



**VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS  
AGENDA  
228 MAIN STREET  
April 4, 2019**

**7:00 P.M.**

- I. Roll Call
- II. Approval of the March 7, 2019 meeting minutes
- III. (#19-04) **600 S. Bartlett Road**  
Variations:
  - a) 20 foot reduction from the required 50 foot side yard (south property line)
  - b) 16 foot reduction from required 50 foot side yard (north property line)
  - c) 10 foot increase from the 15 foot maximum accessory building height**Public Hearing**
- IV. Old Business/New Business
- V. Adjournment



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

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, L. Hanson and J. Banno

Absent:

Also Present: R. Grill, Acting CD Director, K. Stone, Assistant Village Planner

Approval of Minutes

A motion was made to approve the minutes of the December 6, 2018 meeting.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno

Nays: None

Abstain: L. Hanson

The motion carried.



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**Case (#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**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioner, **Mr. Mohammed Ahmed** was sworn in by **M. Werden**.

**Mr. Ahmed** stated he would like to subdivide Lot 72 into 2 lots.

**K. Stone** stated this parcel has been part of Bartlett since its incorporation in 1891. It was recorded in 1926 as part of Moureau's Crest View Addition to Bartlett. The petitioner is proposing to subdivide this into two lots. This went before the Plan Commission on February 14<sup>th</sup>, they reviewed the plans and recommended approval of the Plat of Subdivision. Both lots meet the minimum lot width and size requirements for the SR-4 Zoning District. Lot 1 would have access off of E. North Avenue and Lot 2 would have access off North Chase Avenue.

Since the subject property is less than 3 acres, no storm water detention is required for this subdivision. The Petitioner will plant parkway trees along the existing rights-of-way as required by the subdivision ordinance. There are existing concrete sidewalks along North Chase Avenue and E. North Avenue that are currently deteriorating; a part of the subdivision requirements, these sidewalks will be removed and replaced.

The Petitioner is also requesting two variations from the rear yard setback:

- a) A 4 foot reduction from 45 foot rear yard on Lot 1 to reduce it to 41 feet: and
- b) A 9 foot reduction from 45 foot rear yard on Lot 2 to reduce it to 36 feet.

This project is consistent with the Comprehensive Plan and new addresses will be assigned to each lot.

The discussion tonight is for the two variance requests on Lot 1 and 2.

**M. Werden** stated Lot 2 will face east and Lot 1 will face south. The sidewalks requirements are wider than previously required, will the sidewalks meet the new code? **K. Stone** stated yes it will.

**M. Werden** asked if there were any questions from the board.

**J. Banno** asked if this project will meet the impervious surface requirement. **K. Stone** stated that will be looked at once a building permit comes in. Right now they are asking for variances without a specific building pad so an impervious calculation cannot be done without knowing the size of the driveways and the actual footprint of the proposed buildings. **J. Banno** stated there is a difference between the



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setback widths around the properties from one page to the other within the packet and the setback distance along East North Avenue. **K. Stone** stated it's a 25 foot building setback requirement. Looking at the proposed building map is what the Petitioner is proposing for the building to be with a setback of 35 feet to be in line with the other homes on Chase Avenue. It's a recorded 25 foot building setback line. **J. Banno** questioned the setback of 35 feet on North Avenue. **K. Stone** stated the building setback is required to be 25 feet, but we cannot condition a variation. What they are showing is 35 feet, and it's not something we can restrict, they could go up to the 25 foot setback line. **J. Banno** stated it looks as though the two buildings will be very close together, maybe a 10 foot distance between the two buildings. **K. Stone** stated this is correct. The SR4 Zoning District requires 5 feet. **J. Banno** stated yes, but this is not what we are voting on.

**G. Koziol** stated this is a reasonable request to effectively use this land by building 2 homes.

**M. Werden** opened the Public Hearing portion of the meeting to the public.

**Amy Jehezian** who resides at 105 N. Marion Avenue stated she owns the home on the left side of Lot 1 and is questioning how close this will come to her property line. **K. Stone** stated they must be at least 10 feet from her property line and must put in a 10 foot utility easement. The building setback line shows 5 feet however they are not allowed to build within an easement. This will mean they will be at least 10 feet away from **A. Jehezian's** property line. **A. Jehezian** asked if they are planning to put up a fence or will it be an open area. **K. Stone** stated at this point, this meeting is just for variations, no building permits have been submitted.

**M. Werden** asked if there were any further discussions or recommendations from the board.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-22, Moureau's Crest View Addition to Bartlett (Lot 72).

**M. Werden** closed the Public Hearing portion of the meeting.

**Motioned by: G. Koziol**  
**Seconded by: J. Banno**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, L. Hanson and J. Banno**  
**Nays: None**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **K. Stone** as to when this case will be on the Village Board agenda. **K. Stone** stated at this time she was not sure of the date.



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**(#18-24) Stearns and Munger**

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

**Public Hearing**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

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

Petitioners, **Mr. Aaron Martell** of Logistics Property Company, 1 N. Wacker, Chicago IL and **Mr. Ethan Frisch** of 7325 Janes Avenue, Woodridge, IL were sworn in by **M. Werden**.

**M. Werden** stated the letter from the Forest Preserve District is requesting a change in the landscaping and also a change to the sealants used on the blacktop. **Mr. E. Frisch** has agreed to the suggested changes.

**K. Stone** stated this property was annexed into the Village in 1966 and was originally zoned R-1 Single Family. The following year it was rezoned 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.

The petitioner is going before the Plan Commission next Thursday to discuss the rezoning as well as the plat of subdivision. They are proposing to make a three lot subdivision. Lots 1 and 2 would each contain a 207,000 square foot building. Lot 3, which is closest to the residences to the east, will be for a retention lot.

The Plan Commission will be reviewing Lots 1 and 2 per the site plan review next Thursday, March 14<sup>th</sup>. Two curb cuts are proposed along Stearns Road. The eastern curb cut on Stearns Road would be a right-in/right-out only for passenger vehicles only. The western curb cut on Stearns Road will be a full access. Munger Road access will right-in/right-out and left out.

Retaining walls are proposed along the north property line.

The Site Plan for Lot 1 identifies a total of 222 parking 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).

The Site Plan for Lot 2 identifies a total of 246 parking spaces, which exceeds the requirement of 234 parking spaces. Overall between the two lots they are required to have 468 spaces which they have provided. Because Lot 1 is short on its own the Village is requiring them to go through the variation request. They will be providing a shared parking agreement to be recorded between Lots 1 and 2. Between the two lots there is enough parking to meet the requirement, but because it's a subdivision lot one is short, the other Lot 2 exceeds it. They will also be putting in a bike path along Stearns Road.



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The detention basin will be wet bottom which is currently being reviewed by the Village Engineer.

A traffic Impact Analysis was submitted and is being reviewed by the Village's Traffic consultant and the DuPage County Highway Department. They have somewhat agreed with the findings that are outlined in the traffic study and the petitioner has worked with them to address all of their concerns.

The Landscape, Photometric and Engineering Plans are currently under Staff review.

The Plan Commission will be reviewing the rezoning, subdivision and a special use to fill in the two small wetlands that are on the site. The only item being requested tonight will be the variation.

**M. Werden** asked if the proposed detention area, will this correspond with the current SR5 Zoning. **K. Stone** stated yes. **M. Werden** asked if SR5 Zoning would allow multifamily. **K. Stone** stated yes. **M. Werden** stated this will be consistent with the rest of the industrial park. **K. Stone** stated yes, which is consistency with what the Comprehensive Plan shows and the West Bartlett Road Corridor Plan shows.

**M. Werden** asked if there were any other questions from the board. No comments were made from the board.

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

**M. Werden** asked the public to address the comments strictly to the parking issue, nothing to do with the building, landscaping etc. All other issues will be discussed next week Thursday, March 14<sup>th</sup> at 7:00 P.M. at the Plan Commission meeting. **M. Werden** asked anyone in the audience who would like to speak to please complete a witness form.

**Rick Herring**, of 1237 Lynnfield Lane stated he wasn't aware the only item to be discussed tonight would be for the parking. **R. Herring** asked if the other findings such as the traffic study will be published somewhere. **K. Stone** stated all other items will be included in the Plan Commission packet which will be available tomorrow and posted on our website.

**Robert Miller** was called but was not in the audience.

**John Martin**, stated he has the same issues as **R. Herring** does. **J. Martin** stated he will be preparing a statement for next week's public hearing. He did not have an issue with shared parking, but his biggest concern would be with traffic and would like to see the traffic report as well. **J. Martin** stated he has no objection to what is happening in Brewster Creek. He was Vice President for Jen Land Designs for 30 years as a land planner and worked on Fairfax Crossings, Timberline, Herron's Landing and is very familiar with Bartlett and its development. **J. Martin** stated he loves where Brewster Creek is located past the intersection of Munger Road/Stearns and that's where everyone would like to see it stay. Not to come east of Stearns/Munger Road.

**Joseph Kellar**, 860 Middleton Lane, stated he noticed the parking line is approximately 100 feet from Lynnfield Lane and as a resident trying to make a right hand turn there is a potential snow problem. If there is snow plan being proposed, would the snow be plowed between the end of the parking lot near Lynnfield Lane blocking the view when turning right. **M. Werden** stated this would be a valid question for next week's meeting.



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**M. Werden** stated so many times in most developments they try to squeeze too much building on too small of a property and they wind up having parking on the side yard. It's always a welcome sight when you see more green space and a more appealing look.

**R. Grill** stated there were no other comments from the public.

**G. Koziol** stated he was glad to see the property being developed. The parking proposal is somewhat unique, usually people are looking for more parking and thinks its creative to do shared parking.

**M. Werden** stated this parcel was annexed into the Village in 1966 and the entire property rezoned to the M-Manufacturing Zoning District in 1967. He asked what year was the development to the east, Wethersfield. **K. Stone** stated that was annexed in 1988 and rezoned. **M. Werden** stated long after this was being developed.

**K. Stone** stated correct.

**M. Werden** asked for a motion.

**J. Banno** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-24.

**Motioned by: J. Banno**

**Seconded by: G. Koziol**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, J. Banno and L. Hanson**

**Nays: None**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **K. Stone** as to when this case will be on the Village Board agenda.



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**(#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**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioners, **Manny Rafidia, 2 Star Lane, S. Barrington** on behalf of MMAJ, LLC was sworn in by **M. Werden**.

**R. Grill** stated the Petitioner is proposing to renovate just under 32,000 square feet of the existing building in the former grocery space and create a new 22,000 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 4,000 square foot wine and liquor store, a 3,900 square foot restaurant and 1,300 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. The Petitioner has stated the area for the conceptual commercial building pad will not be subdivided or sold off.

The Petitioner proposes to modify the current shopping center name from the Bartlett Plaza Shopping Center to the Streets of Bartlett.

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.

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). Included in the packet is a summary of the parking numbers. Staff has done some research of the current uses existing in the center along with the proposed uses and have come up with the total required number of parking spaces to be 381. This would be under the 406 spaces even with the variation request. The existing uses as they are today, would require 381 parking stalls. With the variation of 119 spaces being removed, they would have 406 parking stalls.





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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.

Three additional Variations are being requested for the proposed monument signs:

A 20 square foot increase from the maximum permitted 100 square foot allowable sign area for each monument sign (120 square feet);

A 2 foot increase in the maximum permitted 10' height to allow both monument signs to be 12' in height and;

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 provide clear visibility.

The Petitioner is requesting the following Special Use Permits for the subject property in its entirety:

Package liquor sales (excluding within 100' of a school);

Serving alcohol including wine tastings (excluding within 100' of a school);

Recreation and amusement establishments;

Live entertainment;

banquet hall facility;

outdoor seating and;

pet daycare (kennel).

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. 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.

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.)

The Petitioner is requesting a Special Use Permit for a 22,000 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.

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.

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.)



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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. This is something staff has requested of the Petitioner and they have agreed to do so.

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.

Landscape and Photometric Plans are currently being reviewed by the Staff.

**M. Werden** stated he was glad to see a project coming into the Village that will not tear down the shopping center or destroy what was originally Gorski's food store. The store was built with beautiful brick that wasn't common in many other shopping centers. Years ago there was beautiful landscaping and he hopes this will be the case again. **M. Werden** stated he was glad to see the petitioners have agreed to have the same lighting fixtures that are in that part of town.

**G. Koziol** stated he was glad to see the shopping center come back to life. Hopefully this will be a unique destination for people to visit because Bartlett has what other communities do not.

**J. Banno** stated he was glad to see that something is being proposed however, he had an issue with the monument sign variation request and he believes this will impact safety. Also, putting off to the parking issues to the future, he believes there isn't sufficient parking.

**B. Bucaro** stated he agreed with **G. Koziol** that this is a unique concept in an area that needs some development. Overall he thinks the project is a good thing but the parking may be an issue if another building goes up. **R. Grill** stated the parking will be re-evaluated when they apply for a building permit. If this would need a variation it will come back to this board for that request. Until we know what will be built its difficult to calculate parking.

**M. Werden** asked if the parking variation request will meet the requirement what is being proposed tonight. **R. Grill** stated yes. **G. Koziol** stated he was comfortable with numbers that staff has given along with a few more spaces than are actually required. Looking at the different uses of the space, they will not be maxed out all at one time. The concept of shared parking is a good workable idea.

**M. Werden** stated **J. Banno** had a valid point regarding the variation on the sign. There are several tenants in the shopping center, more than anyone has nearby. He wasn't sure what an alternative might be. **R. Grill** stated the sign that was original proposed was quite a bit larger and taller. The petitioner has worked really well with staff to modify the sign in height and size. On the suggestion from staff the petitioner has put in the brick base and the surrounding brick to make it architecturally compliment the Shopping Center. The petitioner has done everything that staff has asked him to do in regards to the signage. **B. Bucaro** asked if staff would be involved in the placement/location of the sign. **R. Grill** stated absolutely. The exact placement has not been determined because staff wants to make sure it will not obstruct vision, curb cuts and that it is set back far enough.

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



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**Joseph Kellar**, 860 Middleton Lane, stated he frequents the Shopping Center and has noticed the hedge along the sidewalk (near CVS) is very large and makes it difficult to exit and see if anyone is on the sidewalk. This also makes it difficult for bike riders.

**R. Grill** asked the petitioner, **M. Rafidia** if he had any comments for the board. **M. Rafidia** stated he just wanted to say he was very happy to be part of this development and hopes he can achieve the goals of helping the community, and to make this profitable as a businessman. **M. Rafidia** stated he is willing to listen to any recommendations that are offered and try and work with them.

**M. Werden** stated at one time there was hope that a TIF District might happen however the other TIF District never came to being. This is a wonderful idea to keep the shopping center from being altered or torn down. **G. Koziol** stated he was part of the TOD group which was the downtown development plan. There was discussion on what could happen to this plaza and he thinks this is a great way to focus on the south end of downtown. **G. Koziol** wished **M. Rafidia** the best in his new venture.

**M. Werden** asked for a motion.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board to approve Case #19-04, The Streets of Bartlett.

**M. Werden** closed the Public Hearing portion of the meeting.

**Motioned by: G. Koziol**  
**Seconded by: L. Hanson**

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and L. Hanson**

**Nays: J. Banno**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **R. Grill** as to when this case will be on the Village Board agenda.



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**Old Business/ New Business**

**R. Grill** stated she wasn't sure if there will be a meeting next month.

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

**Motioned by: J. Banno**  
**Seconded by: L. Hanson**

**All in favor.**

**Motion Carried.**

**The meeting was adjourned at 7:45 P.M.**

**COMMUNITY DEVELOPMENT MEMORANDUM**

**19-033**

DATE: March 25, 2019  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Assistant Village Planner *KS*  
RE: **(#19-06) 600 S. Bartlett Rd**

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**PETITIONER**

Charles Hankins

**SUBJECT SITE**

600 S. Bartlett Rd

**REQUEST**

Variations:

- a) 20-foot reduction from the 50-foot required side yard setback (south property line)
- b) 16-foot reduction from the 50-foot required side yard setback (north property line)
- c) 10-foot increase from the 15-foot maximum accessory building height

**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>Horse Farm</b>	<b>Open Space</b>	<b>ER-1</b>
North	Utility/Horse Farm	Utility	R-3*
South	Open Space	Open Space	R-3*
East	Single Family	Suburban Residential	SR-3
West	Open Space	Open Space	R-3*

\*unincorporated DuPage County

**ZONING HISTORY**

This property was annexed into the Village of Bartlett in February 2, 1993 by Ordinance 93-10. Upon annexation the property was zoned ER-1 (Estates Residence). The existing buildings were considered legal non-conforming structures and were grandfathered in unless those buildings are altered.

On September 16, 1997 front yard and side yard variations were approved by Ordinance 97-73 to allow the construction of a front porch and to bring the non-conforming house into compliance.

**DISCUSSION**

1. The subject property is zoned ER-1 (Estate Residence).
2. The Petitioner is requesting to construct a 60' x 60' detached 2-story 4-car garage. The proposed garage is considered an accessory building for an agricultural use (horse farm). The two existing sheds on the property would be removed.
3. According to the Zoning Ordinance, an accessory building that is not utilized for animals as part of an agricultural use (horse farm) is required to be a minimum of 50 feet from the side property lines. The petitioner is requesting a 20-foot variation from the 50-foot required side yard setback (south property line) and a 16-foot variation from the 50-foot required side yard setback (north property line). The proposed garage would be located 30 feet from the south property line and 34 feet from the north property line. These represent a 40% and 32% reduction from the required setback.
4. The Petitioner is also requesting a 10-foot variation from the maximum accessory structure height of 15 feet. The proposed 2 story garage is 25 feet tall.
5. The impervious surface ratio of this lot is currently 20%. The proposed garage and removal of the two (2) sheds will increase the impervious surface ratio for the house and other paved improvements to 21%, which complies with the 30% maximum impervious surface for a lot of this size.
6. If the variations are approved, the Petitioner may apply for a building permit for the proposed garage.

**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.

//attachments

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3/12/2019

To: President and Board of Trustees

The variation of height and side property is being proposed to replace the existing single story garage that is beyond repair. At the time of replacement of the single story garage there will also be a demolition of a wood shed at the back of the property this structure is also beyond repair and will not be replaced.

The new two story proposed garage would be farther away from the forest preserve than the existing front shed. The height variance would be equal to or lower than the existing metal barn and house. The second floor is going to be utilized for storage.

**Heights**

House = 27'

Metal Barn = 25'

Proposed Garage = 25'

**Side yard is set back from Forest Preserve**

The existing one story frame shed = 21' and 33"

Proposed two story frame garage = 30'

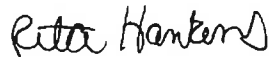
Sincerely,



Charles Hankins

Property Owner

Sincerely,



Rita Hankins

Property Owner





# VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # _____

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: CHARLES HANKINS

Street Address: 600 S BARTLETT RD.

City, State: BARTLETT IL 60103

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

### PROPERTY OWNER INFORMATION

Name: CHARLES & RITA HANKINS

Street Address: 600 S BARTLETT RD.

City, State: BARTLETT IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: 2-28-2019

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

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST

*(i.e. 5ft., 10 ft.)*

Proposing 30' FRONT SIDE LOT LING AND 25' HEIGHT.

### PROPERTY INFORMATION

Common Address/General Location of Property: 600 S BARTLETT RD.

Property Index Number ("Tax PIN"/"Parcel ID"): 01-03-208-007.

Acreege: 3.43

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney \_\_\_\_\_

Surveyor \_\_\_\_\_

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.

No. No HARM to US OR NEIGHBORS OR FOREST PRESERVE. THIS WILL IMPROVE ACESSES TO THE BARN FOR THE FIRE DEPARTMENT

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.

No, WILL NOT AFFECT ANY PARTY.

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

No, IT IS TO IMPROVE THE PROPERTY & MAKE THE STABLES MORE USER FRIENDLY, TO MAKE PROPERTY EQUIPMENT TO BE STORED INSIDE.

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.

No. WE DO NOT PLAN ON SELLING. IT IS MERELY TO IMPROVE THE EXISTING OUT BUILDING (GARAGE).

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.

No, THE NEW GARAGE IS ONLY ALONG DRIVEWAY AND FOREST PRESERVE.

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.

No, WE ARE PROPOSING BUILDING TO BE FARTHER AWAY FROM FOREST PRESERVE THAN THE EXISTING BUILDING THAT WILL BE DEMO.

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.

No.

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: *Charles Hankins*

PRINT NAME: CHARLES HANKINS

DATE: 2-28-2019

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: CHARLES HANKINS

ADDRESS: 600 S BARTLETT RD  
BARTLETT IL 60103

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: *Charles Hankins*

DATE: 2/22/2019

# ZONING/LOCATION MAP

600 S. Bartlett Rd.

Case #19-06 - Variations - Accessory Building Height  
and Accessory Building Side Setbacks



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

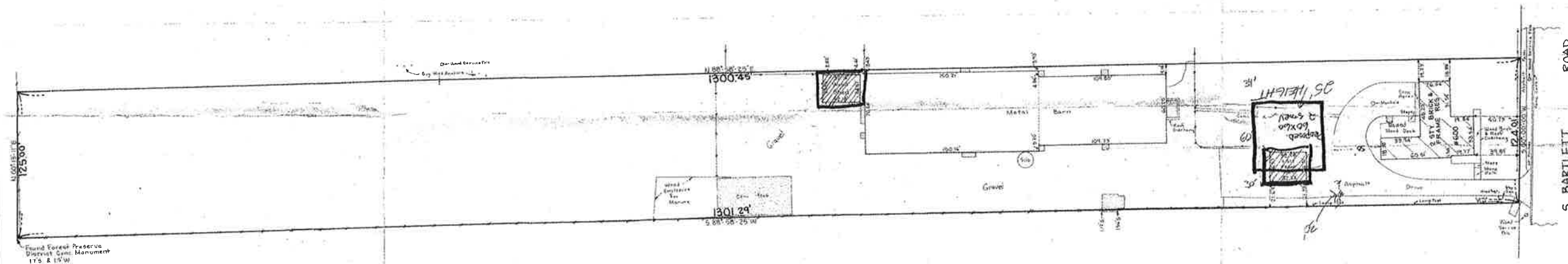


# PLAT OF SURVEY

*by*  
**JOHN D. REBIK & Associates**  
Land and Construction Surveys  
35 W 388 Miller Road  
Dundee, Illinois 60118 (847) 428-3456



*the* North 5 chains of the South 10 chains of the East 1/2 of Lot 1 (except the North 205 Feet as measured perpendicular to the North line thereof) in the Northeast 1/4 of Section 3, Township 40 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.



= DEMO

= PROPOSED

Scale: 1 inch equals 40 feet

Distances are marked in feet and decimal parts thereof.

Ordered by: **ALLIED MORTGAGE CAPITAL CORPORATION**

Checked by: **KAM** Surveyed by: **RJ5, HH6**

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

Order No. **00-3016**

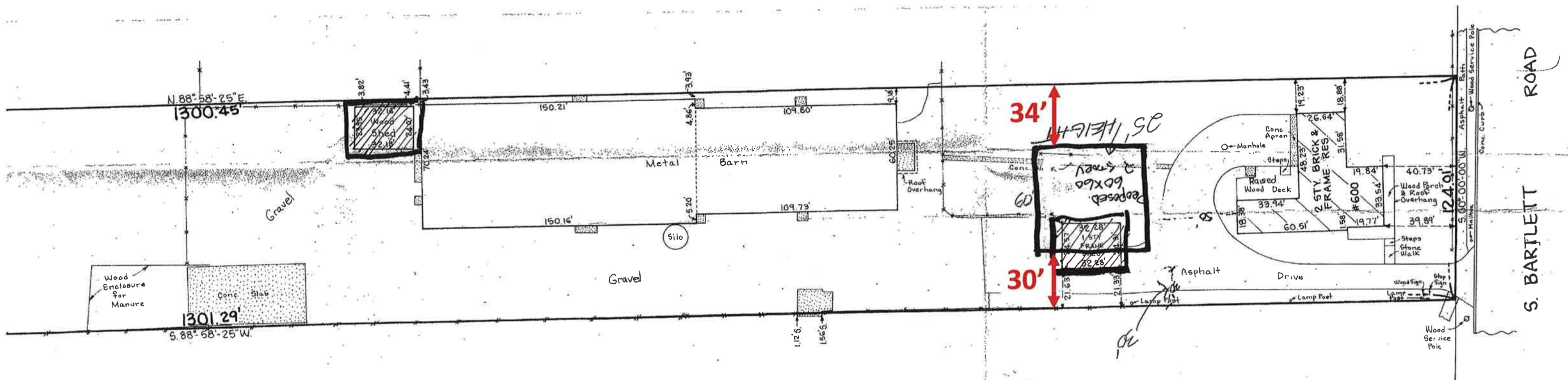
denotes Wood Fence  
 denotes Wire Fence (Wood Posts)  
 denotes Concrete  
 denotes Asphalt



STATE OF ILLINOIS } S.S.  
COUNTY OF KANE }

JOHN D. REBIK & Associates, do hereby certify that a survey has been made under its direction by a Registered Illinois Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Dundee, Illinois, dated this 23<sup>rd</sup> day of March, A.D. 2000

*John D. Rebik*  
Illinois Professional Land Surveyor No. 2429



 = DEMO  
 = PROPOSED

