



Village of Bartlett  
Zoning Board of Appeals Minutes  
May 7, 2020

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M. Werden called the meeting to order at 7:01 pm.

**Roll Call**

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

Also Present: Roberta Grill, Planning & Development Services Director, Kristy Stone, Village Planner

**Approval of Minutes**

A motion was made to approve the March 5, 2020 meeting minutes.

Motioned by: G. Papa

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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**(#19-19) 7-Eleven (555 W. Lake Street)**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioners Mitch Goltz, Jon Silverberg, Matt Anderson, Mitesh Patel were sworn in by **M. Werden**, Chair.

**K. Stone** stated that this property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map as part of the Farming District. According to the 1962 Zoning Map, the property was zoned Commercial. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the B-3 (Neighborhood Shopping) Zoning District.

The Petitioner is requesting Site Plan Review for a proposed 7-Eleven gas station at the northeast corner of N. Bartlett Road and Lake Street.

The Petitioner is also requesting Special Use Permits for an automobile service station since the use of the site as a service station has been discontinued for more than six (6) months. They are also asking for Special Use Permits to sell packaged liquor and outdoor sales for propane. The Plan Commission will review those requests and conduct the public hearing at their next meeting on May 14, 2020.

This proposed station would include a 3,500 square foot convenience store with five (5) pump islands (10 total stations). The proposed hours of operation for the 7-Eleven gas station and convenience store are 24 hours, seven (7) days a week.

The existing building would be demolished and the new convenience store would be oriented towards Lake Street. 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 previous gas station had four (4) curb cuts, two (2) on N. Bartlett Road and two (2) on Lake Street. The Petitioners are removing the two (2) curb cuts that are closest to the intersection. IDOT and the Cook County Highway Department have authority over these roads and they have approved the curb cut locations as shown.

The Petitioner is before the Zoning Board tonight to request the following Variations; a 2.5 ft variation from the front yard setback for the canopy, an 8 ft. variation from the 50 ft. corner side yard setback, also for the fuel canopy, to allow parking in the corner side yard along N. Bartlett Road, to allow a trash enclosure in the corner side yard rather than the rear yard, and to reduce the required landscaped parkway from 20 feet to 7 feet.

The Zoning Board of Appeals should make recommendations based on the findings of fact outlined in your Staff report.



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**M. Werden** asked if the other 7-Eleven down the street was planning to stay in business and would this be a problem with the two so close together? **Dan Anderson** answered that we are unsure at this time and that decision would be made internally by their operations team. **G. Koziol** asked that with the removal of the existing building, are the tanks pulled and has the ground been contaminated, is that remediated? **Jon Silverberg** replied yes, in the process of demolishing and redeveloping the property, they would pull any underground storage tanks and obtain an NFR from the IEPA. It will all be remediated and/or encapsulated to IEPA standards. **R. Grill** added that the Village's environmental consultant is also reviewing the plans and will provide guidelines and recommendations on how they would remove the tanks and all safety precautions related to the soil remediation. **G. Koziol** stated that it was a concern of his because it is environmental. **M. Werden** stated that the pictures that they have seen already are a big improvement from what is there now. **G. Papa** agreed that it is a definite needed improvement.

**M. Werden** opened the Public Hearing portion of the meeting. **R. Grill** instructed the audience that if they had a question or comment they need to raise their hand to be called on. There were no questions from the audience. **M. Werden** asked if there were further discussions or motions.

**B. Bucaro** made a motion to pass along **a positive recommendation** to the Village Board to approve case (**#19-19**) 7-Eleven (555 W. Lake Street).

**Motioned by: B. Bucaro**

**Seconded by: G. Koziol**

**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 there will probably be a meeting next month as well and to be prepared for it to be held this way (via Zoom) again. **G. Koziol** thanked **R. Grill** and **K. Stone** for all of their help getting the meeting set up.

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

**Motioned by: B. Bucaro**  
**Seconded by: C. Deveaux**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:17 pm.**