

**BUDGET REVIEW AT 6:00 P.M.**

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**MARCH 3, 2020**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

7-Eleven - 555 W. Lake Street

**FINANCE & GOLF, CHAIRMAN DEYNE**

2020-21 Proposed Budget Review



# Agenda Item Executive Summary

Item Name: 7-Eleven (555 W Lake St) - Site Plan, Special Use Permits and Variations  
Committee or Board: Committee

## BUDGET IMPACT

Amount: N/A Budgeted: N/A

List what fund: N/A

## EXECUTIVE SUMMARY

The Petitioner is requesting **Site Plan Review** for a proposed 7-Eleven gas station at the northeast corner of N. Bartlett Rd. and Lake St. in the B-3 (Neighborhood Shopping) Zoning District. The proposed 7-Eleven would operate 24 hours, seven (7) days a week.

The Petitioner is requesting a **Special Use Permit** for an automobile service station since the use of the site as a service station has been discontinued for more than six (6) months. The Marathon station closed in 2013.

This station would include a 3,500 square foot convenience store with five pump islands (10 total stations). The Petitioner is also requesting **Special Use Permits** to sell package liquor (beer and wine only) and for outdoor sales (propane).

The existing building would be demolished with the new convenience store oriented towards Lake St. It would have a maximum height of 18 ft. 10 in. and be constructed with fiber cement panels that have the appearance of brick and ribbed metal. A decorative metal canopy is located over the entrance of the convenience store.

The Petitioner is requesting the following **Variations**:

- A 2.5 ft variation from the required 50 ft. front yard to allow the fuel pump canopy 47.5 feet from the front property line (south - Lake St.),
- An 8 ft. variation from the required 50 ft. corner side yard to allow the fuel pump canopy 42 feet from the corner side property line (west - N. Bartlett Rd.),
- To allow parking in the corner side yard (on the west side of the building),
- To allow the trash enclosure in the corner side yard rather than the rear yard,
- To reduce the required width of the landscaped interior parkway from 20 feet to 7 feet.

A Traffic Impact Analysis has been submitted by the Petitioner and is currently being reviewed by the Village's Traffic Engineer.

The Village's Environmental Consultant has met with the Petitioner and has provided recommendations that will protect the public health and the environment during the redevelopment of the site. Each of the recommendations outlined by the Village's Consultant will be included as conditions if approved.

## ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Landscape Plan, Rendering, Elevations, and Floor Plan

## ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Zoning Board of Appeals and Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 2/21/2020

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**20-022**

DATE: February 21, 2020  
TO: Paula Schumacher, Village Administrator  
FROM: Roberta Grill, Planning & Development Services Director   
RE: **(#19-19) 7-Eleven (555 W. Lake Street)**

---

**PETITIONER**

Jon Silverberg of GW Properties Group LLC.

**SUBJECT SITE**

555 W. Lake Street (Northeast corner of Lake St. and N. Bartlett Rd.)

**REQUESTS**

**Site Plan Review, Special Use Permits** – Automobile Service Station, to sell package liquor (beer and wine only), and for outdoor sales (propane), **Variations** – (a) a 2.5 ft variation from the required 50 ft. front yard (south – Lake Street), (b) an 8 ft. variation from the required 50 ft. corner side yard (west – N. Bartlett Road), (c) to allow parking in the corner side yard (on the west side of the building), (d) to allow the trash enclosure in the corner side yard instead of the rear, (e) to reduce the required landscaped interior parkway width from 20 feet to 7 feet

**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>Gas Station</b>	<b>Commercial</b>	<b>B-3</b>
North	Apartments	Attached Residential	SR-6
South	Farm Stand/ Agriculture	Commercial	SR-2
East	Apartments	Attached Residential	SR-6
West	Vacant	Commercial	B-2



**ZONING HISTORY**

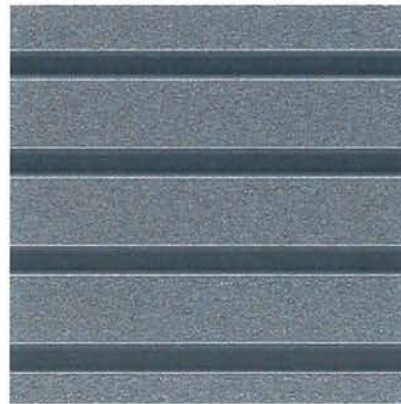
This property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farming District. According to the 1962 Zoning Map, the property was zoned C Commercial. Ordinance 1963-18 *The Zoning Ordinance for the Village of Bartlett, Illinois* permitted automobile service stations and auto repair shops in Commercial Districts. Ordinance 1968-10 *An Ordinance Amending Ordinance No 63-18, the Zoning Ordinance for the Village of Bartlett, Illinois* designated existing service stations as legal nonconforming uses that were exempt from obtaining a Special Use Permit as long as they stayed operational. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the B-3 (Neighborhood Shopping) Zoning District.

**DISCUSSION**

1. The Petitioner is requesting **Site Plan Review** for a proposed 7-Eleven gas station at the northeast corner of N. Bartlett Rd. and Lake St. in the B-3 (Neighborhood Shopping) Zoning District.
2. The Petitioner is requesting a **Special Use Permit** for an automobile service station since the use of the site as a service station has been discontinued for more than six (6) months. The Marathon station closed in 2013.
3. This station would include a 3,500 square foot convenience store with five pump islands (10 total stations). The Petitioner is also requesting **Special Use Permits** to sell package liquor (beer and wine only) and for outdoor sales (propane).
4. The proposed hours of operation for the 7-Eleven gas station and convenience store are 24 hours, seven (7) days a week.
5. The existing building would be demolished with the new convenience store oriented towards Lake St. It would have a maximum height of 18 ft. 10 in. and be constructed with fiber cement panels that have the appearance of brick and ribbed metal. A decorative metal canopy is located over the entrance of the convenience store.



CANYONBRICK  
Shale Brown



RIBBED  
Indigo

6. The previous gas station had four (4) full access curb cuts, two (2) each on N. Bartlett Road and Lake Street. The Site Plan shows one full access curb cut on N. Bartlett Road and a right-in/right-out curb cut on Lake Street. The existing two curb cuts closest to the intersection will be removed.
7. The Petitioner has submitted plans to IDOT (Lake Street) and Cook County Highway Department (N. Bartlett Rd) for their review.
8. The Petitioner is requesting the following **Variations:**
  - A 2.5 ft variation from the required 50 ft. front yard to allow the fuel pump canopy 47.5 feet from the front property line (south – Lake Street),
  - An 8 ft. variation from the required 50 ft. corner side yard to allow the fuel pump canopy 42 feet from the corner side property line (west – N. Bartlett Road),
  - To allow parking in the corner side yard (on the west side of the building),
  - To allow the trash enclosure in the corner side yard instead of the rear yard (the enclosure will be located 42.25 feet from the west property line),
  - To reduce the required landscaped interior parkway width from 20 feet to 7 feet.
9. The Zoning Ordinance requires a total of 28 parking spaces, 18 parking spaces for the convenience store and two (2) parking spaces for each pump island. The Petitioner is providing a total of 29 parking spaces which exceeds the Zoning Ordinance requirement. Nineteen (19) spaces including one (1) accessible space are designated for the convenience store, and two (2) parking spaces are at each island for the fuel center.
10. To meet the stormwater requirements for the site, the Petitioner has arranged to pay a fee-in-lieu of the required Post-Construction Best Management Practices (PCBMP) with DuPage County. The Village Engineer supports the Petitioner's request to utilize the fee-in-lieu program.
11. The Petitioner is proposing a six (6) ft. tall, solid fence along the north and east property lines in addition to deciduous trees and large shrubs required by the Landscape Ordinance to screen the commercial property from the adjacent apartments.
12. The Landscape Plan is currently under review by the Staff.
13. The Photometric Plan has been approved. The Plan indicates that the light fixtures under the fuel center canopy will be recessed into the canopy and have full cutoffs.

14. A revised Traffic Impact Analysis has been submitted by the Petitioner and is currently being reviewed by the Village's Traffic Engineer.
15. The Village's Environmental Consultant has met with the Petitioner and has provided recommendations to protect the public health and environment during the redevelopment of the site, which will be included as conditions of approval.

### **RECOMMENDATION**

The Staff recommends forwarding the petition to the Zoning Board of Appeals and the Plan Commission to further review the plans and to conduct their respective public hearings.

A copy of the plans and background information are attached for your review.

kms/attachments  
x:\comdev\mem2020\022\_7eleven\_555wlake\_vbc.docx



2211 North Elston, Suite 304  
Chicago, Illinois 60614  
Main: 773.382.0445  
Fax: 773.796.3037

November 12, 2019

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

RECEIVED  
PLANNING & DEVELOPMENT

NOV 14 2019

VILLAGE OF  
BARTLETT

**RE: 555 W Lake, Bartlett, Illinois**

Dear President of the Board:

GW Property Group is proposing a new development on the Northeast corner of Bartlett Rd and Lake St in Bartlett, IL. The site would provide a 3,5000sf convenience store with a 5-pump gas station. Our complete development application provides the finding of facts in regard to our site plan, variance, and special use requests. The variance involves a 50ft front yard set-back from the property line along Lake St. The need for the variance is triggered by the canopy which is set-back approximately 45ft from the property line along Lake St. The point at which the canopy encroaches on the required 50ft set back is 14ft in the air. The applicant is requesting a special use, to sell beer and wine, in order for the project to be viable for our proposed tenant.

Regards,

GW Property Group LLC

Vice President  
Jon Silverberg





# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**

Case # 19-19

DEVELOPMENT  
PLANNING & DEVELOPMENT

JAN 31 2020

VILLAGE OF  
BARTLETT

**PROJECT NAME** GW Bartlett LLC

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Jon Silverberg

**Street Address:** 2211 N Elston Ave Suite 304

**City, State:** Chicago, IL

**Zip Code:** 60614

**Email Address:** jon@gwproperties.com

**Phone Number:** 773-741-1825

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Abrar A. Sahi

**Street Address:** 179 Melody Drive

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** \_\_\_\_\_

**OWNER'S SIGNATURE:** See attached letter

***(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): Commercial, gas station.
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning B-3 to B-3
  - Special Use for: Beer & Wine, Outdoor sales
  - Variation: Front Set-back, Interior Walkway



**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:** 555 W Lake St Bartlett, IL 60103

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-27-403-013-0000

**Zoning:** Existing: B-3  
(Refer to Official Zoning Map)

**Land Use:** Existing: Vacant

Proposed: B-3

Proposed: Commercial

**Comprehensive Plan Designation for this Property:** Commercial

(Refer to Future Land Use Map)

**Acreage:** .899

**For PUD's and Subdivisions:**

No. of Lots/Units: N/A

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

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

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

**Attorney** Jaffe & Berlin LLC  
111 W Washington Suite 900, Chicago, IL 60602  
312-372-1550

**Engineer** Jason Wiesbrock, SpaceCo Inc.  
224 1/2 N Liberty St. Morris, IL 60450  
Jweisbrock@spapcecoinc.com, 847-890-0882

Mark Diganci, Design Studio 24

**Other** 2211 N Elston Ave Suite 304, Chicago, IL 60614  
mark@designstudio24.com, 847-682-2900

## 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.

GW Property Group is proposing a 3,500sf convenience store and gas station with 5 pumps located on the North East corner of Bartlett Rd and Lake St. There is a special use permit for a previous gas station and currently under the B3 zoning that allows for a convenience store.

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

GW has confirmed that all building, off-street parking, access points, lighting, and drainage are compatible with adjacent land uses. The development is similar to old configuration but more appealing to from a building materials standpoint.

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 proposed site plan shows an efficient ingress and egress to and from the site. As a part of the development we will have gotten approvals from IDOT who will thoroughly vet the traffic movement of the site.

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

The site plan shows an easy, safe way for pedestrians to move about the area. There is a 7 foot sidewalk between the convenience store and the parking spaces that would allow pedestrians ample space to walk.

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)

Grass, trees, and shrubs have been adequately added to our landscape plan for the site compared to the previous development. Areas where there are no buildings, structures, parking, or access ways will have significant ground cover and give neighboring properties a pleasurable view from a far.

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

According to standards that are specified, all outdoor areas are up to code. Trash is in the appropriate enclosure. The nitrogen and CO2 are in a locked, esthetically pleasing enclosure on the front external wall of the building.

## 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.

At the requested location our special uses would involve sale of beer and wine. These items are viable to our project and would allow our convenience store to be a one stop shop for the surrounding community.

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.

Keeping the community in mind, we are confident our special uses will not affect their well being. The special uses would provide a more marketable space by offering beer and wine.

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.

We have planned to continually use the authorization by the village board of trustees as a guideline to uphold all stipulations and conditions made. The tenant, 7-Eleven, will comply will all Village requests.



## 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.

At the proposed location, our second special use permit request would involve the outdoor sales of propane. This items are necessary for the projects viability. It will also be an amenity to the community to have easy access common household items.

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.

7-Eleven takes the safety, morals, and general welfare very seriously when developing a new gas station and convenience store. The propane is stored in a locked box that is only accessible with a key from the convenience store employee on duty.

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 proposed special uses will conform to the regulations and conditions specified in this Title.

## FINDINGS OF FACT FOR VARIATIONS –setbacks

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.

Given the dimension of the property attained, to make the site safe for pedestrian movements and accommodate fuel deliveries, it is necessary for the additional 5ft to attain the overall 50ft set-back.

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.

In order to make the site plan viable the size of the property is bound by the adjacent properties and street locations. The actual building will still be set-back 100ft but the canopy, which is 14ft above ground, will be the structure closest to the property line.

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

The proposed development is driven by not only specific tenant standards but by fuel delivery routing distance standards, that if not met, would make the project nonviable. The applicant is not requesting the variance in order to generate additional compensation from the sale of the property. This variation would not allow for additional building or pumps.

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 person who has interest in the property was involved in creating the provisions of this title.

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 proposed variation will not affect the public. We have taken in account the surrounding neighbors and planned accordingly. The structure being questioned is a canopy 14ft in the air, not the building which is correctly positioned farther into the site.

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 variance will not impair an adequate supply of light and air to adjacent properties. The convenience store is over 100ft from the property line.

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 variance does not give applicant any special privilege that is denied by the provisions of this title.

## FINDINGS OF FACT FOR VARIATIONS –interior parkway

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.

A variation would be required for the proposed site due to our interior parkway being 7 feet wide when the B-3 zoning requires 20 feet. The additional space is intended to help with the flow of the site and would not cause any inconvenience or hardship to the owner.

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.

Due to the location of the adjacent properties our proposed site plan would be bound to the unique size and would cause for the required variation.

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 not based on the desire to make more money but by making the project viable for our specific tenant standards. If not met, the project would be nonviable. The variation will not allow for any additional buildings or pumps, but focused on safely and properly developing the property in the site.



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 person who has interest in the property was involved in creating the provisions of this title.

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 proposed variation will not affect the public. We have taken in account the surrounding neighbors and planned accordingly. The interior parkway will be addressed properly and will not be detrimental to the public welfare.

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 variance will not impair an adequate supply of light and air to adjacent properties. As shown in our light photometric plan.

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 variance does not give applicant any special privilege that is denied by the provisions of this title.

**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: Jon Silverberg

DATE: 10/31/2019

**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: GW Bartlett LLC

ADDRESS: 2211 N. Elston Ave. Suite 704, Chicago IL 60614

PHONE NUMBER: 847-403-2024

EMAIL: Jon@gwproperties.com

SIGNATURE: 

DATE: 10/31/2019

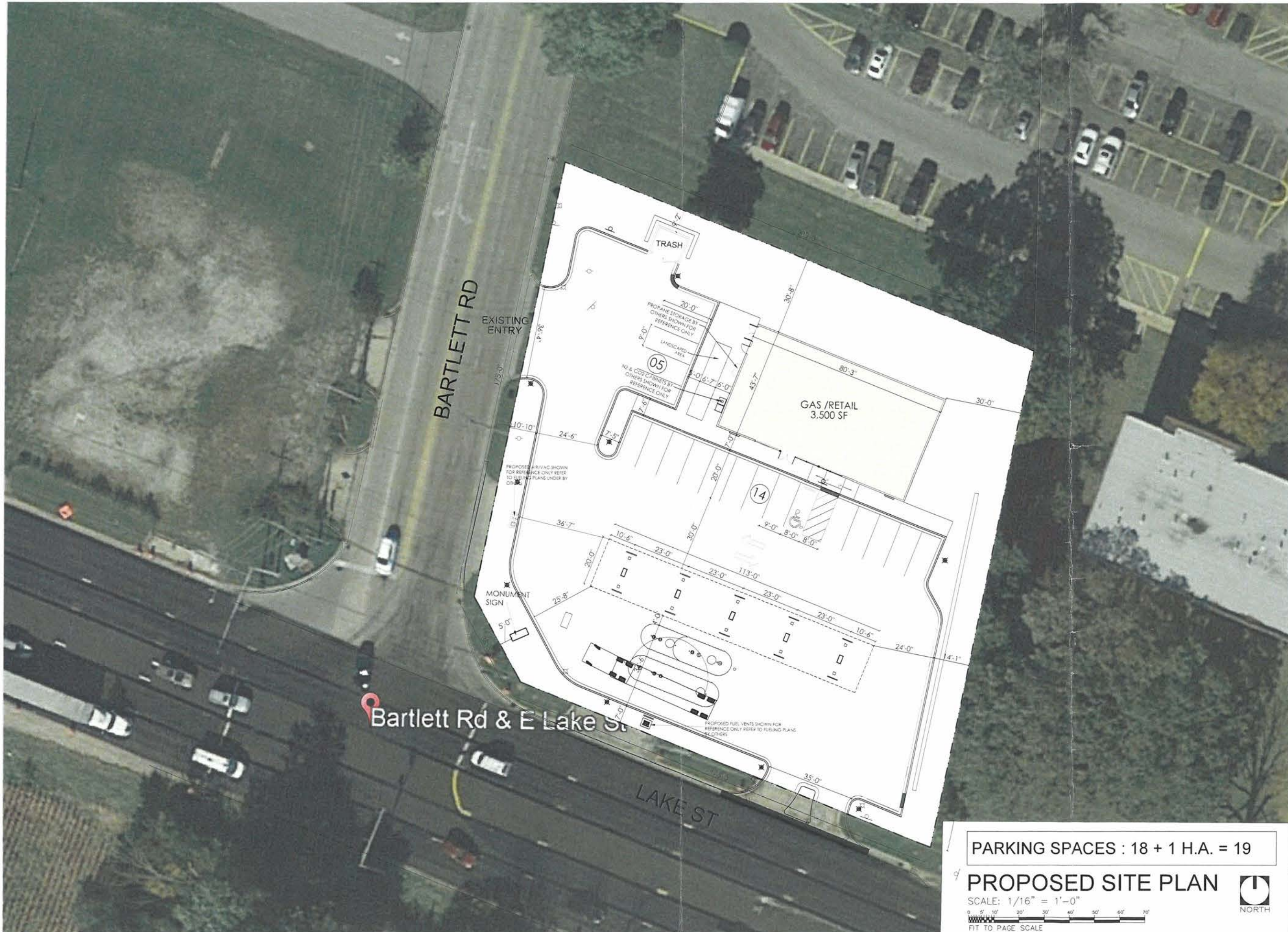


# 7-ELEVEN

555 W. Lake St.  
Site Plan, Special Use, Variations  
PIN: 06-27-403-013





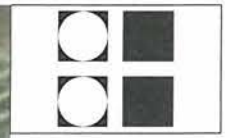


Bartlett Rd & E Lake St

PARKING SPACES : 18 + 1 H.A. = 19

**PROPOSED SITE PLAN**

SCALE: 1/16" = 1'-0"



**SITE PLAN**  
**GW PROPERTIES: 7-ELEVEN, INC.**  
**555 W LAKE ST**  
**BARTLETT, IL 60103**  
**DESIGN STUDIO 24, LLC**  
 ARCHITECTS  
 2211 N. ELSTON AVE., CHICAGO, IL 60614  
 TEL: 847.865.7751  
 FAX: 847.865.8500

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWING AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

**CAUTION:** Contractor to verify all existing conditions, dimensions, etc. BEFORE to bid and construction. Contractor to notify owner and architect if any discrepancies. No site of variance to existing conditions found to be different from drawings will be accepted.

**CAUTION:** This drawing may have been reproduced or used in whole or in part without the written consent of the architect. The scale and content herein are not to be used for any other project. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

**STATEMENT OF COMPLIANCE**  
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my professional judgment, they are in compliance with the Codes and Ordinances of Schaumburg, Illinois.

**STATEMENT OF COMPLIANCE**  
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my professional judgment, they are in compliance with the Environmental Services Act (3 Rev. Stat. 1985, ch. 111 1/2, pars 3711 et seq as amended), and the Illinois Accessibility Code, 77 C. Code 400.

DATE	REVISIONS
01.24.20	Revised as per village comments

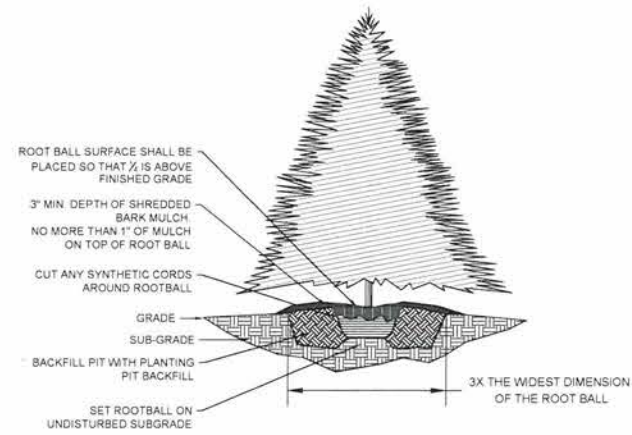
SCALE:  
 DRAWN BY: PRADEEKSHA MEHTA

**MARK T. DiGANCI**  
 REG. ARCHITECT

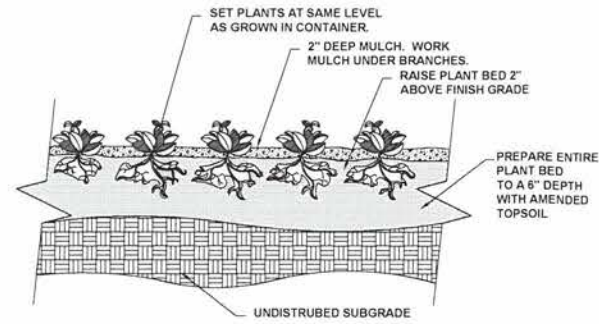


**A1.3**

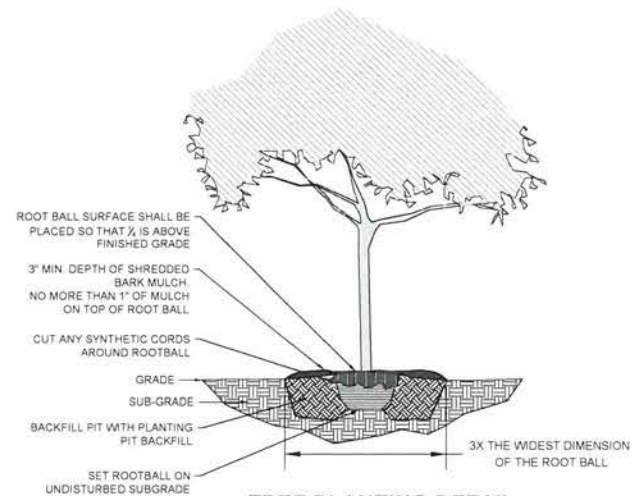




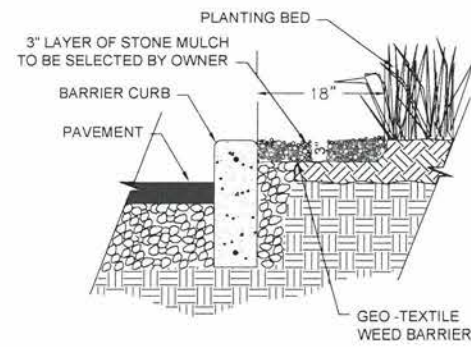
**EVERGREEN TREE PLANTING DETAIL**  
NO SCALE



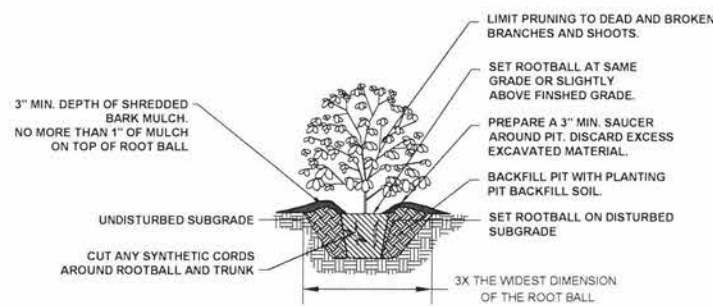
**PERENNIAL, AND GROUND COVER DETAIL**  
NO SCALE



**TREE PLANTING DETAIL**  
NO SCALE



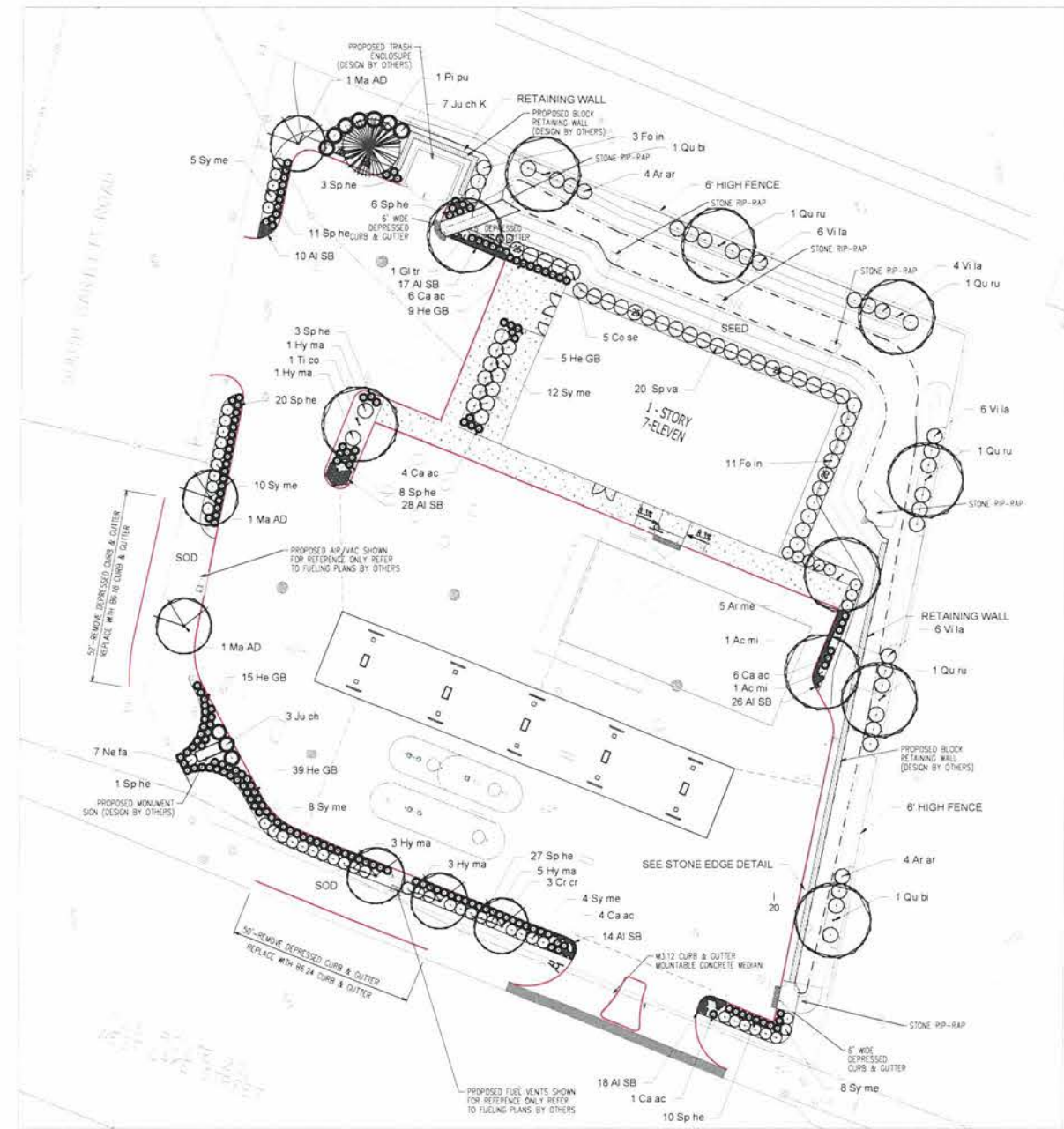
**STONE EDGE DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

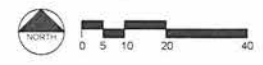
**GENERAL CONSTRUCTION NOTES:**

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT NATURAL OR DESIGNED DRAINAGE FLOW PATTERN.
- ANY IMPORTED TOPSOIL FOR THIS PROJECT SHALL CONSIST OF A FRIABLE LOAM OR A SANDY LOAM, COMPRISED OF BETWEEN 20 - 50% SILT, 10 - 25% CLAY AND 30 - 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC CONTENT SHALL BE BETWEEN 3 - 6%. THE TOPSOIL SHALL BE SCREENED AND NOT CONTAIN STONES, LARGE CLUMPS GREATER THAN 1", ROOTS, OR ANY DEBRIS.
- BERM ALL PARKING LOT ISLANDS TO A HEIGHT 3" ABOVE BACK OF TOP OF CURB.
- AMENDED SOIL FOR PLANTING SHALL BE MIXED THOROUGHLY PRIOR TO PLANTING.
- AMENDED SOIL SHALL BE AS FOLLOWS:  
TREES AND WOODY SHRUBS SEE STANDARD DETAIL  
PERENNIALS 80% TOPSOIL, 20% ANGULAR COARSE SAND, 20% PINE FINES
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.



**PLANT LIST**

Sym.	Botanical Name	Common Name	Qty.	Size	Cond.	Height	Installed
<b>Deciduous Trees</b>							
Ac mi	Acer miyabe	State Street Miyabe Maple	2	3"	B & B	12-15'	
Gi tr	Gleditsia tricanthos inermis 'Skyline'	Skyline Honey Locust	1	3"	B & B	12-15'	
Qu bi	Quercus bicolor	Swamp White Oak	2	3"	B & B	12-15'	
Qu ru	Quercus rubra	Northern Red Oak	4	3"	B & B	12-15'	
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	1	3"	B & B	12-15'	
<b>Evergreen Trees</b>							
Pi pu	Picea pungens	Colorado Spruce	1	10'	B & B	10'	
<b>Ornamental Trees</b>							
Cr cr	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3	2.5"	B & B	8'	
Ma AD	Malus Adams	Adams Crabapple	3	2.5"	B & B	8'	
<b>Evergreen Shrubs</b>							
Ju ch	Juniperus chinensis sargentii 'Yvilds'	Green Sargent Juniper	7	#5	Cont.	24"	
Ju ch K	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	7	#5	Cont.	24"	
<b>Deciduous Shrubs</b>							
Ar ar	Aronia arbutifolia 'Brikkiantissima'	Red Chokeberry	8	#5	Cont.	36"	
Ar me	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Chokeberry	5	#5	Cont.	18-24"	
Co se	Cornus setacea 'Isant'	Redosier Dogwood	5	36"	B & B	36"	
Fo in	Forsythia x intermedia 'Meadowlark'	Meadowlark Forsythia	14	36"	B & B	36"	
Hy ma	Hydrangea macrophylla 'Balmier'	Endless Summer Hydrangea	13	#5	Cont.	18-24"	
Sp va	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	20	#5	Cont.	18-24"	
Sy me	Syringa meyeri 'Palmer'	Dwarf Korean Lilac	47	#5	Cont.	18-24"	
Vi la	Viburnum lantana 'Mohican'	Mohican Viburnum	22	#5	Cont.	36"	
<b>Perennials &amp; Grasses</b>							
Al SB	Allium 'Summer Beauty'	Summer Beauty Allium	113	#1	Cont.	6-9"	
Ca ac	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	21	#1	Cont.	18"	
He GB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	68	#1	Cont.	6-9"	
Ne fa	Nepeta x lasseni 'Junior Walker'	Junior Walker Catmint	7	#1	Cont.	12"	
Sp he	Sporobolus heterolepis	Prune Dropseed	89	#1	Cont.	12-18"	



**LANDSCAPE PLAN**  
**7-ELEVEN**  
**BARTLETT RD. AND LAKE ST.**  
Bartlett, IL 60103

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS



FILENAME:  
10645.02LS

DATE:  
09/30/19

JOB NO.  
10645.02

SHEET  
L1  
OF

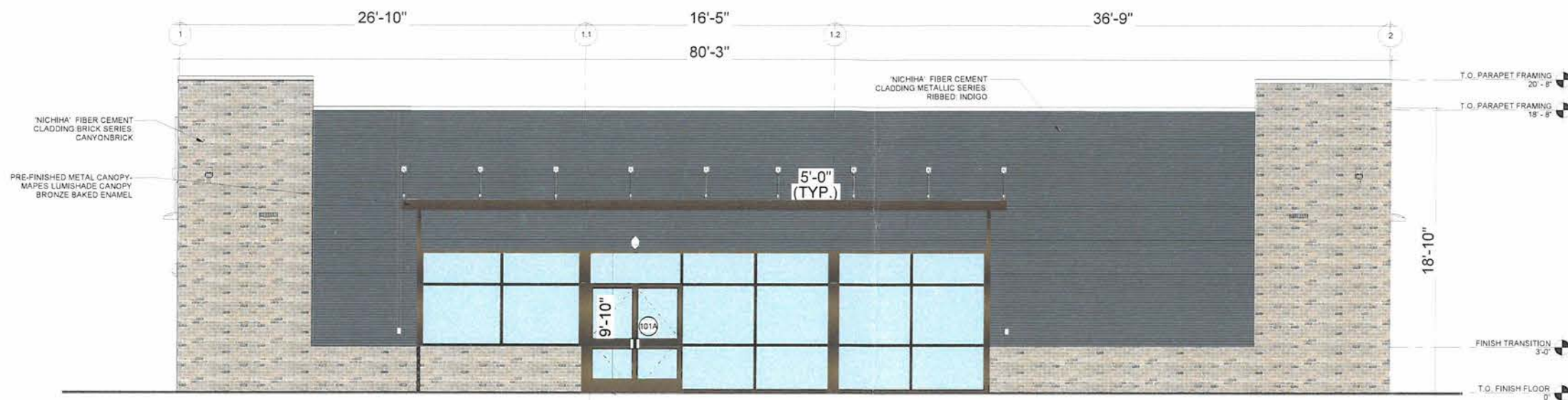




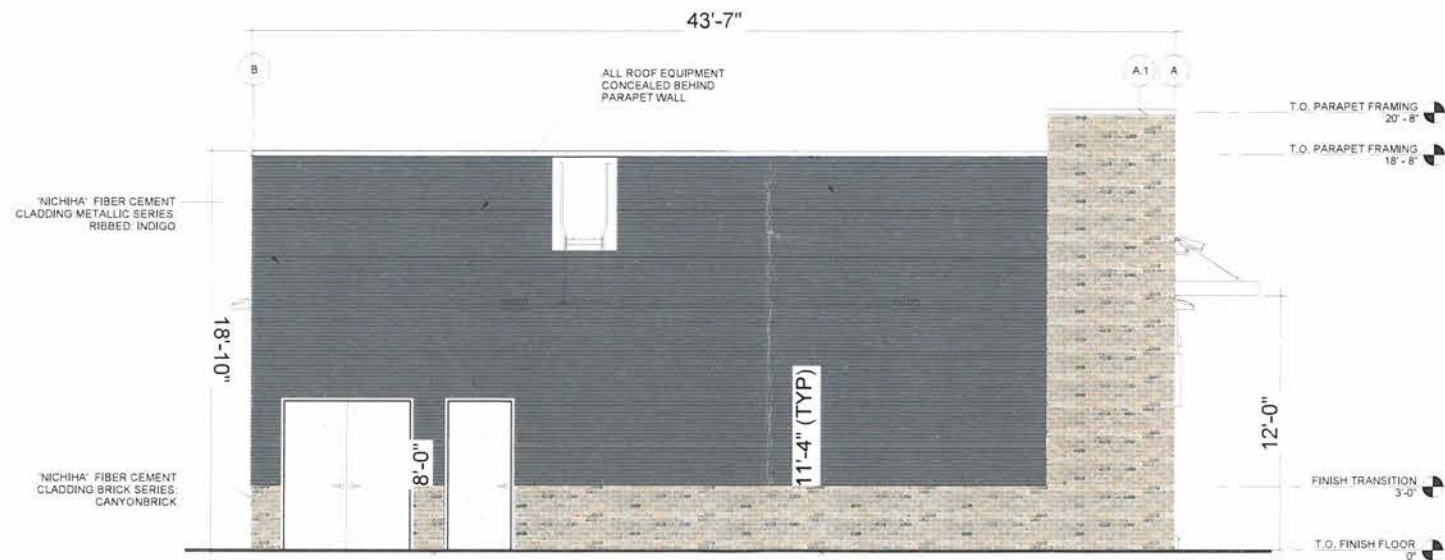
*designstudio24* LLC

ARCHITECTS - DESIGNERS - PLANNERS

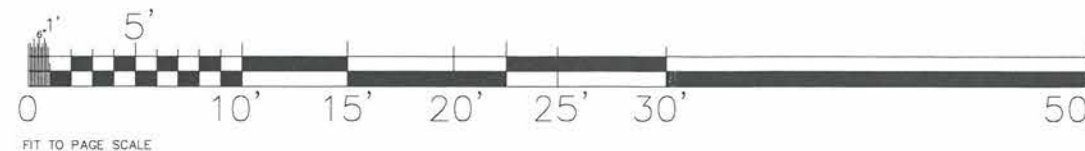




**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



FRONT & LEFT EXTERIOR BUILDING ELEVATIONS

**GW PROPERTIES: 7-ELEVEN, INC.**  
**555 W. LAKE ST.**  
**BARTLETT, IL 60103**

**DESIGN STUDIO 24, LLC**  
ARCHITECTS  
2211 N. ELSTON AVE., CHICAGO, IL 60614  
TEL: 773.847.8853 FAX: 773.847.8853

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWINGS AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

**CAUTION:** Contractor to verify all existing conditions, dimensions, etc. prior to bid and construction. Contractor to verify owner and architect of any discrepancies. No part of contract to existing conditions found to be different from drawings will be accepted.

**CAUTION:** This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

**STATEMENT OF COMPLIANCE**  
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Schaumburg, Illinois.

**STATEMENT OF COMPLIANCE**  
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch. 111, 1/2, para. 3/11 as amended) and the Illinois Accessibility Code, 71 - Ill. Adm. Code 400

DATE	DATE
REVISIONS	
DATE	ISSUE FOR-
SCALE	
DRAWN BY:	PRATEEKSHA MEHTA

**MARK T. DiGANCI**  
REG. ARCHITECT



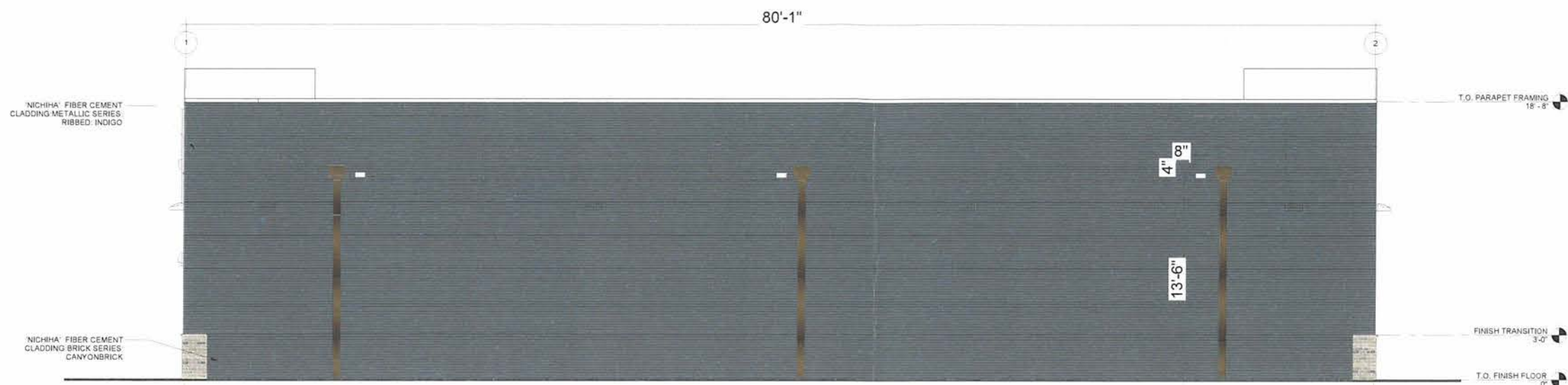
**A3.0**



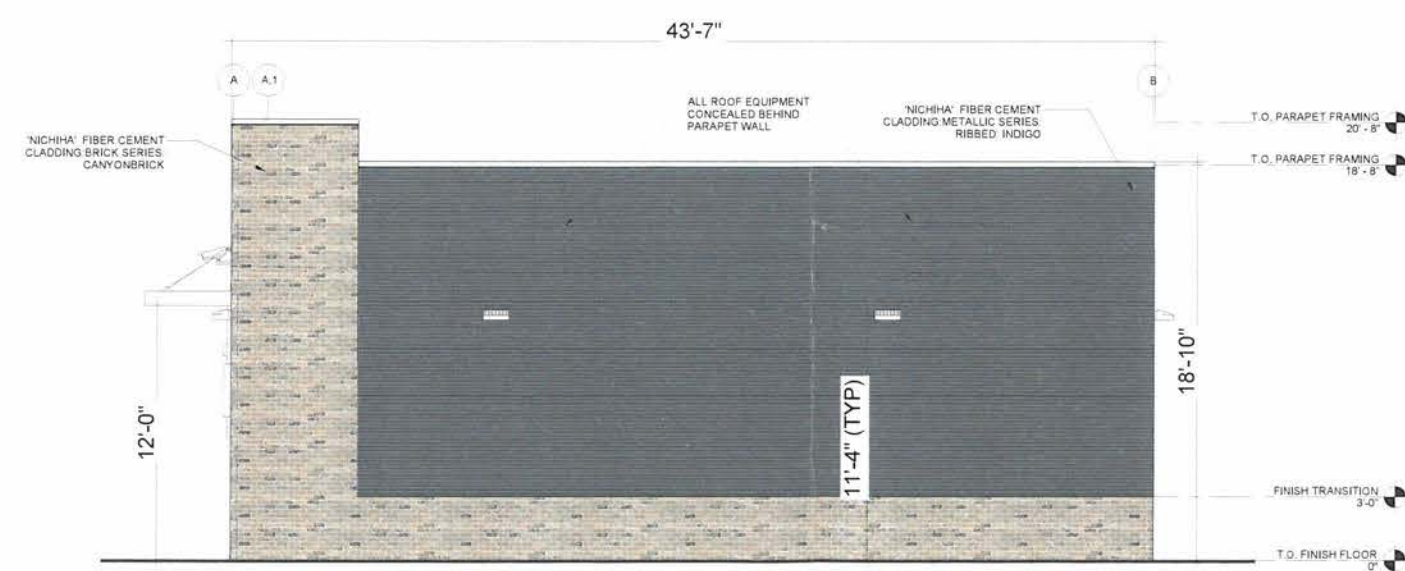
REAR & RIGHT EXTERIOR BUILDING ELEVATIONS

**GW PROPERTIES: 7-ELEVEN, INC.**  
**555 W. LAKE ST.**  
**BARTLETT, IL 60103**

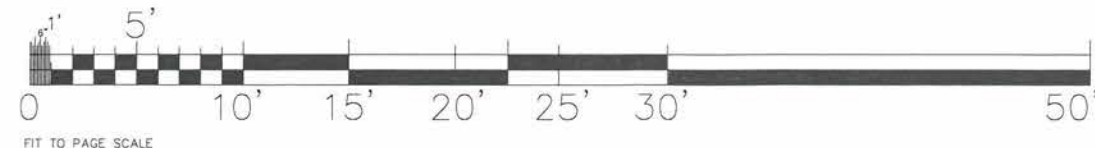
**DESIGN STUDIO 24, LLC**  
 ARCHITECTS  
 2211 N. ELSTON AVE., CHICAGO, IL 60614  
 TEL: 847.885.7751  
 FAX: 847.885.8300



**1 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM AN UNAUTHORIZED USE OF THE DRAWINGS AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

**CAUTION:** Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No site of variance to existing conditions found to be different from drawings will be accepted.

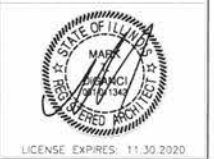
**CAUTION:** This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of nearest scales. Drawings are NOT to be copied, but published. All rights reserved. Notify architect of any discrepancies.

**STATEMENT OF COMPLIANCE**  
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Schaumburg, Illinois.

**STATEMENT OF COMPLIANCE**  
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (9 Rev Stat 1985, ch 111, 1/2, para 3.71) or any amendments and the Illinois Accessibility Code, 71 x, Adm. Code 400.

DATE	DATE
REVISIONS	
DATE	ISSUE FOR-
SCALE	
DRAWN BY:	PRATEEKSHA MEHTA

**MARK T. DiGANCI**  
 REG. ARCHITECT

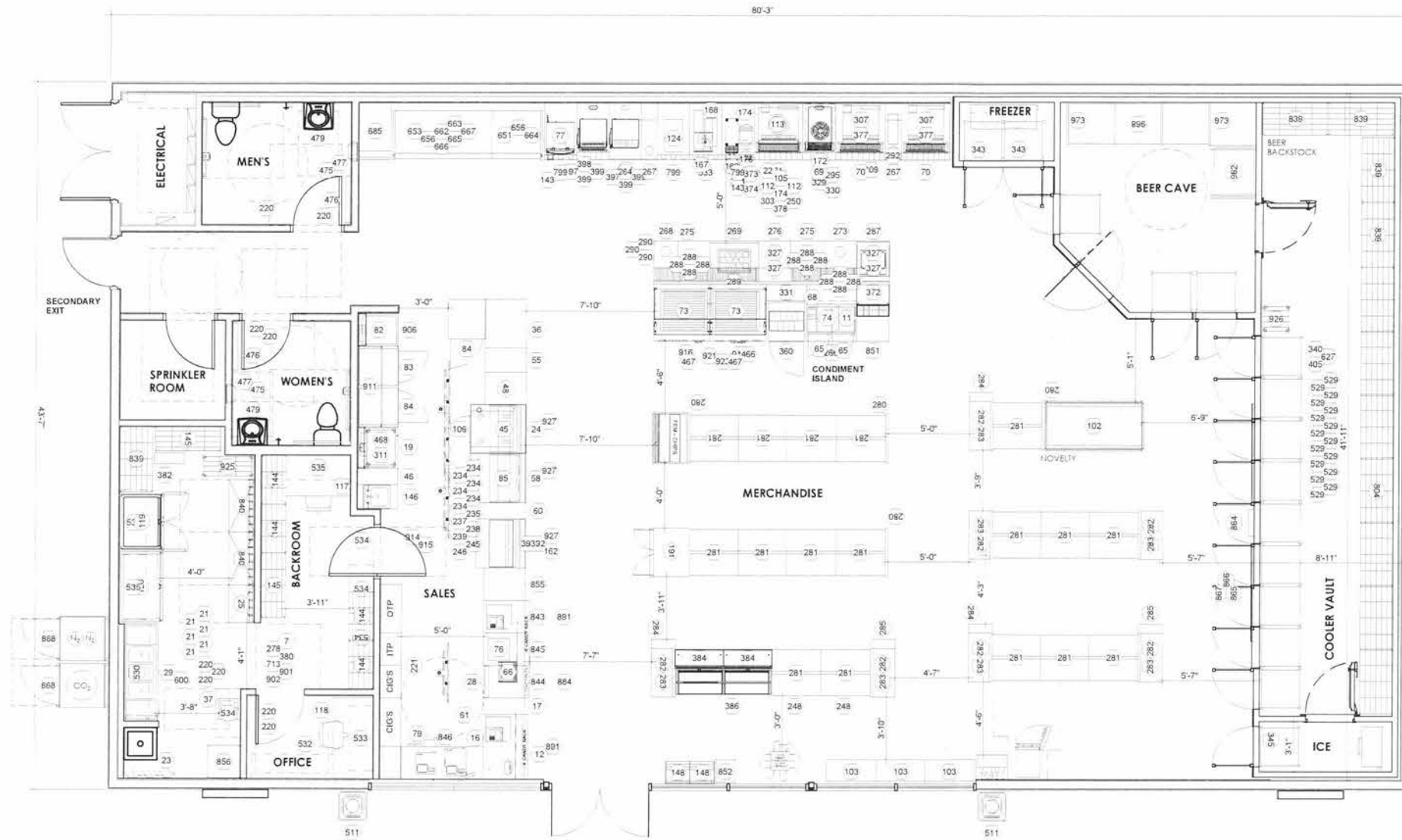


**A3.1**



# 1045734 BARTLETT, IL - GROUND UP

APPROVED 10.08.2019  NOT APPROVED



## LAYOUT INFORMATION

### GENERAL

- ROLLER GRILLS 02
- SANDWICH CASE 9 OAC
- VAULT DOORS 12
- LOW TEMP DOORS 02
- ICE MERCH DOORS 01
- NOVELTY CASE 01
- BAKERY CASE 01
- SLURPEE BARRELS 08
- FUELING Y
- BEER Y
- WINE Y
- LIQUOR Y
- FOOD PROGRAM N

### MERCHANDISE

- GONDOLA UNITS 38
- END CAPS 08
- LOW WALLS 03
- HIGH WALLS 00
- TOTAL 49
- POWER WINGS 05

### BACKROOM

- OVERHEAD SHELVING 27
- FLOOR SHELVING 26

### BUILDING

- TOTAL AREA 3,500 SQFT
- SALES FLOOR 291 SQFT = 02 PERSONS
- MERCHANDISE 1,898 SQFT = 32 PERSONS
- BACKROOM 302 SQFT = 02 PERSONS
- OFFICE 39 SQFT = 01 PERSONS
- RESTROOM 114 SQFT = 00 PERSONS
- STORAGE 50 SQFT = 01 PERSONS
- OCCUPANCY LOAD 31 PERSONS

- TRAVEL DISTANCE (<125') 103'
- COMMON PATH (<75') 61'
- RESTROOMS REQ'D 01
- EXITS REQ'D 02
- DRINKING FOUNTAINS N

### DEVIATIONS

- BEER CAVE

### WALL TYPES

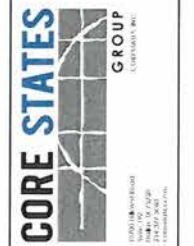
- ▬ NEW INTERIOR WALL CONSTRUCTION
- ▬ COOLER VAULT WALL
- ▬ NEW EXTERIOR WALL (NICHHA & SIPS)

DISCLAIMER  
 THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN PROTO. THE AOR "ARCHITECT OF RECORD" / EOR "ENGINEER OF RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-TYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.

Rev. #	Date	Description

PROTO 2019.01.02.28

7-ELEVEN, INC.  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
 7-11 #1045734  
 55 W. LAKE  
 BARTLETT, IL 60153  
 FLOOR PLAN LAYOUT



Job #: SEI27442  
 Scale: 1/4" = 1'-0"  
 Date: 10.08.2019  
 Drawn By: J.TOOKE  
 Checked By: C. POPOVICH

Documents prepared by Core States Group are intended for the specific project and specific use for which they are intended. They are not to be used for other projects, by owner or any other party, without the expressed, written consent of Core States Group. Core States Group is not responsible for any errors or omissions in this document. If used in a way other than that intended, the user assumes all liability. Core States Group names from all claims and losses.



**FINANCE & GOLF, CHAIRMAN DEYNE**

2020-21 Proposed Budget previously sent under separate link