



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
(VIRTUAL MEETING)
AGENDA
228 MAIN STREET
May 7, 2020
7:00 P.M.**

This meeting will be held virtually through "Zoom". You may join the meeting online via <https://zoom.us/j/92669718521> or call into (312) 626-6799 using **Webinar ID 962 6971 8521.**

Public comments will be accepted during the meeting or may be emailed in advance to planningdivision@vbartlett.org or sent by regular mail to:
Planning Division, 228 S. Main St, Bartlett, IL 60103.

- I. Roll Call
- II. Approval of the March 5, 2020 meeting minutes
- III. **(#19-19) 7-Eleven (555 W. Lake Street)**

Variations:

- a) a 2.5 foot reduction from the required 50 foot front yard to allow for a canopy (south – Lake Street),
- b) an 8 foot reduction from the required 50 foot corner side yard to allow for a canopy (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,
- e) to reduce the required landscaped interior parkway width from 20 feet to 7 feet

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. Banno, G. Papa, M. Sarwas, and C. Deveaux

Also Present: Village Planner, Kristy Stone

Approval of Minutes

A motion was made to approve the January 2, 2020 meeting minutes.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

Ayes: G. Koziol, B. Bucaro, J. Banno, G. Papa, M. Sarwas, C. Deveaux, and M. Werden

The motion carried.



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(#20-05) 102 Oakwood Lane
Variation – Corner Side Yard
PUBLIC HEARING

The following exhibits were presented:
Exhibit A – Picture of Sign
Exhibit B – Mail Affidavit
Exhibit C – Notification of Publication

Petitioner **Evan Regopoulos** was sworn in by **M. Werden**. **E. Regopoulos** stated that this is for 102 Oakwood Ln, which is the corner lot off of S. Bartlett Road and Oakwood Ln. This lot previously had a swimming pool, parking lot, and a structure on it, which had been demoed a few years back. On this particular lot, which is an 80-foot wide lot and with setbacks off of both Bartlett Rd and Oakwood Ln of 35 feet that allows a buildable area of only about 45 feet for the house. The houses next door have 65-foot-wide lots and because of the setbacks on the sides, they are not as large and the houses were wider. Talking with the owner, building on this lot, we were looking to keep the structure inside the existing setback, but we are looking to have a variance off of the Bartlett Rd setback of 35 feet of 8 feet so they can fit a covered porch that would extend into that. The previous structure extended into the setbacks by about 11 feet on one side and about 17 to 18 feet on the Oakwood Ln side. Part of what we would be doing with this building would be taking down the retaining walls, leveling the dirt and restricting access off of S. Bartlett Rd by closing off the curb cut and having access off of Oakwood Ln. The house would be a little bit smaller than the houses next door, but with the porch, it would be more uniform to the houses next door. Access would be off of Oakwood Ln with a driveway off there. This lot has a lot of grade change from the front to the back so it is a little bit tricky to try to get the driveway to fit. We went back and forth between the County and the Public Works Engineer as to where we can get this driveway. Right now, we are looking for it to be at the northeast side of the lot. That would mean we would have to take down the retaining wall, because right now, it is about 3 to 4 feet tall, is in decaying condition, and is not needed anymore. We can take that down and improve site visibility and make the lot grade better. **M. Werden** stated that this is a very unusual situation at best. It would be very impractical to try to come out to S. Bartlett Rd. **E. Regopoulos** stated that because they have access to Oakwood Ln the County, in conversations with him, will not allow access to S. Bartlett Rd because we have access to Oakwood Ln. **M. Werden** asked Staff if they received any calls from anybody in the Village. **K. Stone** stated that she received two phone calls from people who saw the sign and their only concern was that the retaining wall would be removed and once she told them that it was. They did not have any additional questions or concerns about the building itself. **M. Werden** stated that it was originally a country club and hard to fit everything in with the grade and that is why they had to put the retaining wall in. **G. Koziol** stated that he thinks this is a good improvement to the property and added that he is a big fan of a porch and likes the idea. **E. Regopoulos** stated that because they have a narrow width along Oakwood, fitting a front door with a two-car garage is tough to fit, so the front door faces Bartlett Rd to give the S.



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Bartlett Rd side more of a front-of-the-house look. The porch helps to accomplish that by having the wrap-around affect and having the door face S. Bartlett, but the garage door and address faces Oakwood. **G. Koziol** asked Staff, what will become of Lot 23? **K. Stone** answered it could be a single-family home.

M. Werden opened the Public Hearing portion of the meeting.

James Lemberg of 807 Redwood Ln came forward as a Witness and stated that this property is on a hill and he was wondering if the property is going to be leveled off because coming from S. Bartlett Rd east it goes down to an angle and you cannot see the traffic coming over the hill on S. Bartlett Rd. Right now, the existing driveway is on S. Bartlett Rd and the retaining wall that is there is almost 5 feet high if you are standing on the sidewalk and the sidewalk is another 3 feet higher than the street elevation. What needs to be done is the land and this property to be lowered to have better visibility of the traffic coming over the hill. Right now, there is a barrier wall holding up the 5 feet of dirt plus trees and bushes, and now that there will also be a house there, people trying to exit that are going to have a very difficult time seeing the traffic coming over that hill, so that needs to be removed. **K. Stone** stated that the Petitioner is re-grading the entire site. **J. Lemberg** asked if it was going to be graded down to street level or sidewalk level. **K. Stone** stated that the it is going to be the same grade as the sidewalk. The entire site is going to be regraded. It is all being brought down. **M. Werden** asked if the sidewalk is going to be replaced and lowered. **K. Stone** answered, no. They are starting at the sidewalk. The lowest point of the lot is in the front where it will be about 802. The highest point is 806, way at the back. The entire lot is being regraded and flattened out. There will not be the visibility problems that there are now. **J. Lemberg** asked if the sidewalk on Oakwood will be lowered down to street level because it is 3 feet above street level right now. **K. Stone** asked **E. Regopoulos** to clarify if they are doing anything to that area. **E. Regopoulos** stated that it will be lowered so that the curb, sidewalk and lot all flow together and the section of sidewalk on Oakwood Ln will be lowered. All of the grading will be coming down from the retaining wall to down to the driveway. **C. Deveaux** stated that he walked the area yesterday and if it is lowered down, it will be very safe and not an issue with people coming in and out of Oakwood Ln. **M. Werden** asked if the resident is going to have to make a U-turn to get in and out because of the island. **E. Regopoulos** answered, yes. **J. Lemberg** stated that the main problem with that property is that the farm house was built 80 years ago and nobody cared about traffic coming over that hill, but right now, it is pretty busy, especially with the 18-wheelers now traveling on that road. They do not follow the speed limit and the police are not out there to give them tickets anymore. If that property is down lower, we can see what is coming down the hill a lot easier, especially the person that is going to make a right-hand turn coming out. They can look in that direction and see what is coming. **B. Bucaro** asked if the existing stairs will be gone. **E. Regopoulos** answered, yes. **G. Koziol** stated that this will be a great safety improvement. **M. Werden** agreed.



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Witness **Neill Power** of 106 Oakwood Ln came forward and stated that he did not have an issue with the variance. He stated that his issue is with the builder. He stated, he bought a lot with him 2 parcels over at 106. It was supposed to be a 5-month build and it ended up being 2 years. He is a chronic liar. There were several issues. He wished that Brian Goralski and Kevin Walsh were there because they had to deal with him too and his attorney. He does not answer phone calls. He does not return calls. There were Stop Work Order Permits on the house. There was never anybody there to oversee the work. There were people drinking beer in the house when it was being built. He stated that he called the Better Business Bureau and Attorney General's office. There was an article that he submitted to "The Examiner." There were weeks and months at a time when nothing was done at the house. He would drive by every night and there was no work. He would call and email with no response, just excuses. The house next door was supposed to start in April the following year, but did not start for about 6 months after that. The Village told him they were not going to let him build in the Village, but obviously that is not the case, as he is here today to do that. He just wanted to warn the new owner of the lot. He cannot say enough about how awful it was to build with them. He stated that Brian Goralski, Building Director also dealt with him and stated that he was not responding to him as well. **N. Power** stated that he wants houses built on these vacant lots, but wants to warn the potential homeowner what they are getting into. **M. Werden** stated that it sounds as though he had a unique and unfortunate experience perhaps, but at this point, even if there is a delay of building after they level the lot, everybody is going to benefit from having that corner improved at the site. **N. Power** agreed, he would benefit, but does not know if the homeowner who is promised a 6-month build and never knowing when the house would be complete would benefit. When they moved in the house was not complete. There was never a final walk through or punch list. **M. Werden** stated that this is something that the Village will try to be on top of and have a better outcome. **M. Werden** asked if he had any objection to the Variance. **N. Power** answered no, he did not have any objection to the Variance.

Witness **Joann Rahn** of 103 Oakwood Ln stated that she is a long-time resident on that street and she is hoping that with the re-grading that water flow from storms is addressed. **J. Rahn** asked if the setback for the porch is closer to Oakwood. **K. Stone** stated that setback is for S. Bartlett Rd side. There is a 35-foot building line. The porch bumps out. **J. Rahn** that she hopes the grading is done appropriately so that the neighborhood does not end up with water issues with drainage from storms. **K. Stone** stated that the Village Engineer will look at the grading plans that will be submitted with the building permit and make sure that everything is flowing correctly.

Witness **Jason Hebert** of 108 Oakwood Ln came forward and asked if the sidewalk, which is in on S. Bartlett Rd next to the retaining wall, which is a complete disaster, will be repaired once the retaining wall is removed. **K. Stone** stated that the sidewalk is not in our jurisdiction and that it is in the County's right of way, and that they will get a copy of the plans. The builder would have to work that out with the County.

C. Deveaux asked if there was a buyer for the lot. **K. Stone** stated that it has already been purchased. **C. Deveaux** stated that there is a home set up to be built, which we show the plans for. **J. Hebert** asked if 104, the lot that is not being built on, are there plans for the future? If not, can he and his neighbors have something better to look at other than a mound of dirt and weeds. **K. Stone** stated that she will



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inform the Health Officer tomorrow to add it to his list of vacant lots to check on. **G. Koziol** asked Staff if this Variance is approved tonight, where does it go next? **K. Stone** answered that it would go to Village Board Committee on March 24, 2020. **G. Koziol** asked if everything is ready as far as the Building Department. **K. Stone** replied that he has not submitted building permit plans. We make them go through this process first before they have full architectural drawings made and have all of the engineering done for the lot. We do not want them to spend the time and money to have all of that done if the request is ultimately going to be denied. Once we get a positive recommendation and the vote from the Board, he can submit Building Permit plans.

M. Werden asked if there were any further questions or motions by the Committee.

G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-05)** 102 Oakwood Lane.

Motioned by: G. Koziol

Seconded by: J. Banno

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

Roll Call

Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas, and C. Deveaux

The motion carried.



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Old Business/ New Business

K. Stone stated that she hopes they all enjoyed a few months off, but that there will be upcoming meetings to include 7-Eleven on Lake Street and N. Bartlett Road and probably a Text Amendment for a gas station at the southeast corner of Route 25 and W. Bartlett Road. There are a couple other projects in the works as well.

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

Motioned by: C. Deveaux

Seconded by: M. Sarwas

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:40 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
20-051

DATE: April 30, 2020
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Kristy Stone, Village Planner *KS*
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

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 rather than 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.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Gas Station	Commercial	B-3
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

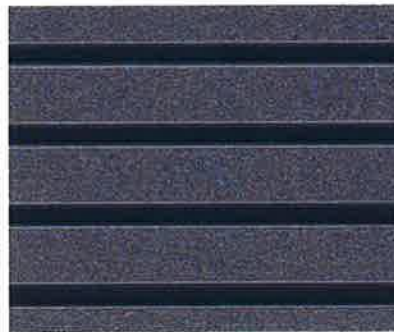
the 1962 Zoning Map, the property was zoned C Commercial. Ordinance 1963-18 *The Zoning Ordinance for the Village of Bartlett, Illinois* permitted automobile service stations and auto repair shops in Commercial Districts. Ordinance 1968-10 *An Ordinance Amending Ordinance No 63-18, the Zoning Ordinance 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 and for outdoor sales (propane). *(The Plan Commission will conduct the public hearing and review the Petitioner's requests for Site Plan Review and three (3) Special Use Permits at their May 14, 2020 meeting.)*
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 rather than 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. Cook County Highway (N. Bartlett Rd) and IDOT (Lake St) have approved the curb cuts as shown. The Village's Traffic Consultant has no further comments.
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 conditioned in the Ordinance, if 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 the variation 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 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.

CD Memo 20-51

April 21, 2020

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The variations shall be recommended only if the evidence, in the judgment of the Board of Appeals, meets all the conditions enumerated above.

Background information is attached for your review.

/attachments

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

April 30, 2020

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

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, Illinois. The site would provide a 3,500sf 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 request. 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 package liquor, and outdoor sales of propane in order for the project to be viable for our proposed tenant.

Regards,

Jon Silverberg
Vice President
GW Property Group LLC.

A handwritten signature in blue ink, appearing to read 'J Silverberg', located below the typed name.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 2019-19

(Village Stamp)

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: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Abrar A. Sahi

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

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)

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input type="checkbox"/> Rezoning B-3 to B-3 |
| <input type="checkbox"/> PUD (final) | <input checked="" type="checkbox"/> Special Use for: <u>Package liquor & Outdoor sales</u> |
| <input type="checkbox"/> Subdivision (preliminary) | <input checked="" type="checkbox"/> Variation: <u>Front Set-back, Interior Walkway</u> |
| <input type="checkbox"/> Subdivision (final) | |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage):
<u>Commercial, gas station.</u> | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> Other (please describe) _____ | |

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
[REDACTED]

Mark Diganci, Design Studio 24

Other 2211 N Elston Ave Suite 304, Chicago, IL 60614
[REDACTED]

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5
Findings of Fact for **Planned Unit Developments**: Pages 6-9
Findings of Fact for **Special Uses**: Page 10
Findings of Fact for **Variations**: Pages 11-12

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 much more appealing to the neighboring lots.

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.

The site will be using three existing right in and right out entry ways with a 33ft width being the shortest access. As apart of the development we will have gotten approvals from IDOT which will show efficient access usage for both cars and trucks.

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 package liquor. 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 packaged liquor.

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 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

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

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: 4/30/2020

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 304, Chicago, IL 60614

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____



DATE: 4/30/2020

7 ELEVEN

555 W. LAKE ST.

Site Plan, Special Use, Variations

PIN : 06-27-403-013



PREPARED BY: ARCHITECTURE
 DRAWING NO.: 2020-01-01
 DATE: JUN 30, 2020



Bartlett Rd & E Lake St



SITE PLAN
GW PROPERTIES: 7-ELEVEN, INC.
555 W LAKE ST
BARTLETT, IL 60103
DESIGN STUDIO, LLC
 2411 N. ELSTON AVE., SUITE 60014, CHICAGO, IL 60614
 TEL: 773.884.7751
 FAX: 773.884.7752

NOT FOR CONSTRUCTION - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO, LLC EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE INFORMATION AND NOTES AND AUTOMATICALLY WAIVES BY ACCEPTING.

CAUTION: Contractor to verify all existing conditions, dimensions, etc. (2000) to bid and construction. Contractor to verify sewer and utilities of the site. No part of drawings to be used for any other purpose without the written consent of the architect.

CAUTION: No drawing may have been reproduced or a copy thereof made without the written consent of the architect. No part of drawings to be used for any other purpose without the written consent of the architect.

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 obligation, they are in compliance with the Code 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 obligation, they are in compliance with the Environmental Code, Act of the State of Illinois, as amended, and the State Accessibility Code, Title II, 48 CFR 48.

DATE	DATE
DATE	REVISIONS
09.24.20	ISSUED FOR PERMITS
SCALE	
DRAWN BY:	PRATEEKSHA MENTHA

MARK T. DiGANCI
 REG. ARCHITECT



LICENSE EXPIRES: 11 JUN 2020

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

PROPOSED SITE PLAN

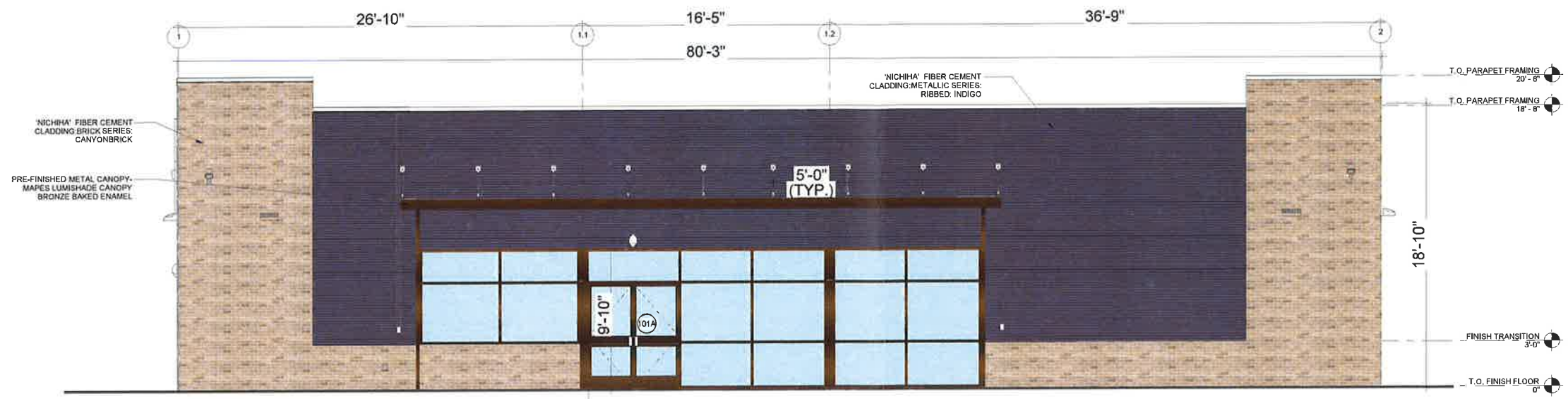
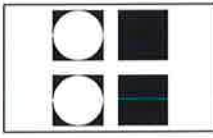
SCALE: 1/16" = 1'-0"
 0' 5' 10' 20' 30' 40' 50' 60' 70'
 FIT TO PAGE SCALE



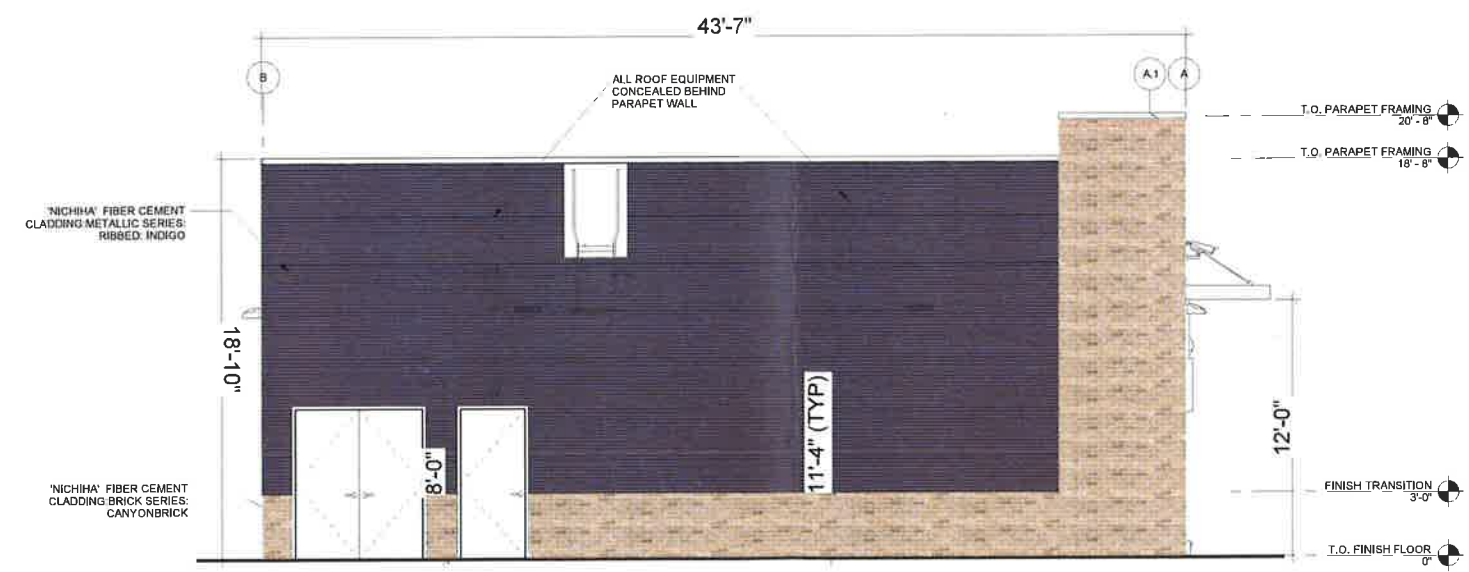
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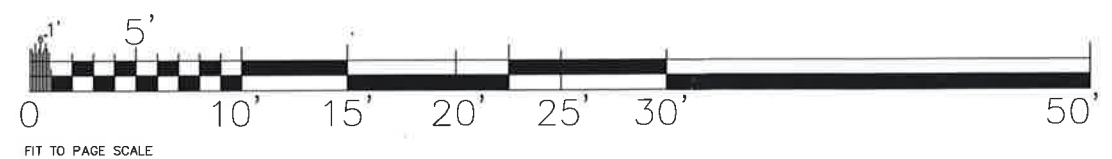
designstudio24 LLC
ARCHITECTS - DESIGNERS - PLANNERS



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 SUBJECTS
ARCHITECTS
24 L.L.C.
2211 N. ELSTON AVE., CHICAGO, IL 60614
TEL: 847.885.7751 FAX: 847.885.6300

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

CAUTION: This drawing may have been reproduced of a site 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 Barrier Act (91 Rev Stat 1985, ch 133, 1/2, para 3711) if not amended and the Illinois Accessibility Code, 71 s. Adm. Code 100.

DATE	DATE

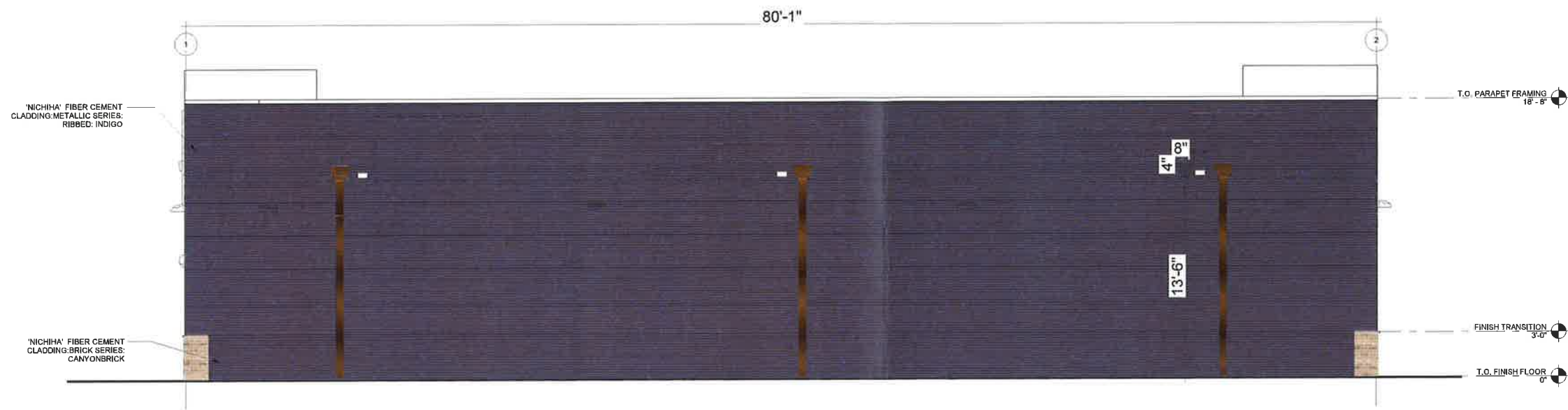
REVISIONS	
DATE	ISSUE FOR-

SCALE
DRAWN BY: PRATEEKSHA MEHTA

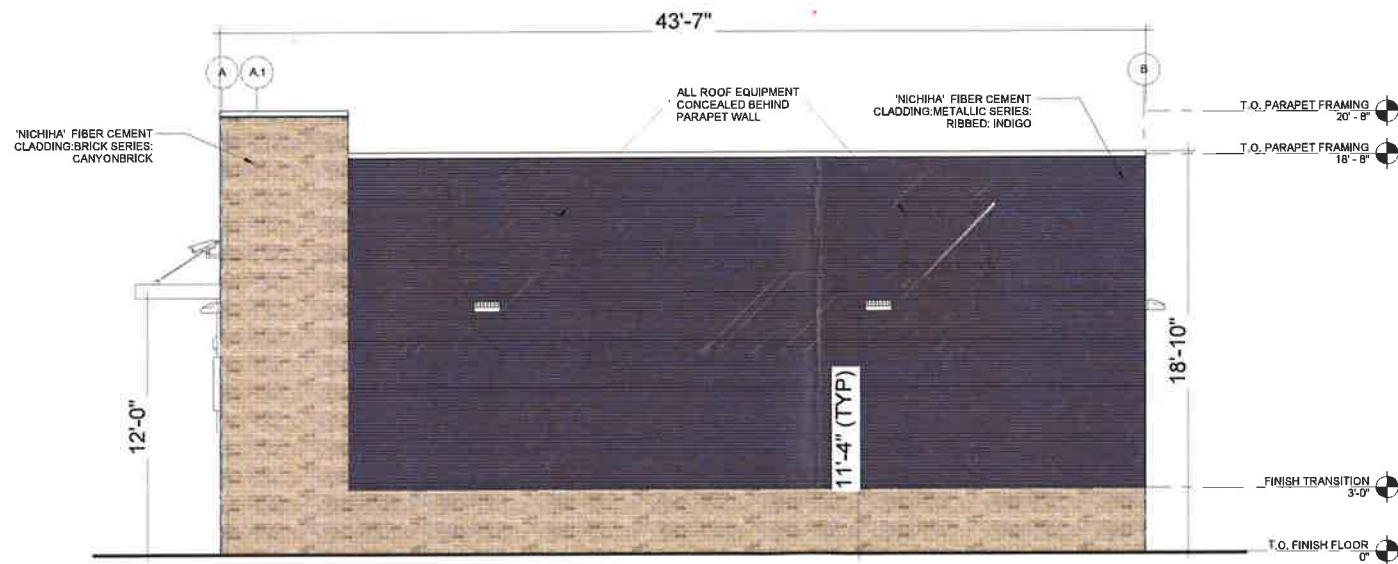
MARK T. DIGANCI
REG. ARCHITECT



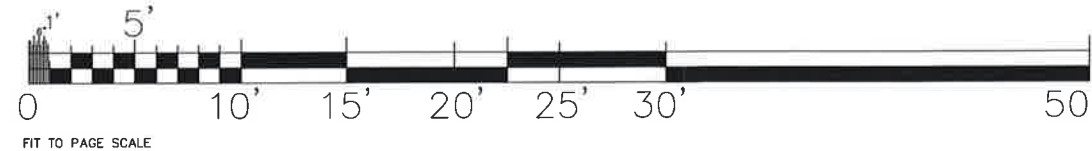
A3.0



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



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

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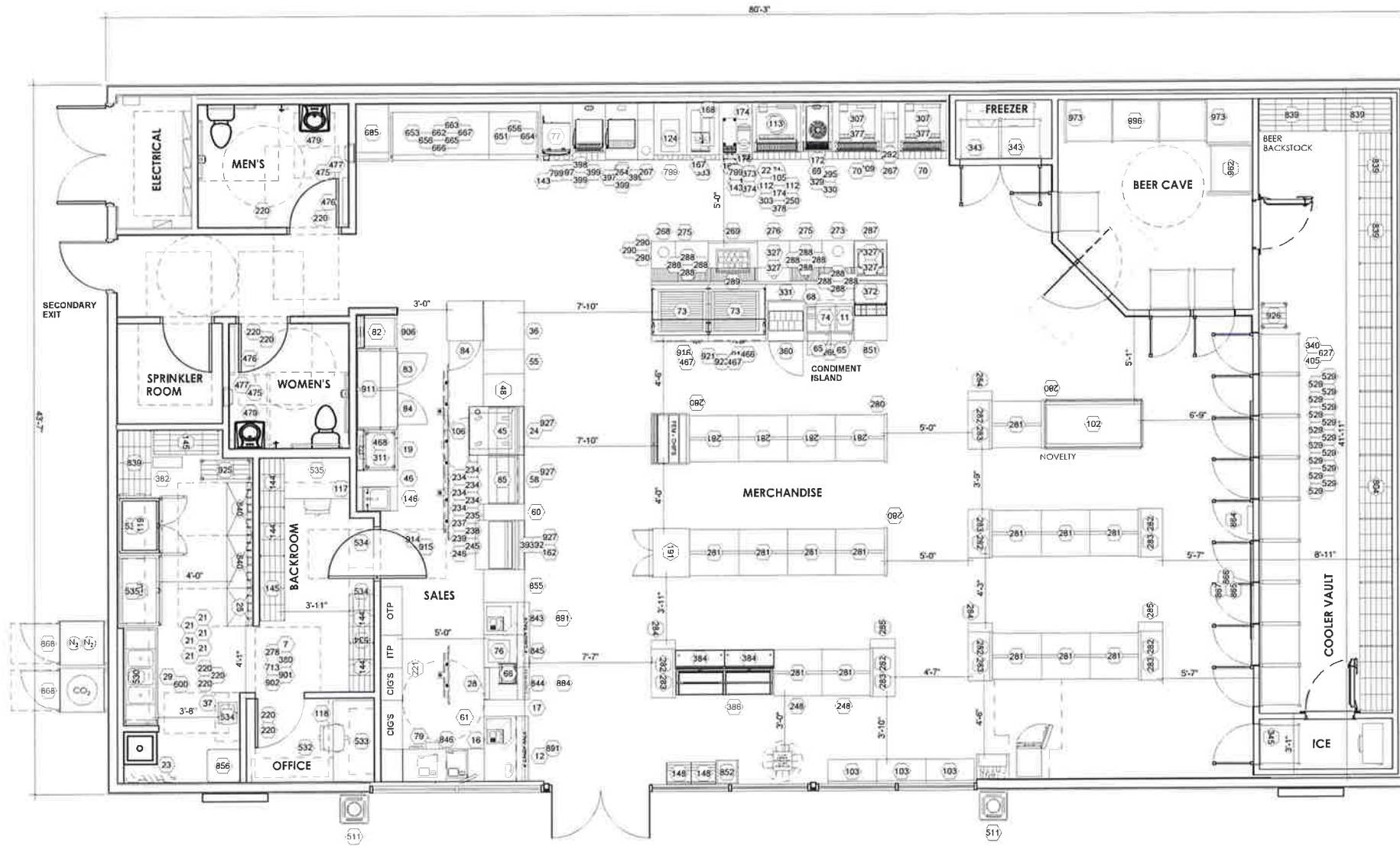
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STATEMENT OF COMPLIANCE
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [Ill. Rev. Stat. 1965, ch. 110 1/2, para. 1211 as amended] and the Illinois Accessibility Code, 71 C.A.S.R. Code 600.

DATE	DATE
REVISIONS	
DATE	ISSUE FOR-
SCALE	
DRAWN BY:	PRATEEKSHA MEHTA
MARK T. DiGANCI REG. ARCHITECT	
LICENSE EXPIRES: 11.30.2020	

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 (NICHIHA & 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-PROTOTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.

Rev. #	Date	Description
PROTO	2019.01.02.28	

7-ELEVEN, INC.
 32000 HACKBERRY ROAD, IRVING, TEXAS 75063
 7-11 #1045734
 55 W. LAKE
 BARTLETT, IL 60153
 FLOOR PLAN LAYOUT



Job#:	SEL27442
Scale:	1/4" = 1'-0"
Date:	10.08.2019
Drawn By:	J.TOOKE
Checked by:	C.POPOVICH

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