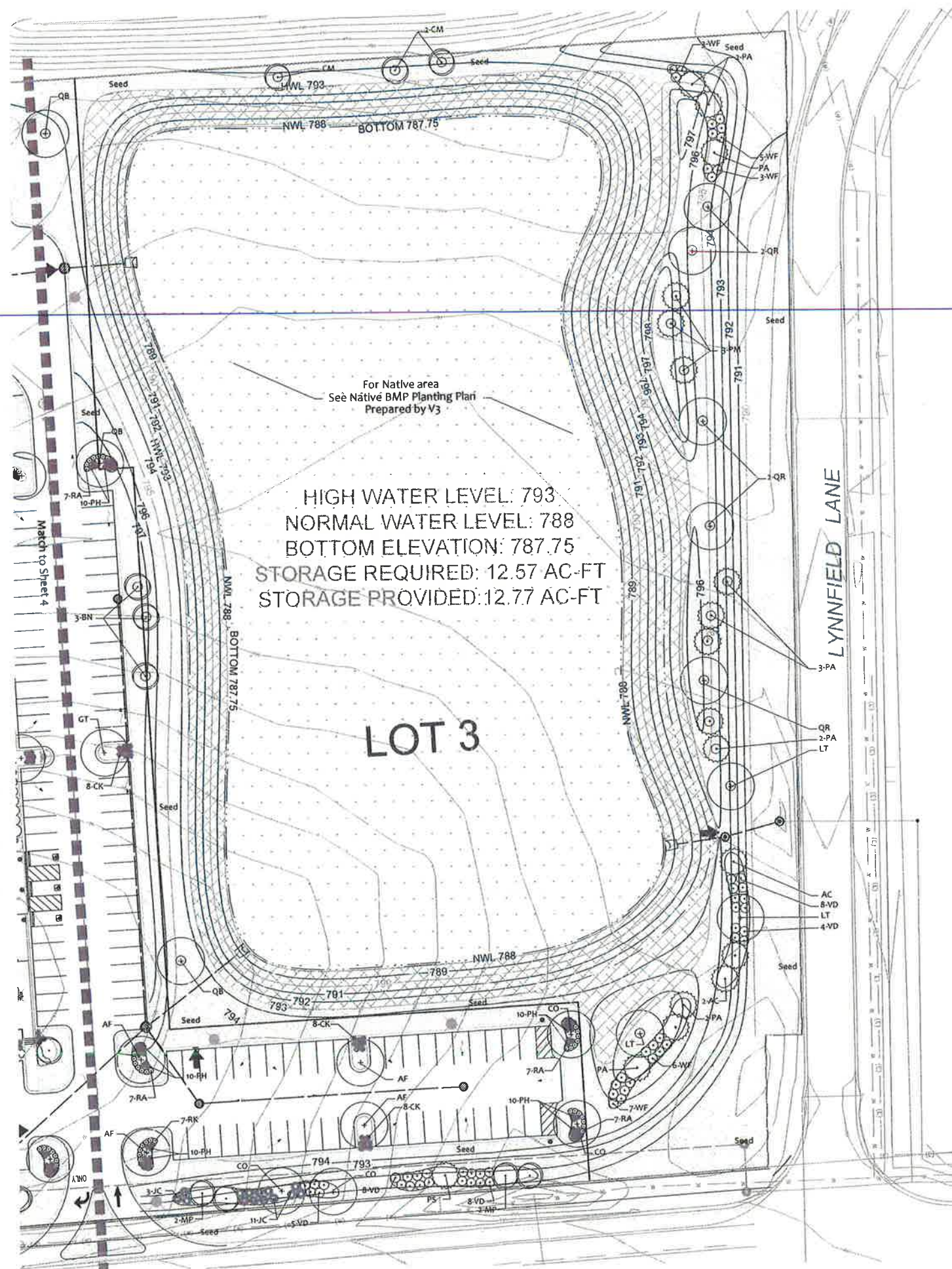
RECEIVED  
 COMMUNITY DEVELOPMENT  
 FEB 04 2019  
 VILLAGE OF  
 BARTLETT

REVISIONS	
REV:	1/28/19
DATE	DEC. 21, 2018
PROJECT	VV1801
DRAWN	KTK
CHECKED	KTK
SHEET NO.	









**FINAL LANDSCAPE PLAN**  
**STEARNS AND MUNGER**  
BARTLETT, IL

REVISIONS

REV: 1/28/19

DATE DEC. 21, 2018

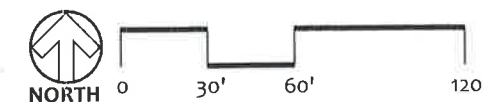
PROJECT WV1801

DRAWN KTK

CHECKED KTK

SHEET NO.

**4 of 5**





<p>V3 Companies, Ltd. 7325 James Avenue Woodridge, Illinois 60517 630.724.8200 phone 630.724.8202 fax www.v3co.com</p>		<p>PROJECT NO.: 18205 CREATED BY: AMM DATE: 07/19/18 SCALE: See Scale Bar</p>	
<p>CLIENT: Logistics Property Company 1 N. Wecker, Suite 1940 Chicago, IL 60606</p>		<p>SOURCE: DigitalGlobe Aerial Imagery (2017)</p>	
<p>TITLE: <b>WETLAND DELINEATION MAP</b></p>		<p>SITE: Vacant Land at Northeast Corner of Stearns Road and Munger Road Bartlett, Illinois</p>	
<p>Legend Data Points Wetland (0.07 acres)</p>		<p>FIGURE <b>9</b></p>	



**COMMUNITY DEVELOPMENT MEMORANDUM**

**19-21**

DATE: February 27, 2019  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Roberta Grill, Acting Community Development Director *RBG*  
RE: **(#19-04) Streets of Bartlett**

---

**PETITIONER**

Manny Rafidia on behalf of MMAJ, LLC

**SUBJECT SITE**

Northwest corner of E. Devon Avenue and S. Berteau Avenue

**REQUESTS**

**Variations:**

- a) To reduce the number of required parking spaces,
- b) Increase the monument sign area,
- c) Increase monument sign height, and
- d) Reduce the monument sign setbacks

**SURROUNDING LAND USES**

<b>Subject Site</b>	<b><u>Land Use</u></b> <b>Commercial</b>	<b><u>Comprehensive Plan</u></b> <b>Commercial</b>	<b><u>Zoning</u></b> <b>B-3 PUD</b>
North	Multi- Family	Attached Residential	SR-6
South	Single Family	Suburban Residential	SR-2
East	Industrial	Industrial	I-1
West	Commercial	Commercial	B-3

**ZONING HISTORY**

Through the Staff's research and as shown on the Village's Annexation Map, this parcel has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farming District. These parcels are part of the H.O. Stone and Company's Town Addition to Bartlett which was platted and recorded in 1929. According to the 1962 Zoning Map, the property was zoned R-1 Single Family Residence, in 1971 zoned A-2 Multi-Family and in 1977 zoned SR-3 Suburban Residence. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the B-3 (Neighborhood Shopping) Zoning District.

In 1978 the grocery store was constructed.



In 1981 the original building was expanded northward and a second building was constructed to the north.



In 1988, Ordinance #1988-32 granted a Special Use Permit for a Planned Unit Development of the Bartlett Plaza Shopping Center Property (Phase 3 Addition) which included the addition of the western building and extended the northern building further west.



In 1991, Ordinance #1991-78 granted a Special Use Permit for a pet shop for the entire Bartlett Plaza Shopping Center.

In 2006, Ordinance #2006-22 was the First Site Plan/PUD Amendment to allow an outdoor play area for the Kripa Montessori School. The outdoor play area replaced what is shown on the Phase 3 Addition Site Plan as Building C.

In 2009, Ordinance #2009-63 was the Second Site Plan/PUD Amendment to expand onto the outdoor play area for the Kripa Montessori School in the same Building C footprint location.

### **CURRENT DISCUSSION**

1. The Petitioner is proposing to renovate 31,860 square feet of the existing building in the former grocery space and create a new 22,425 square foot entertainment center oriented west, towards the parking lot and three new commercial spaces oriented south, towards E. Devon Avenue. The three new tenant spaces will include a 4,150 square foot wine and liquor store (Armanetti Wine and Spirits), a 3,900 square foot restaurant (Fire & Ice) and 1,385 square foot space for future retail. The Petitioner is requesting a Third Site Plan/PUD Amendment to create a conceptual commercial building pad for a possible grocer or banquet facility and to add parking in the southwest corner of the parcel where grass currently exists (previously shown as 'possible future development' on the 1988 Site Plan). The Petitioner has stated the area for the conceptual commercial building pad will not be subdivided or sold off.

2. The Petitioner proposes to modify the current shopping center name from the Bartlett Plaza Shopping Center to the Streets of Bartlett.
3. The proposed renovations include covering the existing metal roofs with a parapet wall that will incorporate varying roof lines and accent lighting on the façade to update the building elevations. The three new commercial spaces facing south will have new windows, doors, a sidewalk and an outside dining area where a brick wall currently exists.
4. In creating the conceptual commercial building pad, 159 parking spaces would be removed from the existing site. However, by transforming the existing grass area in the southwest corner of the property to parking, approximately 30 parking spaces would be added back to the total number provided. A **Variation** is requested to reduce the required parking spaces from 525 to 406 spaces (119 spaces). Below is a summary of the parking spaces provided on the site and those required in accordance with the Zoning Ordinance.

**Parking Summary**

	<b>Parking Required</b>	<b>Parking Provided</b>
Existing Site	525	<b>535 spaces</b>
Proposed Commercial Building Pad- Eliminating parking		-159 spaces
Existing Grass Area to be paved for parking (Southwest Corner of Site)		+30 spaces
		<b>Total = 406 spaces</b>

Staff has researched all the current uses in the building and proposed uses.

Use	Required # of Parking Stalls
Office	24
Medical	48
Restaurant	39
Restaurant (carry out)	6
Retail	106
Salon	18
School	12
Future Entertainment Center- 22,425 sq. ft.	69
Future Fire & Ice Restaurant- 3,900 sq. ft.	31
Future Retail- 1,385 sq. ft.	7
Future Armanetti's-4,150 sq. ft.(retail)	21
<b>Total = 381 spaces</b>	



To serve the current and future tenants 381 parking stalls are required to meet the Zoning Ordinance requirement (not including the conceptual commercial building pad); with 406 parking stalls proposed for the site. When the commercial building plans are submitted for review parking requirements would be evaluated at that time.

5. Access to the site from Main Street, E. Devon Avenue and S. Berteau Avenue would remain the same. Internal circulation would be modified slightly along the south elevation of the new commercial uses where the drive aisle would become one-way in order to accommodate a sidewalk and outdoor seating.
6. Three additional **Variations** are being requested for the proposed monument signs:
  - a) A 20 square foot increase from the maximum permitted 100 square foot allowable sign area for each monument sign (120 square feet),
  - b) A 2 foot increase in the maximum permitted 10' height to allow both monument signs to be 12' in height, and
  - c) A 2 foot reduction in the required 5 foot setback along E. Devon Avenue.

(Staff is working with the Petitioner to ensure the sign locations will be safe and clear visibility will be provided.)

7. The Petitioner is requesting the following Special Use Permits for the subject property in its entirety:
  - a) Package liquor sales (excluding within 100' of a school),
  - b) Serving alcohol including wine tastings (excluding within 100' of a school),
  - c) Recreation and amusement establishments,
  - d) Live entertainment,
  - e) Banquet hall facility,
  - f) Outdoor seating, and
  - g) Pet daycare (kennel)
8. The Petitioner is requesting a Special Use Permit for package liquor sales to open an Armanetti Wine and Spirits. Armanetti's will primarily sell wine (approximately 70% of the sales) and also serve alcohol with wine tastings taking place at this location. The area designated for beer and liquor sales is substantially smaller than the area devoted to selling wine.
9. As part of the proposed Fire and Ice Restaurant, the Petitioner is requesting a Special Use Permit to serve alcohol. This restaurant would have a full kitchen and include video gaming. The Petitioner also requests to have live entertainment in the restaurant.

10. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed restaurant. (The Kripa Montessori School is located 200 feet north of this proposed restaurant location.)
11. The Petitioner is requesting a Special Use Permit for a 22,425 square foot recreation and amusement establishment. This establishment will be family friendly and catered toward children's activities including roller coasters, a trampoline park, jungle gym and other child friendly amusements. This area will be connected to the restaurant in order to provide food and alcohol to the adult patrons of the amusement establishment.
12. The Petitioner is requesting a Special Use Permit to allow outdoor seating for the entire shopping center in front of any of the commercial spaces, if the future tenant so chooses. A perimeter fence around the outdoor seating area will be required if alcohol is to be served outside.
13. The Petitioner is requesting Special Use Permits for a banquet hall facility and pet daycare (kennel). These uses are not currently proposed but the Petitioner is requesting the Special Use Permits to have the option to attract these uses to fill any vacancies. A detailed review of these uses would be required by the Staff at building permit submittal (i.e. parking, pet elimination area, etc.)
14. As part of the redevelopment improvements for the shopping center the Petitioner proposes to replace the existing parking lot lights with the downtown light fixtures to tie this center to the existing downtown improvements.



15. A Site Plan will be required to be submitted for the commercial building pad once additional details are finalized for its development. If there are no additional special use(s) and/or variations(s) being requested this will be reviewed as an Administrative Site Plan review and will be submitted directly as a building permit application.
16. Landscape and Photometric plans are currently being reviewed by the Staff.

**RECOMMENDATION**

*According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for a variation is based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

**MMAJ, LLC**  
PO Box 315  
Itasca, IL 60143  
Direct Dial: (847) 921-9200

February 11, 2019

Village of Bartlett  
228 S. Main St.  
Bartlett, IL 60103

Re: 114-399 Bartlett Plaza, Bartlett, IL 60103  
Development Applications

Dear Village President and Board Members:

I would like to humbly ask the Village President and Board to work with me on achieving the approval for the requests outlined below in order for me to make this deal economically feasible to move forward with the purchase of the Bartlett Plaza. I am approaching the time to finalize this deal and I wanted to be able to obtain something in writing from the Village approving these requests before I finalize. I understand that there is a process that we have to go through in order to get certain special uses and certain requests and by no means am I trying to pressure the Village President or Board but it is so imperative that I am able to achieve the goal to move forward with closing this deal. My requests are as followed.

- A relief on all the permit fees for the improvements and support from the Village for Cook County to give us relief on the Property Taxes.
- Relief on tapping fees for utilities, water/sewer, electric, gas.
- Approval of two (2) new pylon signs.
- In the event we build a 20,000 square foot building on the property, I would request the future users, for either a grocer or banquet hall, be pre-zoned.
- I am requesting to change the name of the Shopping Center to "Streets of Bartlett".
- Interior building alterations.
- Landscaping upgrades.
- Special uses to include:
  - Liquor Sales
  - Wine Tasting
  - Restaurant Serving Liquor
  - Restaurant with Video Gaming
  - Entertainment Center
  - Live Entertainment
  - Banquet Hall Facility
  - Outdoor Seating
  - Pet Daycare

**MMAJ, LLC**  
PO Box 315  
Itasca, IL 60143  
Direct Dial: (847) 921-9200

I would like to be able to put in the Center 1) Armanetti Wine & Spirits and 2) Food Establishment containing Woodfire Pizza, soft serve ice cream, small bar and gaming café. I have already received executed leases from these users, contingent upon Village approval. I am asking the Board to approve these uses. My intention is to work with the Village Board and the Community to make the utmost result that lead to a successful and improved Shopping Center. As I previously explained, I bring tenants from my pool of tenants that I currently have in my other shopping centers, these tenants have proven to improve the look of the shopping center and do not cause any distractions to the neighborhood and serve the needs of the community.

Your consideration is greatly appreciated and I look forward to working with the Village of Bartlett. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manny Rafidia', with a stylized flourish at the end.

Manny Rafidia  
(847) 921-9200



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 19-04  
*(Village Stamp)*  
RECEIVED  
COMMUNITY DEVELOPMENT  
FEB 26 2019  
VILLAGE OF  
BARTLETT

**PROJECT NAME** 114-399 BARTLETT PLAZA

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** MANNY RAFIDIA

**Street Address:** [REDACTED]

**City, State:** ITASCA, IL

**Zip Code:** 60143

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Bartlett Plaza Properties LLC

**Street Address:** [REDACTED]

**City, State:** Bartlett, Illinois

**Zip Code:** 60103

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** Andrew Barski **Date:** Feb. 26, 2019

**(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)**

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) SITE PLAN AMENDMENT/PUD AMENDMENT
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: SEE ATTACHED
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED? Yes**

*(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)*

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 114-399 BARTLETT PLAZA

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-35-317-042-0000 & 06-35-318-047-0000

**Zoning:** Existing: B-3 PUD **Land Use:** Existing: See Dropdown  
(Refer to Official Zoning Map)  
Proposed: See Dropdown Proposed: See Dropdown

**Comprehensive Plan Designation for this Property:** See Dropdown  
(Refer to Future Land Use Map)

**Acreage:** 9.79

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_  
Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

**APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)**

**Attorney** FIELD & GOLDBERG, LLC - JAY GOLDBERG  
10 S. LASALLE ST., SUITE 2910 - CHICAGO, IL 60603  
(312) 408-7271 / JGOLDBERG@FIELDANDGOLDBERG.COM

**Engineer** INFRALAND CONSULTING, LLC  
PO BOX 503 - SPRING GROVE, IL 60081  
(847) 838-8835 / MILEST@INFRALAND.COM

**Other** PURNELL ARCHITECTS, INC. - SHAWN PURNELL  
1607 NORTH AVE. - ROUND LAKE BEACH, IL  
(847) 989-2772 / stp.architecture@gmail.com

## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

All rules and regulations required will be honored to grant the request(s).

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Agreed.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The purpose of the variation is to attract and retain tenants to the property and beautify the appearance of the property



4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

Agreed.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, it will revamp the property.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent properties or increase the congestion of the public streets or endanger public safety in any means, the variation will increase the property values within the surrounding area.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.


Agreed.

**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:  \_\_\_\_\_

PRINT NAME: MANNY RAFIDIA \_\_\_\_\_

DATE: JANUARY 31, 2019 \_\_\_\_\_

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: REFER TO #6 UNDER OTHER ACTION REQUEST. \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

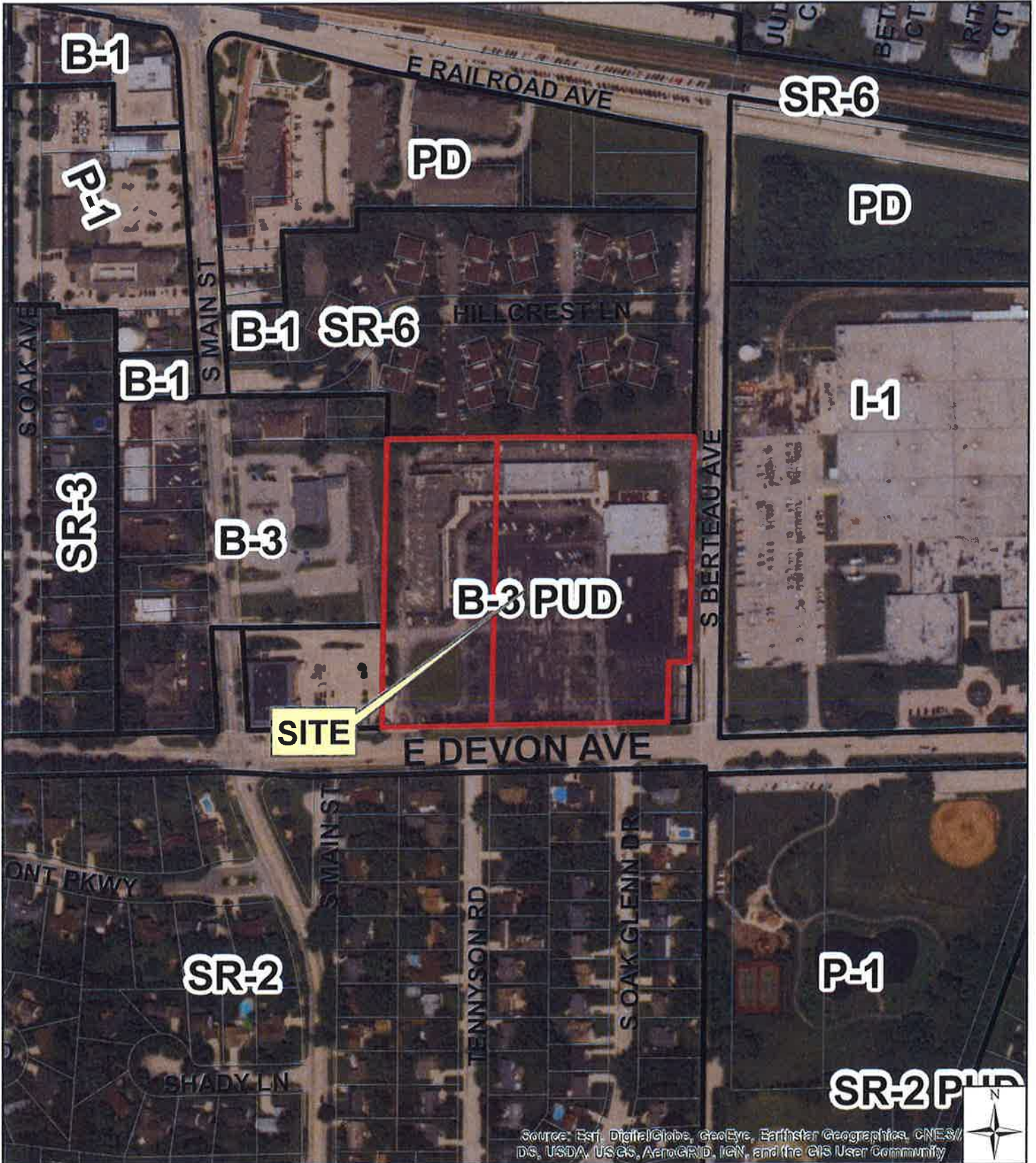
DATE: \_\_\_\_\_

# ZONING/LOCATION MAP

PINS :06-35-317-042 & 06-35-318-047

Case #19-04 - Streets of Bartlett

Site Plan/PUD Amendment, Special Uses, and Variations

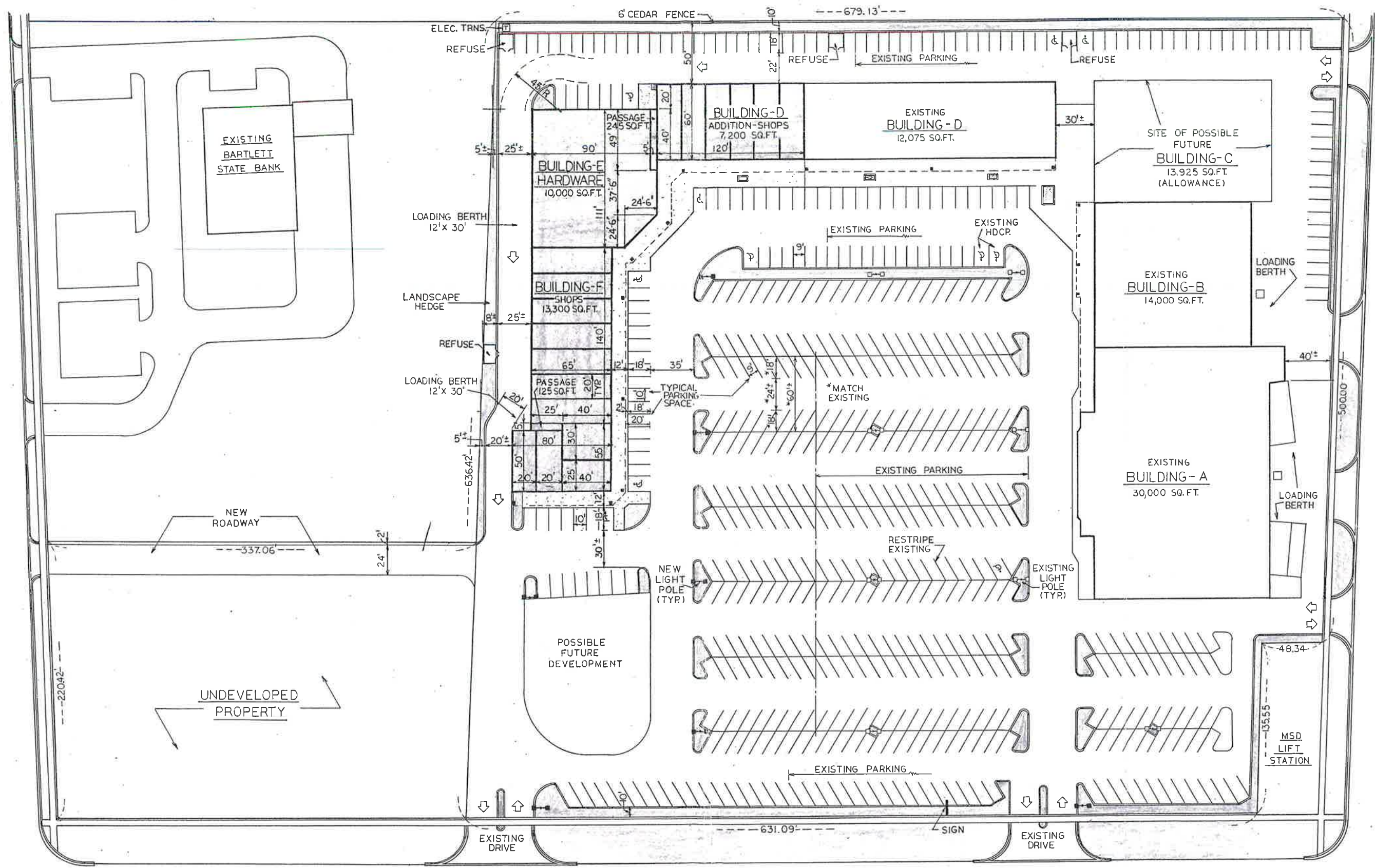


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community



MAIN STREET — BARTLETT ROAD

BERTEAU AVENUE



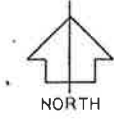
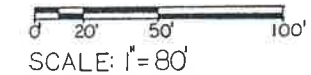
1988 SITE PLAN

STATISTICS (APPROX.)

LAND AREA	424,900 SQ. FT.
BUILDING AREA	
EXISTING BUILDING-A, B, D	56,075 SQ. FT.
BUILDING-C (ALLOWANCE)	13,925 " "
BUILDING-D (ADDITION)	7,200 " "
BUILDING-E	10,000 " "
PASSAGES	370 " "
BUILDING-F	13,300 " "
POSSIBLE ADDITIONAL BUILDING (FUTURE DEVELOPMENT)	4,130 " "
TOTAL	105,000 SQ. FT.

PARKING --- 567  
 F.A.R. --- .25  
 ZONING --- B3

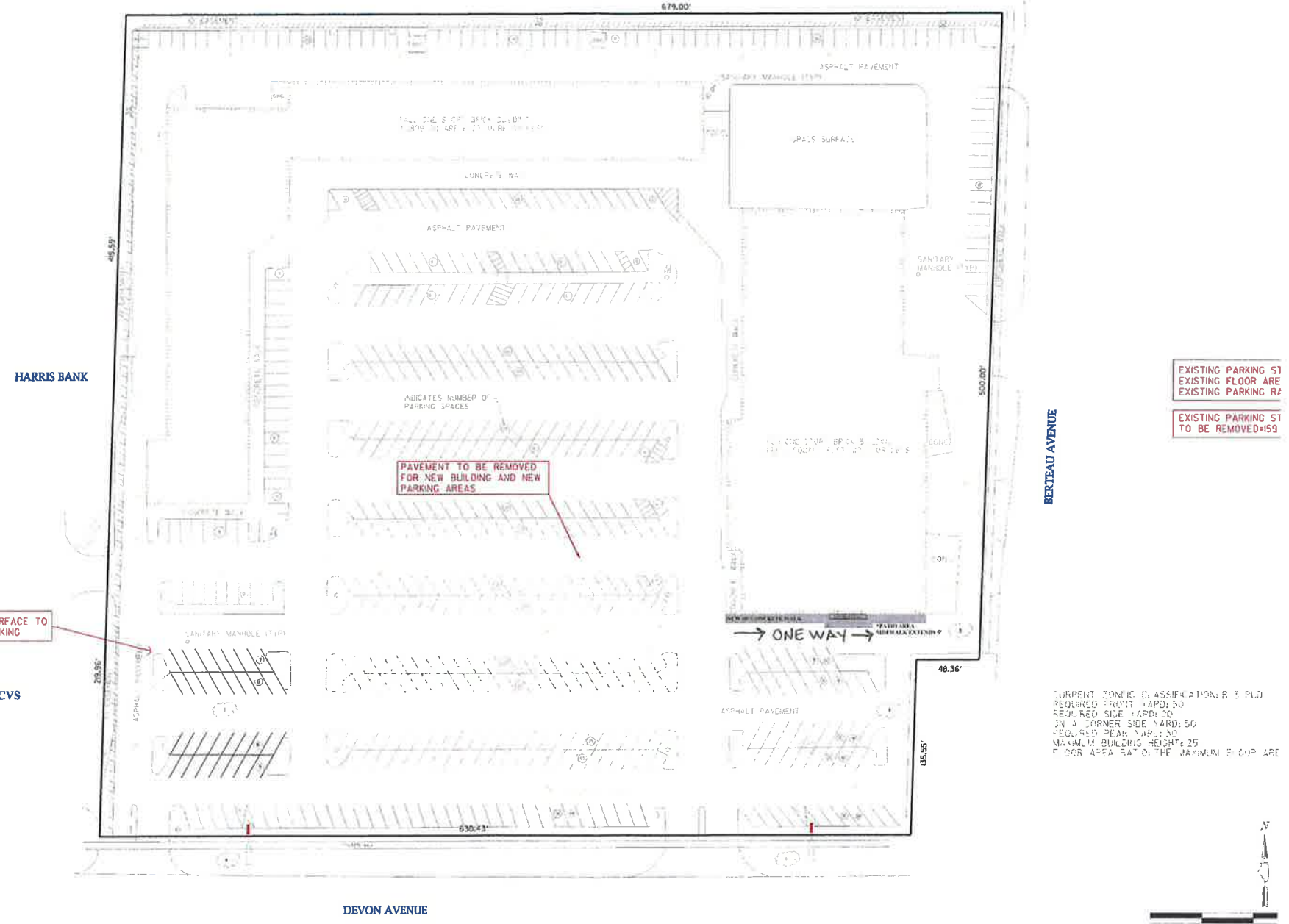
SITE PLAN



PHASE-3 ADDITION  
 BARTLETT PLAZA SHOPPING CENTER  
 BARTLETT, ILLINIOS

JAMES MILTON RAY — ASSOC., ARCHITECT  
 JULY 22, 1987  
 AUGUST 12, 1987

As indicated by surrounding streets  
1:8000  
DATE



EXISTING PARKING S1  
EXISTING FLOOR ARE  
EXISTING PARKING R1

EXISTING PARKING S1  
TO BE REMOVED=159

CURRENT ZONING CLASSIFICATION: B-3 PLD  
REQUIRED FRONT YARD: 50  
REQUIRED SIDE YARD: 20  
ON A CORNER SIDE YARD: 50  
REQUIRED REAR YARD: 30  
MAXIMUM BUILDING HEIGHT: 25  
FLOOR AREA RATIO: THE MAXIMUM FLOOR AREA

PROPOSED SITE PLAN

PO Box 523  
Chicago, IL 60681  
Phone: 847.433.8630  
Fax: 847.433.8637  
mshelley@huland.com

54 BARTLETT PLAZA  
MAIN STREET  
BARTLETT, ILLINOIS

PROPOSED AID:  
EXISTING CONDITIONS AND REMOVAL PLAN

EXISTING ELEVATION





RENDERINGS

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 05 2019

VILLAGE OF  
BARTLETT



# STREETS OF BARTLETT

Armanetti's

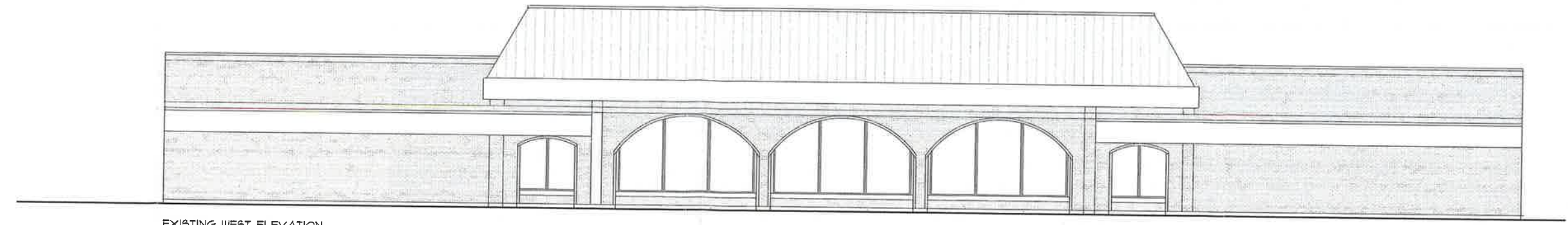
Fire & Ice

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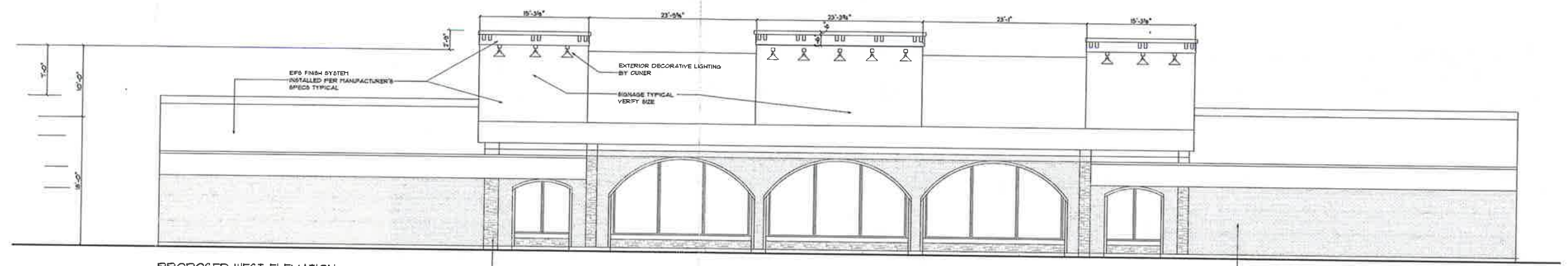
FEB 05 2019

VILLAGE OF  
BARTLETT

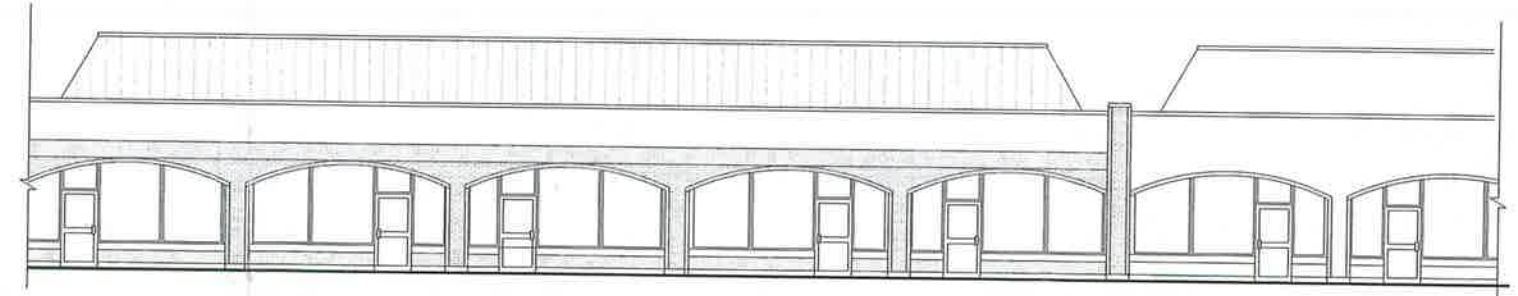
ELEVATIONS



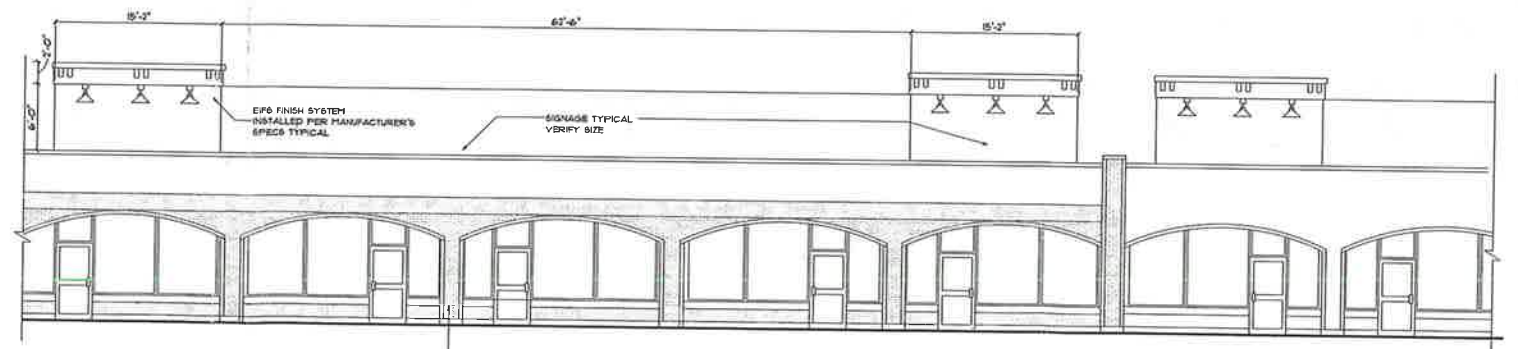
EXISTING WEST ELEVATION  
SCALE 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

**SPECIFICATIONS**  
**DIVISION 1 GENERAL REQUIREMENTS**  
1. PRIOR TO THE BEGINNING OF ANY WORK, THE CONTRACTOR SHALL VERIFY ALL GRADES, LEVELS, EXISTING CONDITIONS, AND CONDITIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.  
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL AND/OR MUNICIPAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL REQUIRED PERMITS AND UTILITY SERVICE CHARGES.  
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY EXCAVATION.  
4. SUB CONTRACTORS SHALL LEAVE SITE NEAT & FREE OF DEBRIS AT THE END OF EACH WORK DAY.  
5. PLANS AND SPECIFICATIONS, IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO PROVIDE FOR A COMPLETE INSTALLATION. EVERYTHING NECESSARY FOR THE COMPLETION AND SUCCESSFUL OPERATION OF THE WORK, WHETHER OR NOT HEREIN EXPRESSLY SPECIFIED OR INDICATED, SHALL BE FURNISHED AND INSTALLED AS IF SO SPECIFIED OR INDICATED. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.  
6. THE DRAWINGS ARE DIAGNOSTIC ONLY AND NOT INTENDED TO SHOW EXACT LOCATIONS UNLESS OTHERWISE NOTED. SEE THE SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS AND LENGTHS PRIOR TO THE START OF ANY WORK AND SHALL ADJUST THEIR EQUIPMENT AND MAKEUP LOCATIONS TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR EQUIPMENT.  
7. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER AFFECTED TRADES.  
8. NO CONSTRUCTION ADMINISTRATION IS PROVIDED BY THE ARCHITECT.  
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHODS OF CONSTRUCTION AND/OR SEQUENCE AND DIRECTION WITHIN THE METHODS OF CONSTRUCTION.  
10. GENERAL CONTRACTOR SHALL SUPPLY DUMPSTER AND SANITARY FACILITY FOR JOB PERSONNEL AT ALL TIMES.  
11. GENERAL CONTRACTOR IS TO MAINTAIN AND CLEAN STREETS IMMEDIATELY THROUGHOUT CONSTRUCTION.  
12. DO NOT START WORK IF THE SUB-SURFACES ARE DEFECTIVE. THE COMMENCEMENT OF SUB-CONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE OF SUB-SURFACE.  
13. EACH SUB-CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY BONDS, PERMITS AND INSURANCE AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR OTHER AGENCIES HAVING JURISDICTION.  
14. CURRENT INSURANCE CERTIFICATES B. GENERAL LIABILITY, WORKMEN'S COMPENSATION ETC. MUST BE SUBMITTED TO THE BUILDER BEFORE PROCEEDING WITH ANY WORK.  
OVER THESE PLANS AND SPECIFICATIONS IF THERE EXISTS A CONFLICT, THE SUB-CONTRACTOR SHALL NOT CHARGE EXTRA FOR ITEMS NECESSARY TO MEET CODE REQUIREMENTS FOR HIS WORK EVEN IF THE ITEMS WERE NOT CALLED OUT ON THESE PLANS.  
15. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANSHIP MANNER. EACH SUB-CONTRACTOR SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY PERMIT FROM DEFECTS AND WORKMANSHIP AND REPAIR ANY DEFECTS AT THEIR OWN COST.  
16. THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVISED, MUST BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE PRINTS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THE BUILDING DEPARTMENT UPON REQUEST.

NOTE: THE FOLLOWING CODES SHALL BE IN EFFECT WITH BARTLETT AMENDMENTS  
International Building Code, 2012 Edition (with amendments)

International Mechanical Code, 2012 Edition (with amendments).  
International Fuel Gas Code, 2012 Edition (with amendments).  
International Energy Conservation Code, 2015 Edition  
State of Illinois Amendments  
International Fire Code, 2012 Edition (with amendments).  
National Electrical Code, 2011 Edition (with amendments).  
Illinois Plumbing Code, 2014  
Illinois Accessibility Code, Latest Edition

NO CHANGE IN USE OR INTENSITY IS PROPOSED.  
NO CHANGE IN AREA OR PARKING CONFIGURATION IS PROPOSED.  
ALL INTERIOR FINISHES SHALL HAVE FLAME SPREAD RATING INDICATED AND SUBMITTED TO FIRE DEPARTMENT BY OWNER.  
INSTALL SLEEVES FOR LOW VOLTAGE WIRING SYSTEM PER CRD. NO. 3003-76  
LOW VOLTAGE SECTION 765 FIRE ALARM SECTION 760 COMMUNICATION SECTION 800  
SIGN CIRCUITS MUST HAVE A GREEN GROUNDING CONDUCTOR INSTALLED PER UL 48 & 261  
THE MINIMUM SIZE CONDUCTOR FOR COMMERCIAL BRANCH CIRCUIT WIRING MUST BE #12 AWG  
INSTALL A GREEN GROUNDING CONDUCTOR IN ALL FLEX

I hereby certify these plans have been prepared under my direct supervision and control and to the best of my knowledge and belief complies with the building codes of Bartlett, IL  
Shawn Purnell Architect Lic. # 001-019645 Expires 11-30-18  
SIGNED 10-12-2018

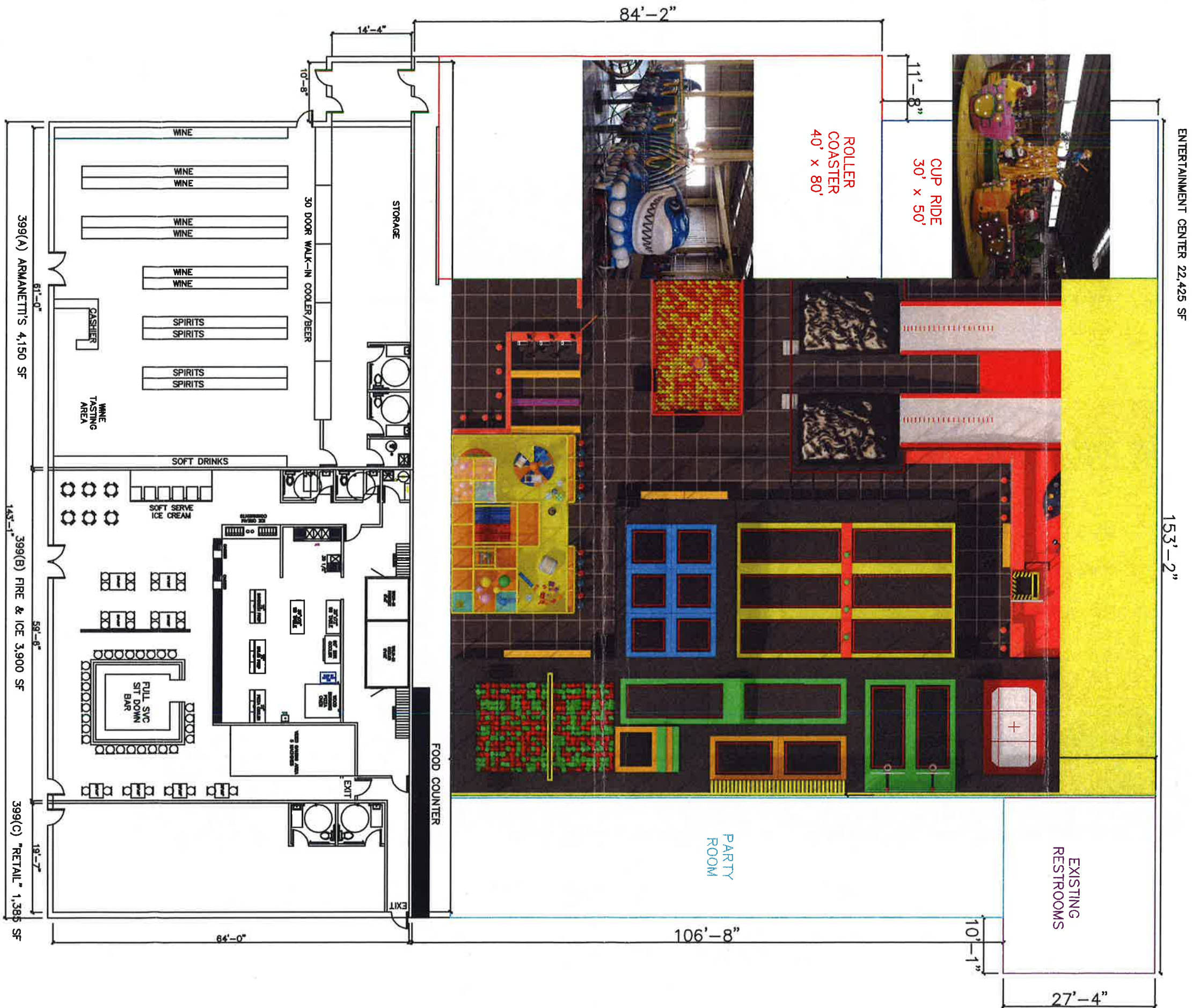
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BARTLETT



FLOOR PLAN



ENTERTAINMENT CENTER 22,425 SF

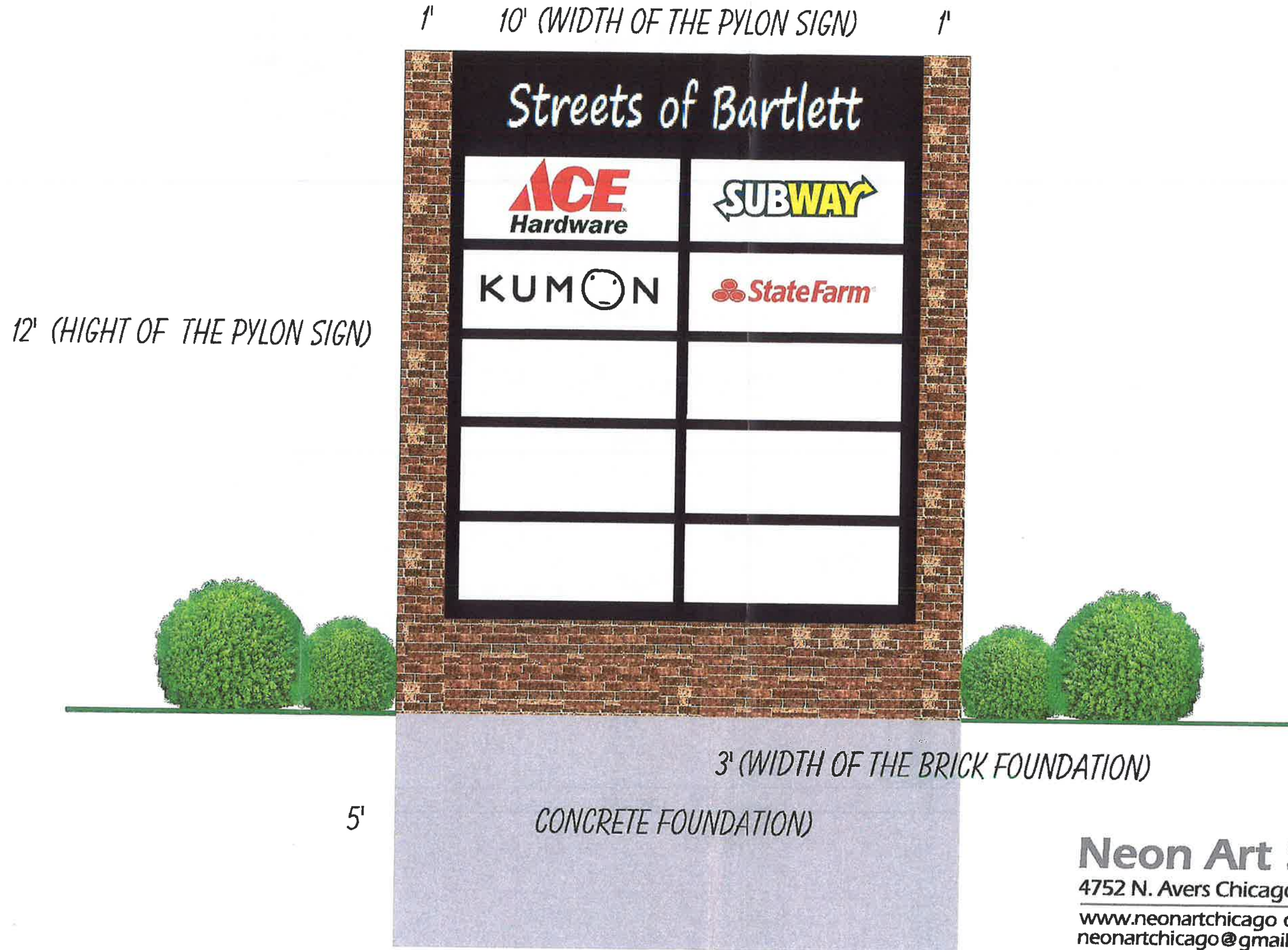
153'-2"

EXISTING RESTROOMS

27'-4"

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VILLAGE OF BARTLETT

# PYLON SIGN



**Neon Art Sign**

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