



Village of Bartlett  
Zoning Board of Appeals Minutes  
November 5, 2020

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

Roll Call

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

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

Approval of Minutes

A motion was made to approve the October 1, 2020 meeting minutes.

Motioned by: B. Bucaro  
Seconded by: G. Koziol

Roll Call

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

The motion carried.



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**(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)**

Variation: To allow loading docks in the corner side yard

**PUBLIC HEARING**

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

**C. Deveaux** made a motion to continue the Public Hearing until next month based upon the lack of proper notice.

**Motioned by: C. Deveaux**

**Seconded by: J. Banno**

**M. Werden** continued the Public Hearing to the next Zoning Board of Appeals meeting.

**Roll Call**

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

**Nays: None**

The motion carried.



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**(#20-17) Brewster Creek Business Park, Lot 2A**

Variations:

- A. To allow loading docks in the corner side yard
- B. To reduce the number of required parking spaces from 463 to 423

**PUBLIC HEARING**

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

**C. Deveaux** made a motion to continue the Public Hearing until next month based upon the lack of proper notice.

**Motioned by: M. Sarwas**

**Seconded by: G. Koziol**

**M. Werden** continued the Public Hearing to the next Zoning Board of Appeals meeting.

**Roll Call**

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

**Nays: None**

**The motion carried.**



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**(#20-08) Bucky's on Stearns**

Variations:

- A. A 34-foot reduction from the required 60-foot corner side yard (fuel canopy-W. Stearns Rd),
- B. A 25-foot reduction from the required 60-foot front yard (fuel canopy – Route 59)
- C. To reduce the interior parkway landscape requirements (Route 59 & Stearns Rd)

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The Petitioner, **Richard McMahon** representing Buchanan Energy, 2500 Brickvale Road, Elk Grove Village, Illinois came forward and was sworn in by **M. Werden**. **R. McMahon** stated that they are located on the southwest corner of Stearns Road and Route 59 on a lot that is outside of the Home Depot Subdivision. We have a contract to purchase Lot 4 of the Home Depot Subdivision, which is currently occupied by the Sonic Restaurant. The prime reasons we are here for a variance for landscaping and the setbacks is because Lot 4 in the Home Depot Subdivision has a use restriction that prohibits the use of underground tanks. Our design is put together in such a way that the tanks, dispensers, piping, and anything that handles petroleum are on the original Bucky's lot and not on the lot that is currently occupied by Sonic on Lot 4. That is why we are not able to push the convenience store back further to give it a front yard and other interior landscaping required in the ordinance and why we are not able to put the canopy back further. The gas station lot is 33,000 square feet before IDOTs taking. The site plan shows the lot line between the Home Depot Lot 4 and our gas station lot runs north and south right in front of the convenience store and that is what is driving all of this. We are keeping the convenience store on Lot 4 and anything to do with petroleum dispensing on the Mobil lot. There is a total of 73,000 square feet when you combine both the Mobil lot and the Sonic lot together. Right now, 23,104 square feet of that is green space. We are dedicating almost 32% of the total square footage of the lots to green space, but it is all in the back. The convenience store will be on the Sonic lot. Looking at the store from behind going east on Stearns Road past the carwash and coming up to the intersection on Route 59, you will recall that there is a driveway into the Home Depot Subdivision that goes around and the convenience store would be where the Sonic is now. We could not build the large store because it would not fit. We are using our smaller prototype, which is still not small by industry standards. It is 4,700 square feet. It will be a very nice convenience store. It has doors on the front and the back. We have additional parking on the back and eventually, when we get around to having standard EV charging stations and vehicles that can charge quickly, we think we will probably put EV charging stations in the back. Because of the size of the store, it has the capability of being modified later when we get EV charging stations where people can do something else in the convenience store and sit for 20 minutes while their car charges. That is one of the things we are thinking about for the future when we start moving away from petroleum-based automobiles and transportation. The canopy posts are clad with the same material that the building is done with. **B. Bucaro** I think it is a very nice-looking building and certainly an improvement from what is there now. As you indicated, there are some unique circumstances that you are working around. I think it is a good plan. **C. Deveaux** will there be a car wash? **R. McMahon** no. It is prohibited because there is



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already a carwash at the Home Depot shopping center. There is a restrictive covenant that protects them from having competition. **G. Koziol** asked, have you done parking on both sides before? **R. McMahan** we have done that once before in Omaha and we are planning to do it again in Lisle. **G. Koziol** your comment about possible charging stations in the future, I think you looking forward is fascinating and a good thing to have. It would be quite a feather in your cap to say that you have these charging stations. **R. McMahan** we think it would also be a plus for Bartlett to be known as moving toward EV vehicles. We want it to be available in the future. It will create a major shake-out in our industry because if you have to sit for 20 minutes while your car is being charged that eliminates about 90 existing petroleum stations right now from use because what are those folks going to do in a small store? In a larger store, we can reconfigure the inside with tables for a library or coffee shop where people can sit for 20 minutes and conduct business while they are getting charged. **G. Koziol** this would be a win-win for the consumer and for Bucky's. **R. McMahan** yes, we believe so. **M. Werden** this is very innovative and essentially makes the whole concept a lot smaller than a lot of your other stations. **R. McMahan** we do have two types in the Chicago area, the one we are showing here and the larger one. **M. Werden** what kind of signage will there be on Route 59. **R. McMahan** we are proposing a monument sign with landscaping around it. **G. Koziol** the landscape plan only shows one tree along Route 59. Is there a reason for that? **R. McMahan** there are several reasons. There is a hardship put upon us with IDOTs taking, constraints of the lot lines, and the driveway areas between the curbs and the dispensers. Originally, we had proposed no trees and then worked with Staff to add one. We would have conflicts with visibility and utilities if we were to put in more trees. We are not changing any of the Home Depot driveways that go between Sonic and ourselves or the shopping center and this new strip center. Those are all staying untouched. **M. Sarwas** I can see that you really would not have room for more trees on that side. **R. McMahan** there are currently deciduous shrubs and evergreens. We plan on keeping all of the deciduous shrubs, removing the evergreens and replacing them with feather grass. The idea being that the evergreens have gotten overgrown since they have been put in and if we were to cut them back, they would look stumpy. I have carefully looked at those evergreens and I just feel they need to go because they will not look very good. They have not been trimmed since they have been put in and we would like to have something new. **M. Werden** what are the small black markings on the far-right corner on the landscape drawing? **R. McMahan** those would be ornamental grasses. **C. Deveaux** do you know how long it will take for the project to be complete? **R. McMahan** we would begin in the spring, probably April, and can have it completed in four months. We might get it done sooner. I am advocating to the people in Omaha that they consider raising the Sonic and keeping the gas station running because of the difference in the lot lines. That way they could get a head start on building the building while we are still working the gas station and then take out the gas station and tanks. We certainly want to get this done as quickly as possible. **C. Deveaux** the less disruption in that intersection the better. **R. McMahan** we certainly do not want to buy the Sonic and then have it just sit there. That is not how we grew. **B. Bucaro** is there a sidewalk all around the site? **R. McMahan** yes. **M. Werden** I like the large amount of green space and open space.

**M. Werden** opened the Public Hearing portion of the meeting. No one came forward.

**C. Deveaux** made a motion to pass along a **positive recommendation** to the Village Board to approve case (#20-08) **Bucky's on Stearns** variations for a 34-foot reduction from the required 60-foot corner side yard (fuel canopy-W. Stearns Rd), a 25-foot reduction from the required 60-foot front yard



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(fuel canopy – Route 59) and to reduce the interior parkway landscape requirements (Route 59 & Stearns Rd) subject to the conditions and Findings of Fact outlined in the Staff report.

**Motioned by: C. Deveaux**

**Seconded by: J. Banno**

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

**Roll Call**

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

**Nays: None**

The motion carried.



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**Old Business/ New Business**

**M. Werden** will we have a meeting next month. **K. Stone** yes. **R. Grill** introduced Devin Kamperschroer as the new Associate Planner. We just reviewed building plans for the Wheaton Eye Clinic that might be coming to one of the bank buildings in the Home Depot Subdivision. **M. Werden** that's good. Culver's is coming along. **R. Grill** yes, they plan to be open to the public the first week of January.

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

Motioned by: **G. Koziol**

Seconded by: **C. Deveaux**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:25 pm.