



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
December 9, 2021
7:00 P.M.**

- I. Roll Call
 - II. Approval of the October 14, 2021 meeting minutes
 - III. **(#21-20) Bartlett Automotive Mall**
Preliminary/Final PUD Plan(Overall Development)
Text Amendment to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping District and B-4 Community Shopping District
West Parcel:
Rezoning from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping District
PUD Plan
Special Use Permits:
 - (a) planned unit development
 - (b) automobile and truck sales
 - (c) automobile repair
 - (d) car wash
 - (e) building height**East Parcel:**
Rezoning from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping District
PUD Plan
Special Use Permits:
 - (a) to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships
 - (b) to fill 0.09 acres of wetlands
- PUBLIC HEARING**
- IV. Old Business/New Business
 - V. Adjournment



Village of Bartlett
Plan Commission Minutes
October 14, 2021

J. Lemberg called the meeting to order at 7:03 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, and T. Ridenour
Absent: J. Kallas

Also Present: Village Planner, Kristy Stone and Associate Planner, Devin Kamperschroer

Approval of Minutes

A motion was made to approve the September 9, 2021 meeting minutes.

Motioned by: J. Miaso
Seconded by: T. Ridenour

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, T. Ridenour
Abstain: J. Lemberg

The motion carried.



Village of Bartlett
Plan Commission Minutes
October 14, 2021

(#21-11) 955 S. Route 59

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Exhibit D – Letter from Forest Preserve District of DuPage County

PUBLIC HEARING

The petitioner, **Dharmendra Vadnerkar** came forward and was sworn in by **J. Lemberg**.

D. Kamperschroer the petitioner is requesting a special use permit to sell packaged beer, wine, and liquor in a packaged liquor store in the B-3 (Neighborhood Shopping) Zoning District at the Apple Valley Center. The proposed liquor store will also sell tobacco products and limited food items. The proposed liquor store will occupy the unit of the Apple Valley Center between The Dogfather and Edible Arrangements (formerly Ultimate Travel). The proposed hours of operation will be in accordance with the Class C Extended liquor license; 8:00 AM to 12:00 Midnight Sunday through Thursday and 8:00 AM to 1:00 AM on Friday and Saturday. The staff recommends approval of the petitioner's request for a special use permit subject to the conditions and findings of fact outlined in the staff report.

J. Lemberg are there questions or comments from the Plan Commission? **T. Ridenour** will this comply with the other liquor stores in Bartlett including hours of operation? **K. Stone** yes. **D. Vadnerkar** stated that they would like to do business in Bartlett because of the very peaceful community and neighborhoods. **T. Ridenour** do you have any other businesses like this anywhere else? **D. Vadnerkar** yes, we have a business like this in Oakbrook Terrace, which is also in DuPage County.

J. Lemberg opened the public hearing portion of the meeting.

Tony Craig of 962 Freemont, Bartlett, came forward and stated, I live directly behind this location. I have been talking with my neighbors and we do not believe that this is the proper place for a liquor store. This is a very family-oriented area. There are no stores open later than 9:00 pm. None of those businesses serve alcohol. We do not believe there should be a liquor store here that will be open until 1:00 am. In my opinion, that is ridiculous. We had an issue with Gambit's that opened across Apple Valley. The people that back up to Gambit's are having a horrible time. We do not believe that this is a good place for a liquor store. Maybe a different type of business would be fine, but I really do not believe a liquor store is what we want in this shopping center. We already have liquor sales at Walgreen's and Suburbia Liquor less than a quarter of mile away. We also already have a liquor store in town.

J. Lemberg closed the public hearing portion of the meeting.



Village of Bartlett
Plan Commission Minutes
October 14, 2021

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-11) 955 S. Route 59** for a special use permit to sell package liquor subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: A. Hopkins

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, T. Ridenour, J. Lemberg
Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
October 14, 2021

Old Business/ New Business

K. Stone our next meeting is scheduled for November 11, 2021. I believe that Grasslands will be coming in for phase 1, which is the single family, active-adult duplexes and active adult ranch homes. **A. Hopkins** is that off of W. Bartlett Road and Route 59. **K. Stone** yes. **J. Miaso** who is the developer going to be? **K. Stone** Crown is going to be the developer. At this point, we do not know who the builder will be.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: J. Miaso
Seconded by: A. Hopkins

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:13 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-100

DATE: November 29, 2021
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner *KS*
RE: **(#21-20) Bartlett Automotive Mall**

PETITIONER

Bartlett Automotive Mall LLC

SUBJECT SITE

1201-1215 W. Lake Street (West Parcel)
10.66 acres at the southwest corner of Route 59 and Lake Street (East Parcel)

REQUESTS

Preliminary/Final PUD Plan(Overall Development)

Text Amendment – add “Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships” to the list of Special Uses in the B-3 Neighborhood Shopping District and B-4 Community Shopping District

West Parcel:

Rezoning from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping District

PUD Plan

Special Use Permits: to allow (a) planned unit development, (b) automobile and truck sales, (c) automobile repair, (d) car wash and (e) building height

East Parcel:

Rezoning from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping District

PUD Plan

Special Use Permits to allow (a) the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships and (b) to fill 0.09 acres of wetlands

SURROUNDING LAND USES (West Parcel)

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Commercial	Commercial	B-3, C-3 PUD*
South	Single Family	Single Family	SR-4 PUD
East	Commercial	Commercial	B-3
West	Commercial	Commercial	B-3

*Streamwood – Highway Commercial PUD

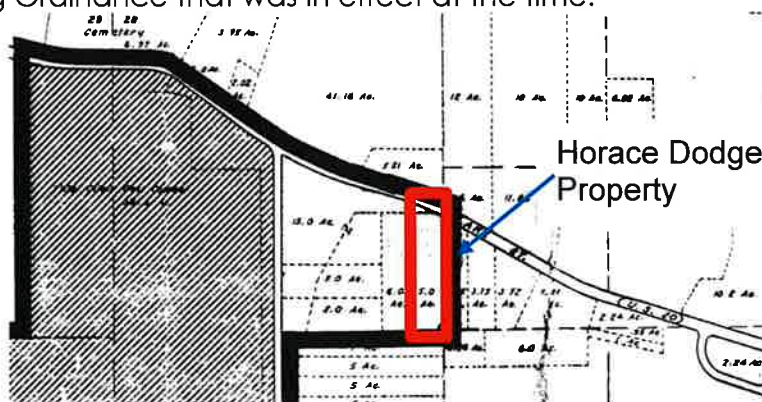
SURROUNDING LAND USES (East Parcel)

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	ER-1
North	Multi-Family	Multiple Family	R-5 PUD*
South	Vacant	Commercial	B-4
East	Vacant	Suburban Residential	ER-1
West	Vacant	Commercial/ Commercial/	ER-1/SR-6 PUD ER-1/SR-6 PUD

*Streamwood – General Residential PUD

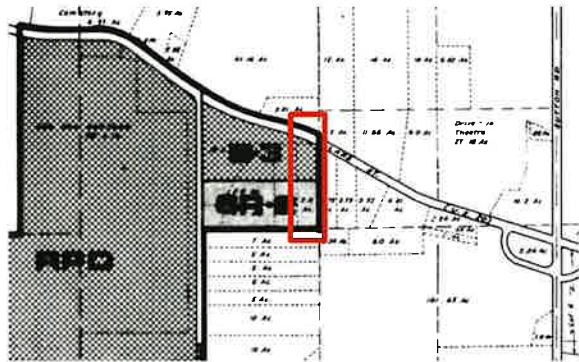
ZONING HISTORY

Ordinance 1975-26 annexed the Horace Dodge, LLC Property into the Village in accordance with the annexation agreement approved by Resolution 1975-16. The zoning of the property was not mentioned in either ordinance; however, the 1977 Zoning Map identifies the property as Commercial. Motor vehicles and motor equipment sales and repair were permitted uses in the Commercial Zoning District under the Zoning Ordinance that was in effect at the time.

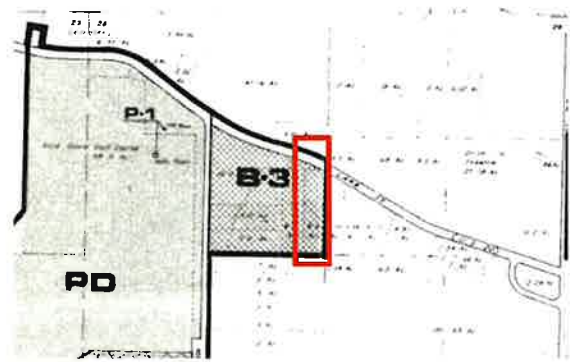


1977 Zoning Map

As part of the comprehensive rezoning of the Village in 1978, the north half of the property was designated as B-3 Neighborhood Shopping District and the south half was designated as SR-2 Suburban Residence. The SR-2 portion of the property was rezoned to the B-3 Neighborhood Shopping District by Ordinance 1987-56.

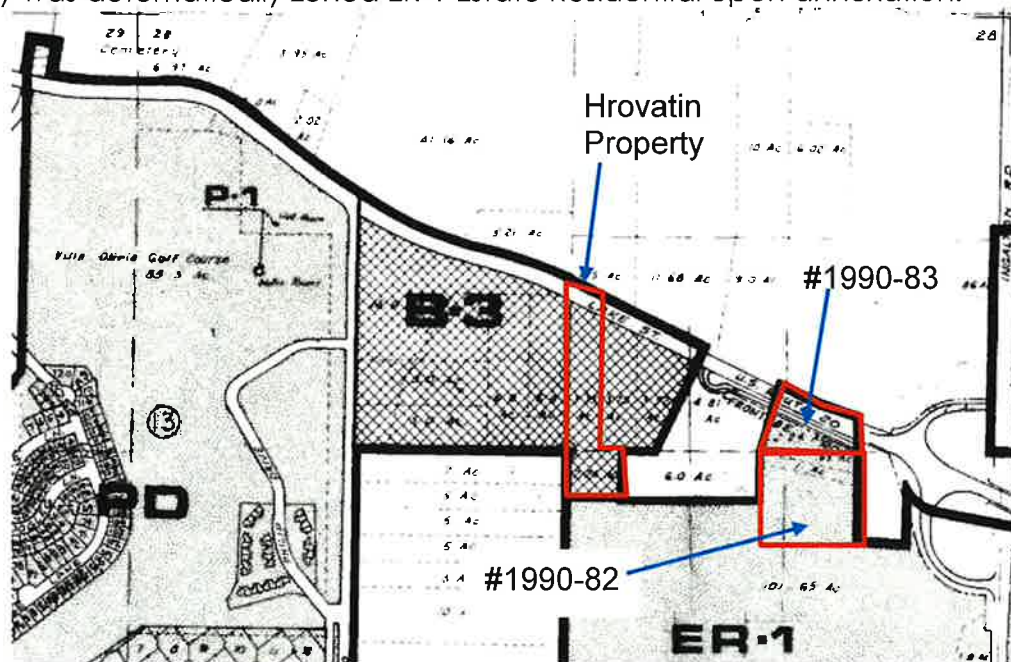


1979 Zoning Map



1988 Zoning Map

Ordinance 1990-77 annexed the Hrovatin Property into the Village and Ordinance 1990-79 rezoned the property from the ER-1 Estate Residential to the B-3 Neighborhood Shopping District. Ordinances 1990-82 & 1990-83 annexed part of the east parcel, the property was automatically zoned ER-1 Estate Residential upon annexation.

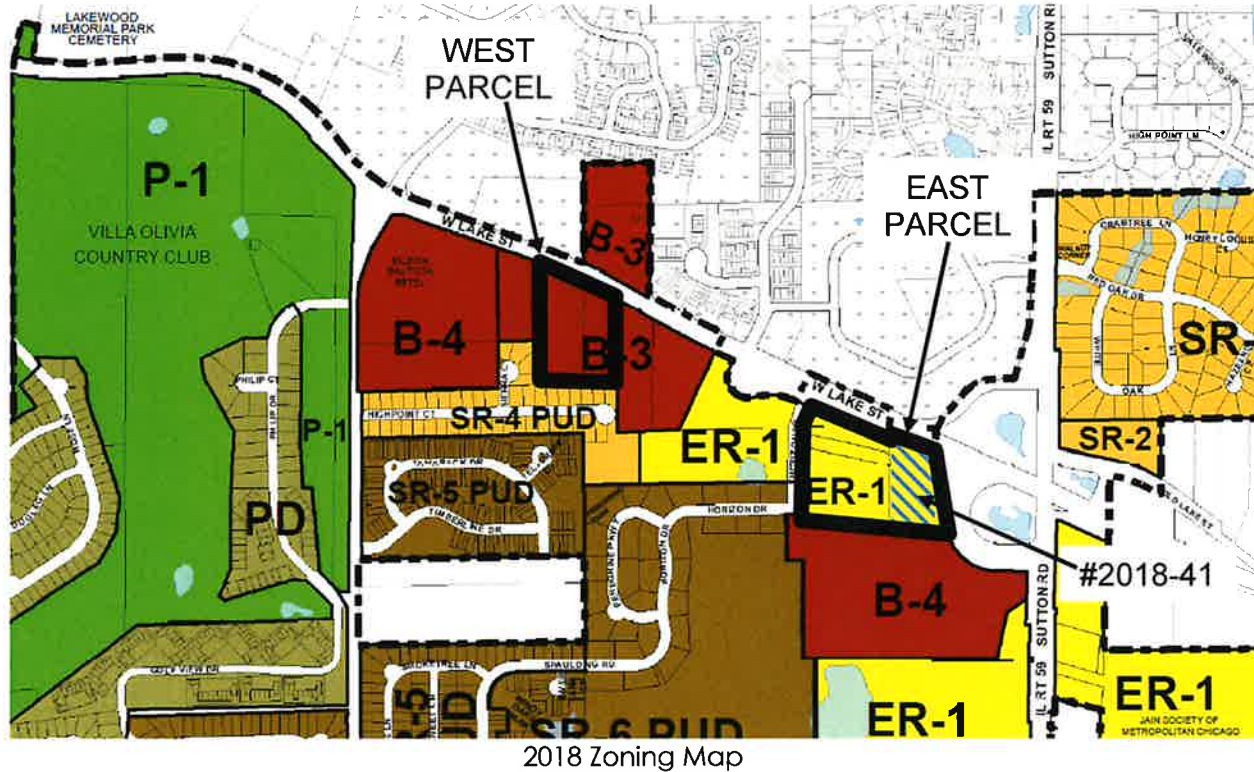


1991 Zoning Map

Ordinance 1992-104 approved a site plan and granted a special use permit to allow automotive, truck and motor home sales and the sale of related items on the Hrovatin property for Barrington Motors (1201 W. Lake Street).

The southern 3.6 acres of the Hrovatin property and 1.7 acres of the Horace Dodge property were sold to a developer and rezoned to the SR-4 PUD Suburban Residence District for what is now known as the Bartlett Ridge subdivision.

Ordinance 2018-41 annexed the 3.6 acres at the southwest corner of the Lake Street and Route 59; the property was automatically zoned ER-1 Estate Residence upon annexation.



DISCUSSION

1. The petitioner is requesting an overall **Preliminary/Final PUD Plan** for the West and East Parcels to allow two car dealerships on the West Parcel and parking and storage of new and pre-owned vehicles on the East Parcel for the proposed dealerships. The properties will be under single ownership or unified control in accordance with the Zoning Ordinance.

2. The petitioner is also requesting **Text Amendments** to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping and B-4 Community Shopping Districts and the following regulations to 10-6C-7 & 10-6D-7 Site And Structure Provisions:
 7. Off-Site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships Requirements:
 - a. The off-site parking and storage of vehicles for dealerships is principally limited to dealerships located within the Village's corporate limits, but not more than 25% of the vehicles stored may be those belonging to the dealership's affiliates not located in the Village.

- b. Only new and pre-owned vehicles for sale will be allowed to be stored on the site. No disabled vehicles shall be permitted on-site.
- c. No service or dealer prep shall be permitted on-site.
- d. Vehicles may not be stacked or elevated in any manner. Vehicles may be parked in tandem.
- e. Parking and storage areas must be setback a minimum of 20 feet from front and corner side property lines, 30 feet from side and rear property lines abutting property zoned residential and 5 feet from side and rear property lines abutting property zoned nonresidential.
- f. Screening and landscaping shall be provided in accordance with the provisions in chapter 11, article A of this title, except:
 - 1. A landscaped interior parkway at least 20 feet in width is required along all rights of way. One large deciduous or evergreen tree per sixty (60') of street frontage shall be provided. In addition, shrub planting shall screen the parking area from the roadway. This shrub planting shall be a minimum of two feet (2') in height and be located within the interior parkway. A maximum of twenty-five percent (25%) of the parking lot frontage may be left unscreened to permit design flexibility.
 - 2. A minimum thirty foot (30') wide buffer area shall be required when the property line abuts a residentially zoned lot. A wood fence or other approved material at least six feet (6') high but not more than eight feet (8') high shall be constructed within the buffer. A double row of evergreen trees, a minimum of eight feet (8') shall also be provided. Shrub planting is not required.
 - 3. Perimeter landscaping is not required along a property line when it abuts any industrial, commercial or office zoned lot.
 - 4. Internal landscaping areas are not required.
 - 5. Fences, up to eight (8) feet in height, must be setback at least 10 feet from front and corner side property lines.
- g. All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property line of any residential zoned lot.
- h. Exterior lighting fixtures shall not exceed a color temperature of 3000K.

West Parcel

- 3. The petitioner is requesting to **rezone** the 6.2 acres located on the south side of W. Lake Street (1201 and 1215 W. Lake Street) from the B-3 Neighborhood

Shopping District to the B-3 PUD Neighborhood Shopping Zoning District to allow for the construction of two car dealerships.

4. The petitioner is also requesting a **Planned Unit Development (PUD) to allow two principal buildings on one zoning lot**. The **PUD Plan** for this site identifies a 55,000-sq.ft. Hyundai dealership and an 18,000 sq.ft. Genesis dealership. Parking on the site consists of 44 customer spaces, including 4 accessible spaces, 66 employee spaces, 142 display spaces, 88 service spaces, and 6 car display pads along Lake Street for a total of 346 spaces which exceeds the Zoning Ordinance requirement of 105 parking spaces. The petitioner intends to park and store additional vehicle inventory on the East Parcel.
5. Each building would have a showroom, sales offices and a service department. The Hyundai building also includes a carwash that will be utilized by both dealerships.
6. The building's showrooms have glass curtain walls. The remaining portions of the building elevations consist of a painted concrete block base, aluminum composite metal panels and EIFS. The maximum height of the Hyundai building is 34-feet and the Genesis building is 19-feet 3-inches.
7. The location of the two existing full access curb cuts on W. Lake Street will not change. Lake Street is under the jurisdiction of IDOT and the plans have been submitted to IDOT for their review.
8. The parking area on the south side of the buildings will be surrounded with a 6-foot tall black vinyl clad chain link fence. A cement block dumpster enclosure with wood gates is proposed in this parking area and will be shared by both dealerships.
9. The petitioner is requesting **Special Use Permits** to allow (a) a planned unit development, (b) automobile and truck sales, (c) automobile repair, (d) a car wash and (e) the building height to exceed 25'.
10. The following modifications from the Zoning Ordinance are included in the planned unit development request:
 - To allow parking in the required 50-foot front yard and 20-foot side yards
 - Reduction of the parking lot landscape requirements (parking islands)
 - Reduction of the perimeter landscaping requirements
 - Reduction of the interior parkway landscaping requirements
 - To allow 2 ground signs with a height of 38-feet
 - Reduction of the foundation landscaping requirement
11. Underground storage vaults are proposed for stormwater management towards the south end of the property.

12. In response to Staff's concerns, the petitioner increased the width of the landscape buffer between the parking area and the west property line that abuts the Bartlett Ridge Subdivision from 5 feet to 14 feet and is proposing to reimburse the three (3) residential property owners to the west the cost (not to exceed \$25,000 total) of installing additional landscaping on their property to screen the parking area.
13. Along the south side, the petitioner has also agreed to install a double row of 6-8-ft. tall evergreen trees in the buffer between the parking area and the residential lots to the south.

East Parcel

14. The petitioner is requesting to **rezone** the 10.66 acres located at the southwest corner of Route 59 and Lake Street from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District.
15. The **PUD Plan** identifies 891 spaces for parking and storage of new and used vehicles associated with the two dealerships on the West Parcel. The proposed lot would have to meet the requirements listed in the proposed text amendment.
16. The parking and storage lot proposes full access curb cuts on Horizon Drive and the Lake Street frontage road. The lot would be enclosed with a 6-foot tall chain link fence and each curb cut would be gated.
17. **Special Use Permits** are being requested to (a) allow the off-site parking and storage of new and pre-owned vehicles on the East Parcel for the motor vehicle dealerships proposed on the West Parcel and (b) fill 0.09 acres of wetlands.
18. Patrons test driving and employees transporting vehicles between the two sites will utilize the frontage road, Lake Street and the Route 59 access ramps. Traffic will be prohibited from utilizing Horizon Drive and Spaulding Road thru the residential neighborhood. Signage will be posted prohibiting left turns onto Horizon Drive from the East Parcel.
19. Two detention basins are proposed on the site with the west basin serving as a buffer for the existing townhome development to the west.
20. Staff is currently reviewing the Engineering, Landscape and Photometric Plans for the East and West Parcels.

RECOMMENDATION

1. The Staff recommends approval of the petitioner's requests for an overall preliminary/final PUD Plan, text amendment, rezoning, PUD plan reviews and special uses subject to the following conditions and Findings of Fact:
 - a. Building permits shall be required for all construction activities;
 - b. Village Engineer approval of the Final Engineering and Stormwater Plans;
 - c. Engineering approval of the Wetland Report;
 - d. Staff approval of the Landscape and Photometric Plans;
 - e. Approval from the Illinois Department of Transportation for the curb cuts onto W. Lake Street;
 - f. Staff approval of the Landscape Reimbursement Agreement;
 - g. Landscaping must be installed within one year of the issuance of a building permit;
 - h. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
 - i. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
 - j. A sign permit shall be required for each wall and ground sign;
 - k. A Public Improvement Completion Agreement (PICA) must be submitted and approved by the Village Board;
 - l. Traffic from dealerships, including test drives, will be prohibited from utilizing Horizon Drive and Spaulding Road through the residential neighborhood.
 - m. A sign shall be posted on the East Parcel prohibiting vehicles from turning left onto Horizon Drive;
 - n. The East Parcel shall be used only for the purpose of the parking of new and used vehicles to be offered for sale, with at least seventy-five (75%) of the same being offered for sale from the dealerships located on the West Parcel;
 - o. No cars may be stored on the East Parcel until a certificate of occupancy has been applied for a dealership on the West Parcel, and in any event not more than sixty (60) days prior to the dealerships commencing retail operations on the West Parcel;
 - p. Only new and pre-owned vehicles for sale will be allowed to be stored on the East Parcel. No disabled vehicles shall be permitted.
 - q. No service or dealer prep shall be permitted on the East Parcel.
 - r. Vehicles may not be stacked or elevated in any manner.
 - s. All exterior lights shall be directed and/or shielded to comply with the following: All exterior lighting, building and parking lot lights and landscape

lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property line of any residential zoned lot.

- t. Exterior lighting fixtures shall not exceed a color temperature of 3000K.
- u. Findings of Fact (Planned Unit Development):
 - i. That the proposed motor vehicle dealerships and parking and storage lot are special uses in the B-3 PUD Zoning District in which the Subject Properties are located;
 - ii. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
 - iii. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
 - iv. The Planned Unit Development shall not include impact donations;
 - v. The plan will provide adequate utilities, drainage and other necessary facilities;
 - vi. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
 - vii. The plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
 - viii. There shall be reasonable assurance that, if authorized, it will be completed according to schedule and adequately maintained;
- v. Findings of Fact (Special Uses – Planned Unit Development, automobile & truck sales, automotive repair, car wash, building height and the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships):
 - i. That the proposed motor vehicle dealerships and parking and storage lot will contribute to the general welfare of the neighbor and/or community;
 - ii. That the proposed motor vehicle dealerships and parking and storage lot 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;
 - iii. That the special uses shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees;
- w. Findings of Fact: (Special Use - Wetland):

- i. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development.
- ii. That the granting of the Special Use will not:
 - (a) Diminish the value of land and buildings in its neighborhood;
 - (b) Increase the potential for flood damages to adjacent property;
 - (c) Incur additional public expense for flood protection, rescue or relief;
 - (d) Increase the hazard from other dangers to said property;
 - (e) Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
- x. Findings of Fact (PUD Plans):
 - i. That the proposed dealerships and off-site parking and storage lot are special uses in the B-3 PUD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites but on adjacent roadways as well;
 - iv. That the PUD plans provide for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the sites so that the proposed development will be in harmony with adjacent land uses. Any part of the PUD plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2 . Background information is attached for your review.

RECEIVED

NOV - 9 2021

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

November 4, 2021

President and Board of Trustees
Village of Bartlett
c/o Paula Schumacher, Village Administrator
228 S Main Street
Bartlett, IL 60103

Peter C. Bazos
Bradley T. Freeman
Mark Schuster
Jonathan S. Pope
Aaron H. Reinke
Christopher S. Nudo

Writer's Contact:
pbazos@bazosfreeman.com
847-742-8800 x2030

Re: Bartlett Automotive Mall, LLC ("**Petitioner**")
Project: PUD for development of 1201-1215 W. Lake Street and the Village
parcel to the east thereof for use as a new automobile dealership

Dear President Burns and Trustees:

This office represents Bartlett Automotive Mall, LLC, an Illinois limited liability company ("**Petitioner**") which is an affiliate of the Bob Loquercio Automotive Group. We also represent Loquercio Automotive, Inc., an Illinois corporation (the "**Dealer**"). The Petitioner is the contract purchaser of two properties already situated within the Village of Bartlett:

1. Parcel 1: The approximate 6.2-acre parcel at 1201-1215 W Lake Street currently used as a recreational vehicle sales center (the "**West Property**"); and
2. Parcel 2: The vacant approximate 10.6-acre parcel of land owned by the Village situated east of Parcel 1 (the "**East Property**").

The Petitioner has submitted to the Village applications for the approval of a special use for planned unit development of the West Property (already zoned B-3), a request for sign variance as to the West Property, and a map amendment (rezoning) of the East Property from ER-1 to B-3 East Property a special use for planned unit development in order to permit the following activities:

- (a) The establishment of two separate but related new car franchises on the West Property with special signage; and
- (b) The establishment on the East Property of a stand-alone parking lot to be used for the storage of new and used vehicles to be sold from the West Property.

LW

If the Village Board will approve the requested entitlements (along with a sales tax incentive agreement), then the Petitioner will proceed to purchase the West Property and enter into a lease with the Village as to the East Property (which lease will contain an option to purchase). Promptly after its acquisition of fee simple title to the West Property and the execution of the lease of the East Property, the Petitioner will move forward with all necessary final plans and final engineering in order to convert the preliminary PUD approvals to final PUD approvals and will then, no later than the Spring of 2022, commence work on the parking lot improvements intended for the East Property. Shortly thereafter (when the company currently selling RVs from the West Property vacates that site) the Petitioner will proceed with the demolition of the current improvements on the West Property and the construction of the two separate brand dealerships.

It is the intention of Petitioner that its two new dealerships on the West Property will be open for business no later than August 31, 2023.

Regards.

Very truly yours,


Peter C. Bazos, Esq.

PCB/awy
CC: Loquercio Automotive Inc.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 2021-20

RECEIVED
PLANNING & DEVELOPMENT
(Village Stamp)
NOV 05 2021

**VILLAGE OF
BARTLETT**

PROJECT NAME Bartlett Automotive Mall - East Parcel

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett Automotive Mall LLC

Street Address: Robert P. Loquercio; 1600 W Lake St.

City, State: Streamwood, IL

Zip Code: 60107

Email Address: bloquercio@blautogroup.com

Phone Number: 312-403-2100

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: Village of Bartlett, IL

Street Address: _____

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: _____

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

ACTION REQUESTED (Please check all that apply)

- Annexation Text Amendment
- PUD (preliminary) Rezoning ER-1 to B-3 PUD
- PUD (final) Special Use for: PUD
- Subdivision (preliminary) Variation: _____
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage):
Entire Lot to be used for vehicle inventory parking lot w/o a building
- Unified Business Center Sign Plan
- 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: _____ Bartlett, IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-204-002-0000, 06-28-400-018-0000,
06-28-400-019-0000, 06-28-400-016-0000 and
06-28-400-014-0000

Zoning: Existing: ER-1
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: B-3 PUD

Proposed: Commercial

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

Acreage: 10.6639

For PUD's and Subdivisions:

No. of Lots/Units: 1

Minimum Lot: Area 10.6639 A Width 185 feet Depth 600 feet

Average Lot: Area 10.6639 A Width 185 feet Depth 600 feet

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

Attorney Peter C, Bazos, Esq. Ph: 847-742-8800
1250 Larkin Ave., Suite 100
Elgin, IL 60123 e: pbazos@bazosfreeman.com

Engineer Robert W. Gudmundson Ph: 630-774-9501
975 E. 22nd St., Suite 400
Wheaton, IL 60189 e: rwg@rwg-engineering.com

Other John Swierk - Architect Ph: 815-482-1942
3321 S Rt. 31
Prairie Grove, IL 60012 e: jswierk@ddcaarchitects.com

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.

Pursuant to a text amendment to the Village's B-3 zoning district, which the Petitioner and the Village Staff have proposed, the proposed use is a conditional use which would be approved as part of the requested PUD.

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

The proposed site plan for a stand-alone parking lot is compatible with adjacent land uses in that the land use to the north is US Hwy 20, and the land uses to the west, east and south are primarily vacant, undeveloped land. There will be landscape screening as to the single row of townhouses near the southwest corner of the Site.

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.

Horizon Drive provides adequate, safe and efficient traffic movement to and from the Site.

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

There will be no pedestrian access to and from this Site.

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)

Pursuant to the requested B-3 PUD, and because the Site will be used for the storage and parking of new and used vehicle inventory, all landscaping will be around the perimeter of the Site so as to not interfere with snow plowing, vehicle movement, or to attract birds.

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

The property will be screened by a fence

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development 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 Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The proposed PUD will bring to the Village its first new and used car automobile dealership which will be in the interest of public convenience and will contribute to the general welfare of the community.

2. The Planned Unit Development 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.

The proposed PUD will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. The Comprehensive Plan calls for this Site to be B-3 commercial.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the 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 PUD will conform with all applicable regulations and conditions except as for express departures contained in the PUD.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The proposed PUD and the use contemplated therein conforms to the Comprehensive Plan, namely, business and retail activity.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

The proposed use is consistent with the intended zoning district of B-3.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The proposed use will not endanger public health, safety or welfare.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The proposed use will not lessen or impede the suitability for permitted use and development of, or be injurious to the use and development of other property in the immediate vicinity.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Petitioner will comply with all impact fee requirements of the Village.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The proposed PUD plan contains adequate provision for utilities and drainage and other facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The proposed PUD plan provides adequate parking and ingress and egress so as to minimize traffic congestion and hazards.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The proposed PUD plan has adequate site area and other buffering features to protect uses within the development and on surrounding properties.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

If the PUD is approved for this Site and for the nearby site at 1201-1215 West Lake Street (the "Dealership Site") the Petitioner will soon thereafter begin to construct the parking lot on the East Parcel and the new and use car dealership on the Dealership Site.

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.

The proposed new vehicle dealership to be established will result in a facility that is the interest of public convenience and will contribute to the general financial welfare of the Village and its residents

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.

The proposed new vehicle dealership to be established will not be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity, but will instead make a positive contribution to the community

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 design and operation of the proposed dealerships will conform to the regulations and conditions establishing the PUD as authorized by the Village Board.

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

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.

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.

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.

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.

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: Robert P. Loquercio, Manager, Bartlett Automotive Mall LLC

DATE: November 2021

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: Petitioner

ADDRESS: 1600 W Lake Street
Streamwood, IL 60107

PHONE NUMBER: 312-403-2100

EMAIL: bloquercio@blautogroup.com

SIGNATURE: _____

DATE: November , 2021



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 2021-20
RECEIVED
 PLANNING & DEVELOPMENT
(Village Stamp)
NOV 05 2021
 VILLAGE OF
 BARTLETT

PROJECT NAME Bartlett Automotive Mall - West Parcel

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett Automotive Mall LLC

Street Address: %Robert P. Loquercio; 1600 W Lake St.

City, State: Streamwood, IL

Zip Code: 60107

Email Address: bloquercio@blautogroup.com

Phone Number: 312-403-2100

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: PBS Partners, LLC

Street Address: % Sean Branski; 1201 W Lake St

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: _____

OWNER'S SIGNATURE: _____ **Date:** _____
(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 checked="" type="checkbox"/> PUD (preliminary) | <input checked="" type="checkbox"/> Rezoning B-3 to B-3 PUD |
| <input checked="" type="checkbox"/> PUD (final) | <input checked="" type="checkbox"/> Special Use for: <u>PUD</u> |
| <input type="checkbox"/> Subdivision (preliminary) | <input checked="" type="checkbox"/> Variation: <u>Signage</u> |
| <input type="checkbox"/> Subdivision (final) | |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage):
<u>Two automotive dealerships buildings</u> | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> Other (please describe) _____ | |

SIGN PLAN REQUIRED? Yes

(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: 1201-1215 W Lake St., Bartlett, IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-015-0000; 06-28-202-012-0000

Zoning: Existing: B-3 **Land Use:** Existing: Commercial
(Refer to Official Zoning Map)
Proposed: B-3 PUD Proposed: Commercial

Comprehensive Plan Designation for this Property: See Dropdown
(Refer to Future Land Use Map)

Acreage: 6.20

For PUD's and Subdivisions:

No. of Lots/Units: 1
Minimum Lot: Area 6.2 acres Width 444 feet Depth 491/710 ft
Average Lot: Area 6.2 acres Width 444 feet Depth 491/710 ft

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

Attorney Peter C, Bazos, Esq. Ph: 847-742-8800
1250 Larkin Ave., Suite 100
Elgin, IL 60123 e: pbazos@bazosfreeman.com

Engineer Robert W. Gudmundson Ph: 630-774-9501
975 E. 22nd St., Suite 400
Wheaton, IL 60189 e: rwg@rwg-engineering.com

Other John Swierk - Architect Ph: 815-482-1942
3321 S Rt. 31
Prairie Grove, IL 60012 e: jswierk@ddcaarchitects.com

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****

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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.

The proposed use (automobile dealership) is permitted use in the B-3 District.

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

The proposed site plan for a a new vehicle dealership (being a retail use) is compatible with adjacent land uses in that the land use to the north is US Hwy 20, the land use to the east is a restaurant / bar. There will be landscape screening as to the properties to the south.

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.

Lake Street provides adequate, safe and efficient traffic movement to and from the Site.

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

The site plan allows for safe, on-site pedestrian movement

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)

Pursuant to the requested B-3 PUD, and because the Site will be used for primarily for the storage and parking of new and used vehicle inventory, most landscaping will be around the perimeter of the Site so as to not interfere with snow plowing, vehicle movement, or to attract birds.

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

Screening of the vehicles for sale is not desirable for this type of retail operation.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development 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 Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The proposed PUD will bring to the Village its first new and used car automobile dealership which will be in the interest of public convenience and will contribute to the general welfare of the community.

2. The Planned Unit Development 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.

The proposed PUD will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. The Comprehensive Plan calls for this Site to be B-3 commercial, and it has, for many years, been used for the sale of recreational vehicles (an activity not dissimilar to vehicle sales).

3. The Planned Unit Development shall conform to the regulations and conditions specified in the 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 PUD will conform with all applicable regulations and conditions except as for express departures contained in the PUD.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The proposed PUD and the use contemplated therein conforms to the Comprehensive Plan, namely, business and retail activity.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

The proposed use is consistent with the intended zoning district of B-3.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The proposed use will not endanger public health, safety or welfare.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The proposed use will not lessen or impede the suitability for permitted use and development of, or be injurious to the use and development of other property in the immediate vicinity.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Petitioner will comply with all impact fee requirements of the Village.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The proposed PUD plan contains adequate provision for utilities and drainage and other facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The proposed PUD plan provides adequate parking and ingress and egress so as to minimize traffic congestion and hazards.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The proposed PUD plan has adequate site area and other buffering features to protect uses within the development and on surrounding properties.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

If the PUD is approved for this Site and for the nearby Village-owned parcel to the east, the Petitioner will soon thereafter begin to construct the parking lot improvements on the Village site and soon thereafter the new and use car dealership on the this site.

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.

The proposed new vehicle dealership to be established will result in a facility that is the interest of public convenience and will contribute to the general financial welfare of the Village and its residents

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.

The proposed new vehicle dealership to be established will not be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity, but will instead make a positive contribution to the community

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 design and operation of the proposed dealerships will conform to the regulations and conditions establishing the PUD as authorized by the Village Board.

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.

The signage variation requested by the Petitioner is required, in large part, by reason of the limited access to the Site by reason of the median barrier in Lake Street (Route 20) and the high rate of traffic along said Rt. 20, necessitating a larger sign in order to make sure that travelers seeking to find the Site have adequate notice of its location and are not forced to make dangerous and quick turning movements. This larger sign is also reasonably necessary to achieve the commercial results that both Petitioner and the Village desire.

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.

The conditions upon the which the Petition for Variation is based are unique and not generally applicable to other properties in the area.

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 exclusively on a desire of the Petitioner to make more money, but is also based upon traffic safety.

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.

The hardship or difficulty asserted by the Petitioner was not created by the Petitioner or any other person having an interest in the property.

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 signage variation will not detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

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 proposed variation will not impair an adequate supply of light and air to the adjacent properties or substantially increase congestion of the public street or increase the danger of fire or endanger public safety or substantially diminish or impair property values within the adjacent neighborhood.

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 requested variance will be unique to the this particular Site but is based upon the unique circumstances of this Site as set forth above.

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: Robert P. Loquercio, Manager, Bartlett Automotive Mall LLC

DATE: November , 2021

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**: Petitioner

ADDRESS: 1200 W Lake Street
Streamwood, IL 60107

PHONE NUMBER: 312-403-2100

EMAIL: bloquercio@blautogroup.com

SIGNATURE: _____

DATE: November , 2021

Location Map

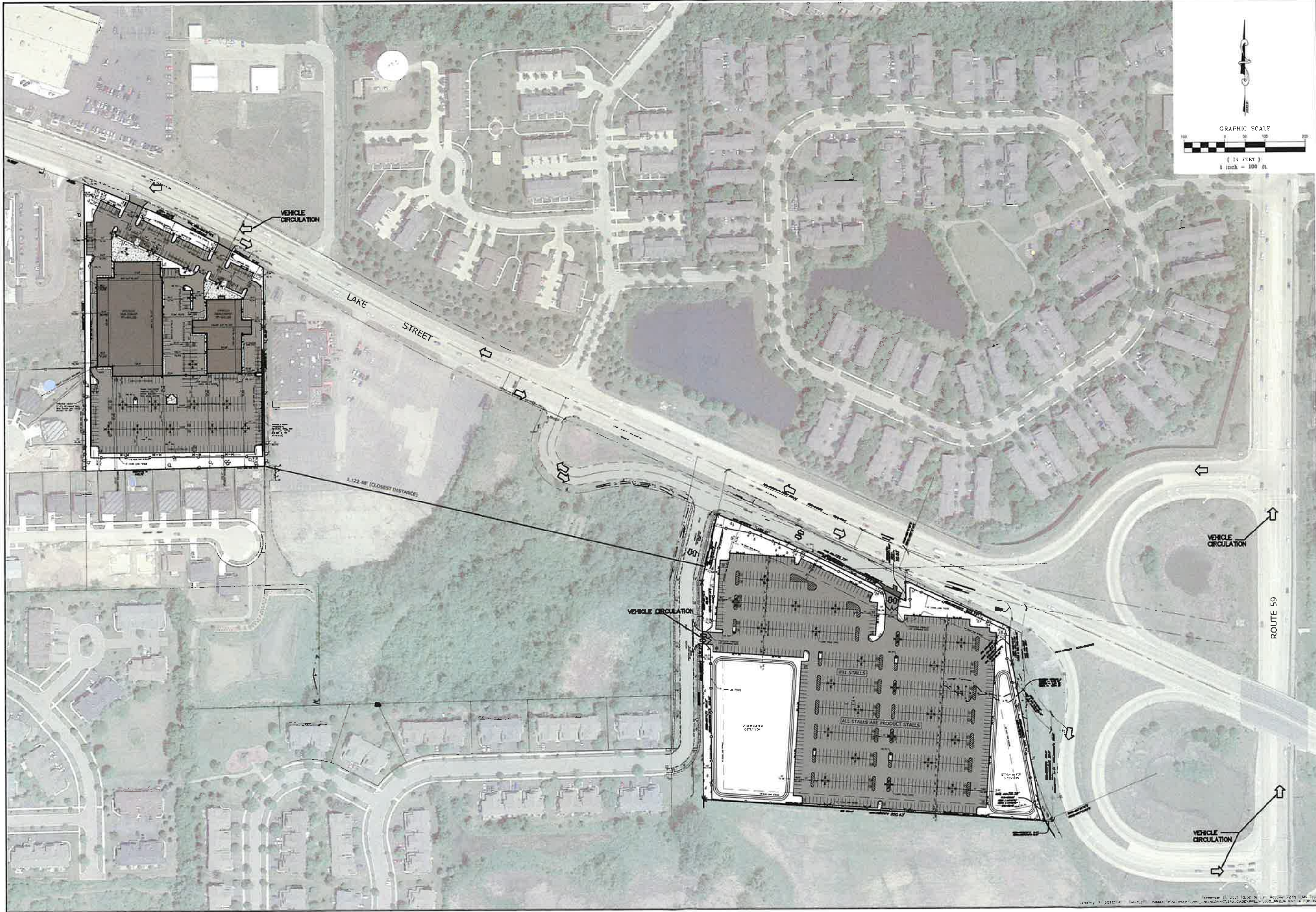
Bartlett Automotive Mall

PINs: 06-28-102-015, 06-28-202-012, 06-28-204-002,
06-28-400-018, 06-28-400-019, 06-28-400-016 & 06-28-400-014





AERIAL VIEW



DATE	REVISIONS	DRAWN BY
11/03/21	PER VALASE COMMENTS	AVS
11/11/21	PER VALASE COMMENTS	AVS

BARTLETT AUTOMOTIVE MALL
 BARTLETT, ILLINOIS
 OVERALL PUD PLAN

975 E. 22nd St, Suite 400
 Wheaton, IL 60189
 630.480.7889
 www.rwg-engineering.com

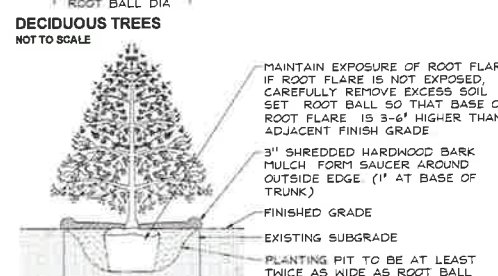
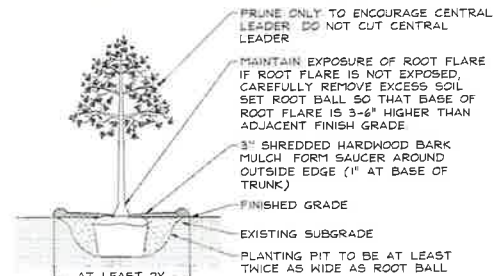
RWG Engineering, LLC
 Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO.	85222221
DATE	11/03/21
SCALE	1" = 100'
PROJ. MGR.	AVS
PROJ. ASSOC.	AVS
DRAWN BY	AVS



LOCATION MAP
SCALE: 1"= 400'
NORTH

PLANTING DETAILS

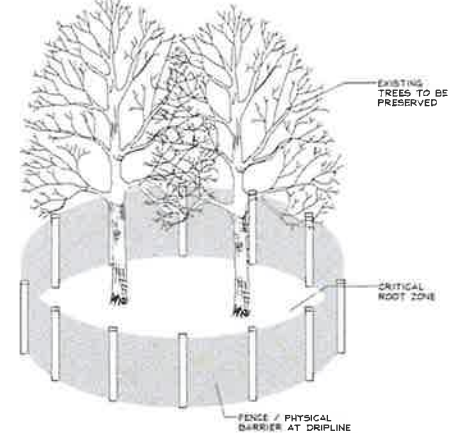


GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
☐	SHADE TREES		
☐	Acer x freemontii AUTUMN BLAZE MAPLE	2 1/2" Cal	
☐	Gleditsia triacanthos var. 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal	
☐	Quercus bicolor SHAMP WHITE OAK	2 1/2" Cal	
⬡	ORNAMENTAL TREES		
⬡	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem
⬡	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-stem
☀	EVERGREEN TREES		
☀	Abies concolor WHITE FIR	6' Tall	
☀	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
⊙	DECIDUOUS SHRUBS		
⊙	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
⊙	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	36" Tall	4' O.C.
⊙	Viburnum trilobum 'Reaume' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
⊙	EVERGREEN SHRUBS		
⊙	Juniperus chinensis v. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
⊙	Juniperus chinensis 'SeaGreen' SEA GREEN JUNIPER	24" Wide	4' O.C.
☁	PERENNIALS AND ORNAMENTAL GRASSES		
☁	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	16" O.C.
☁	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.
☁	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	16" O.C.
☁	Sporobolus heterostachys PRAIRIE DROPS EED	#1	18" O.C.
☁	GROUNDCOVERS		
☁	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

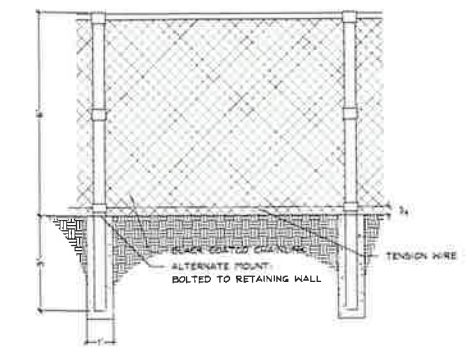
- 48" high snow fence or wood barriers shall extend to the dripline of the tree or trees mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and caustics, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

PRESERVED LANDSCAPING LEGEND

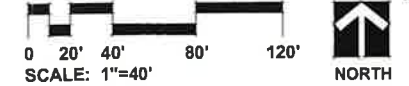
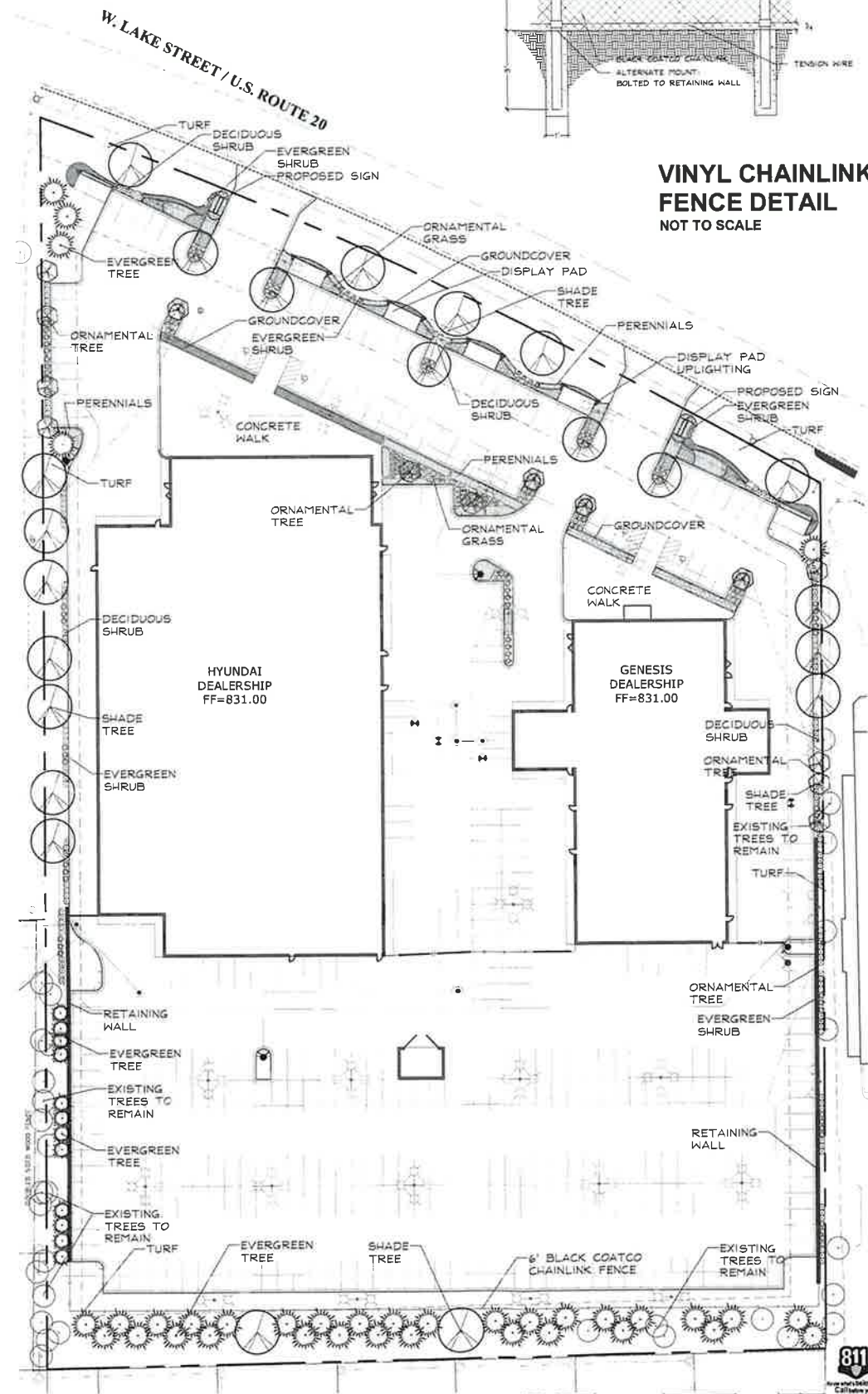


WESTERN BUFFER EXISTING TREE DATA

- ALL OFF SITE TREES TO BE PRESERVED
- SEVEN ON SITE TREES TO BE REMOVED
- FOUR ON SITE TREES TO BE PRESERVED



VINYL CHAINLINK FENCE DETAIL
NOT TO SCALE



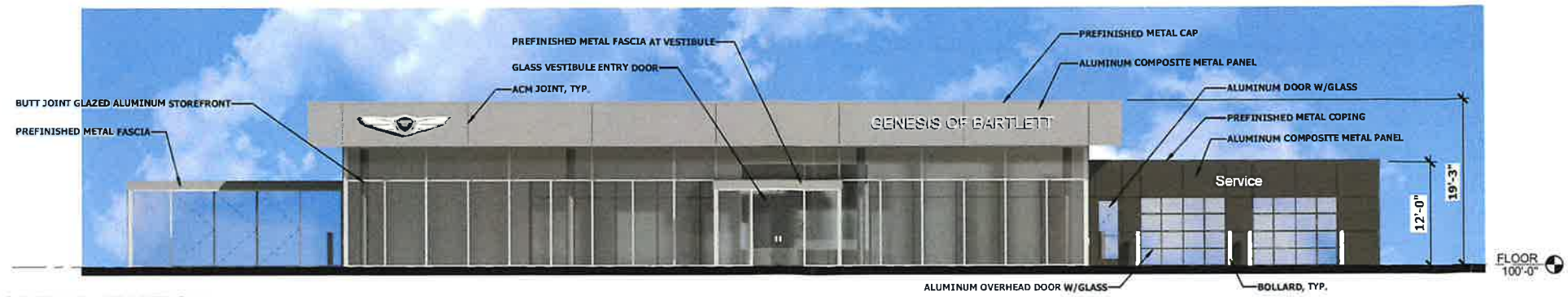
GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-1197

CIVIL ENGINEER
RWG ENGINEERING, LLC
975 E. 22ND STREET, SUITE 400
WHEATON, ILLINOIS 60189

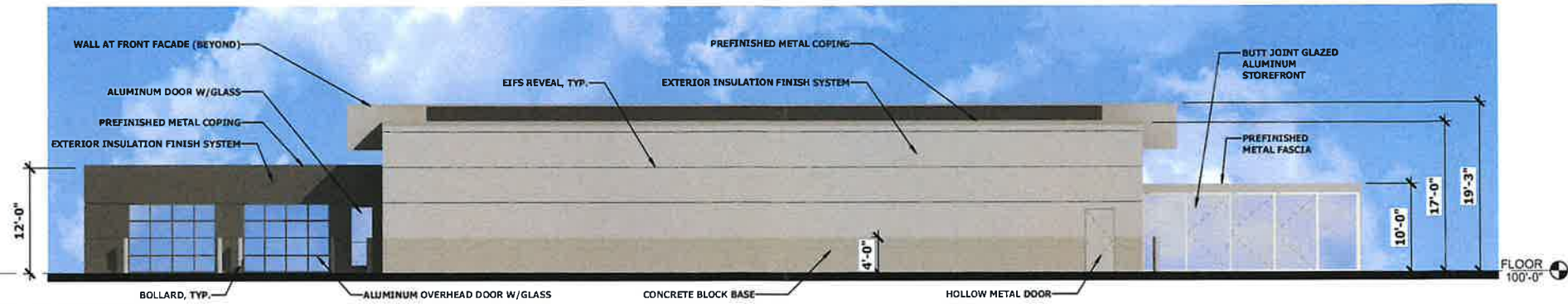
HYUNDAI GENESIS DEALERSHIP
1201 & 1215 W. Lake Street
Bartlett, IL
PRELIMINARY LANDSCAPE PLAN

NO.	DATE
2	11.22.2021
1	11.11.2021

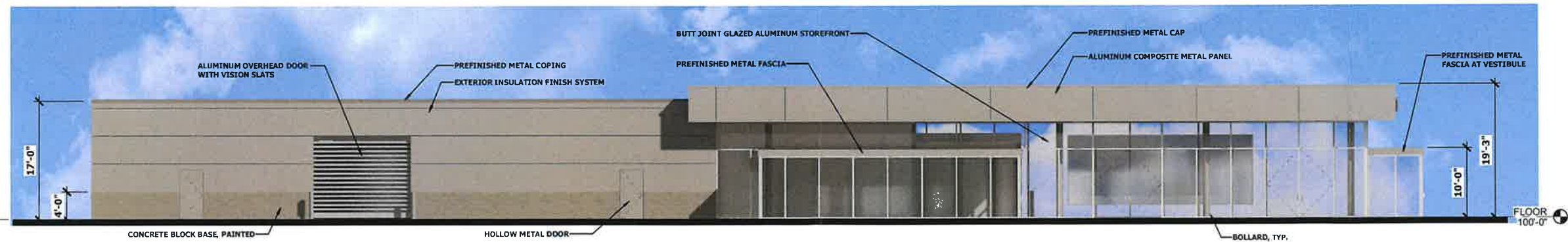
DATE	PROJECT NO.	DRAWN	CHECKED	SHEET NO.
11.01.2021	RWG2110	NDS	GFB	



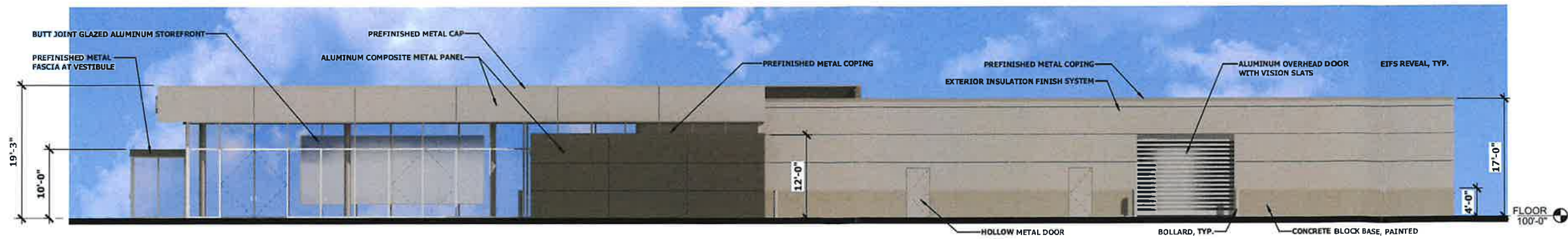
① NORTH ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



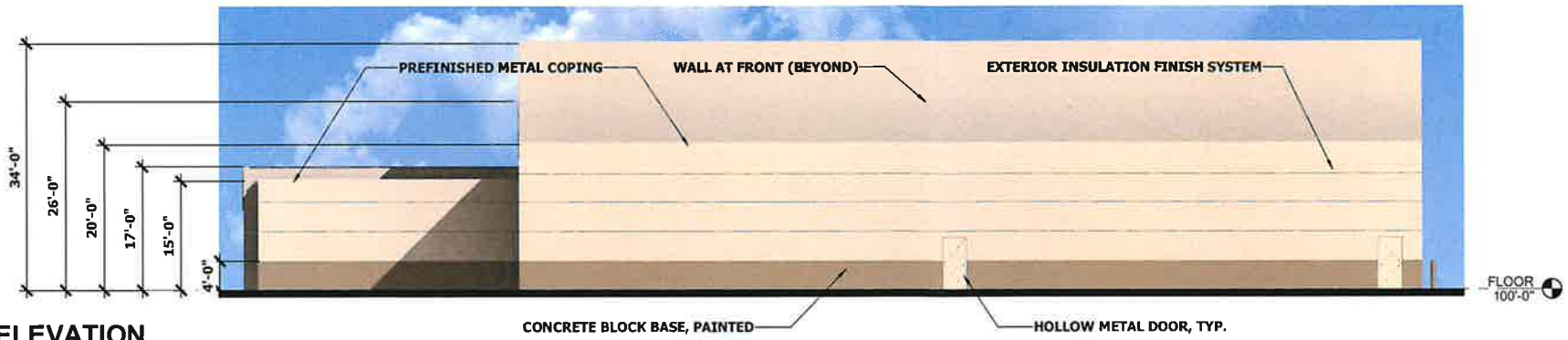
③ EAST ELEVATION
1/8" = 1'-0"



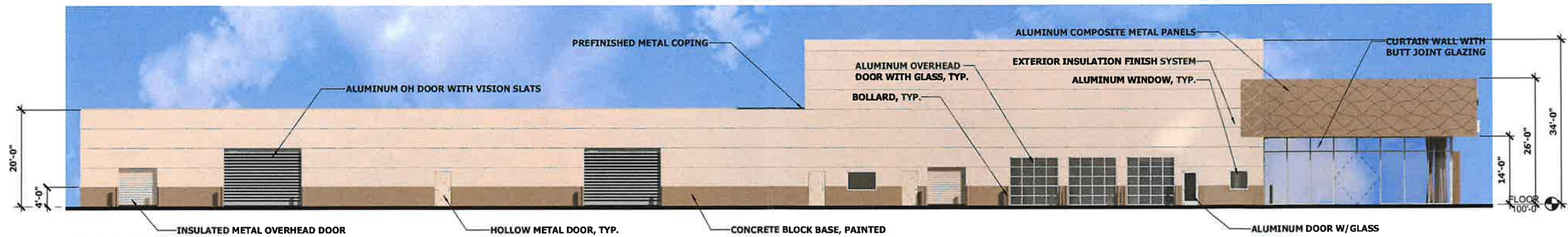
④ WEST ELEVATION
1/8" = 1'-0"



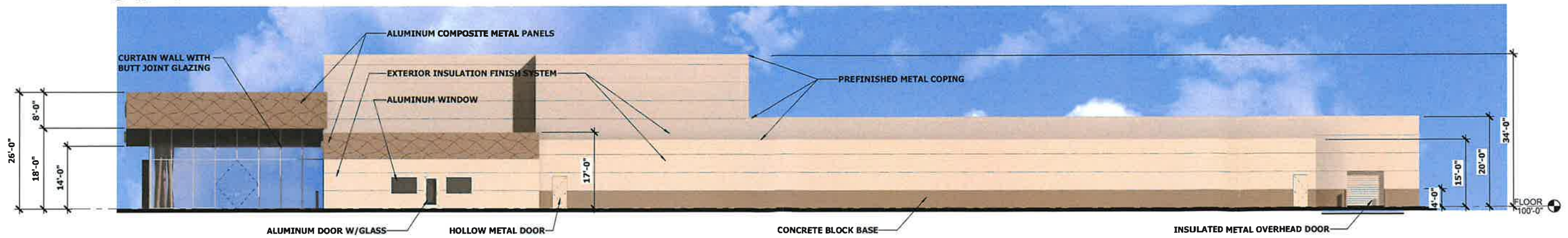
① NORTH ELEVATION
3/32" = 1'-0"



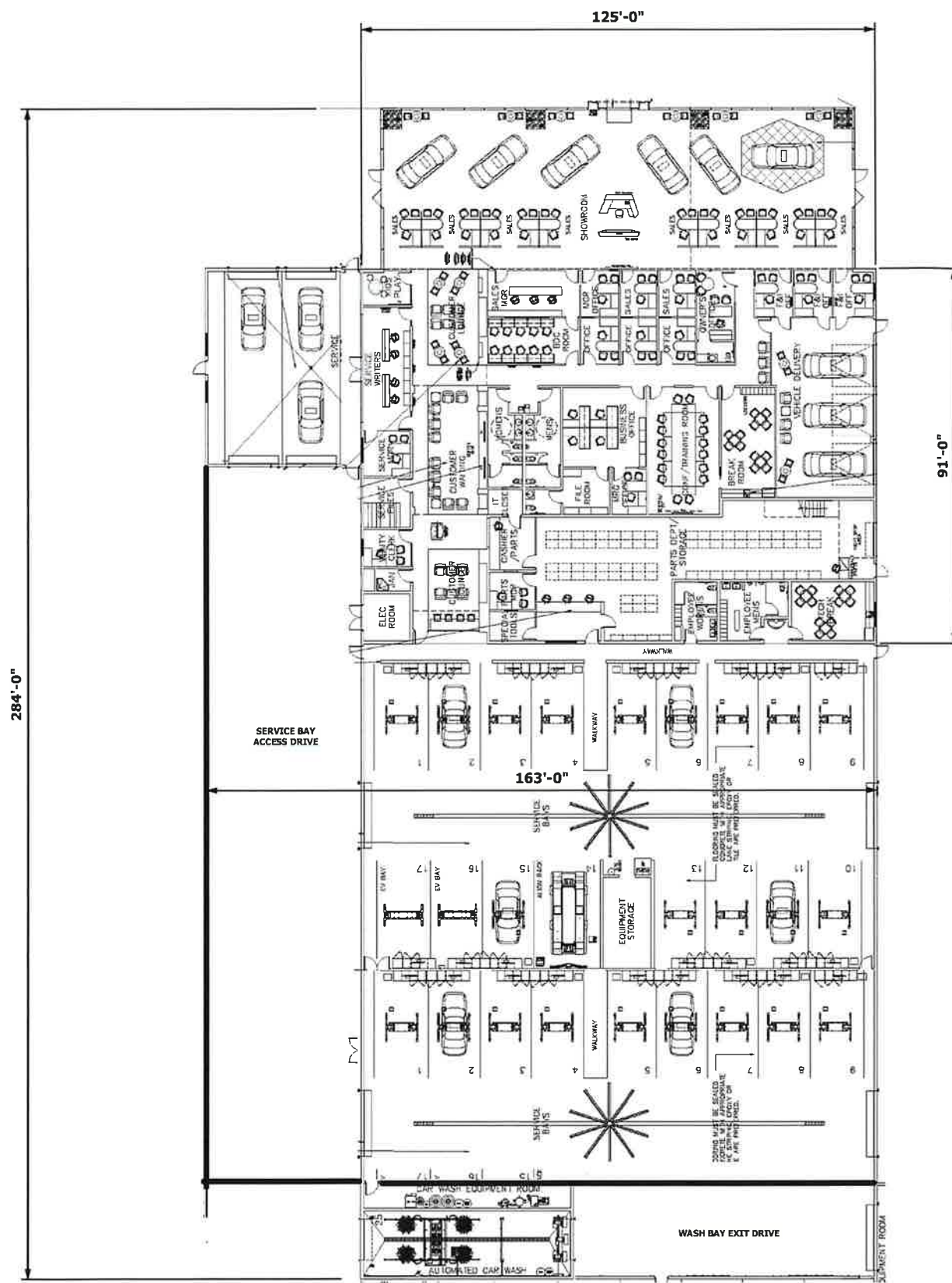
② SOUTH ELEVATION
3/32" = 1'-0"



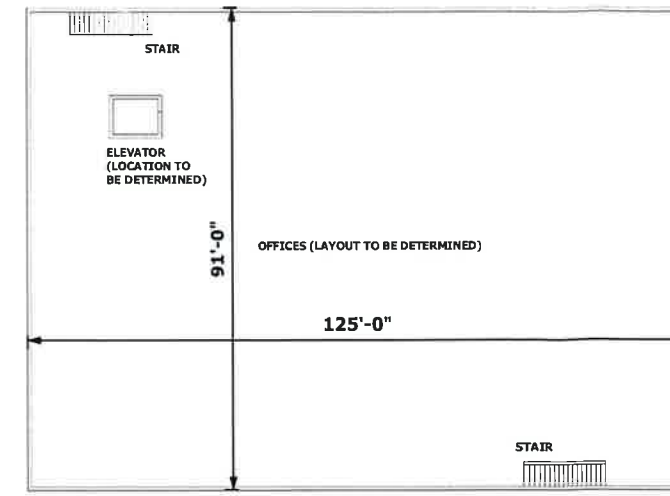
③ EAST ELEVATION
3/32" = 1'-0"



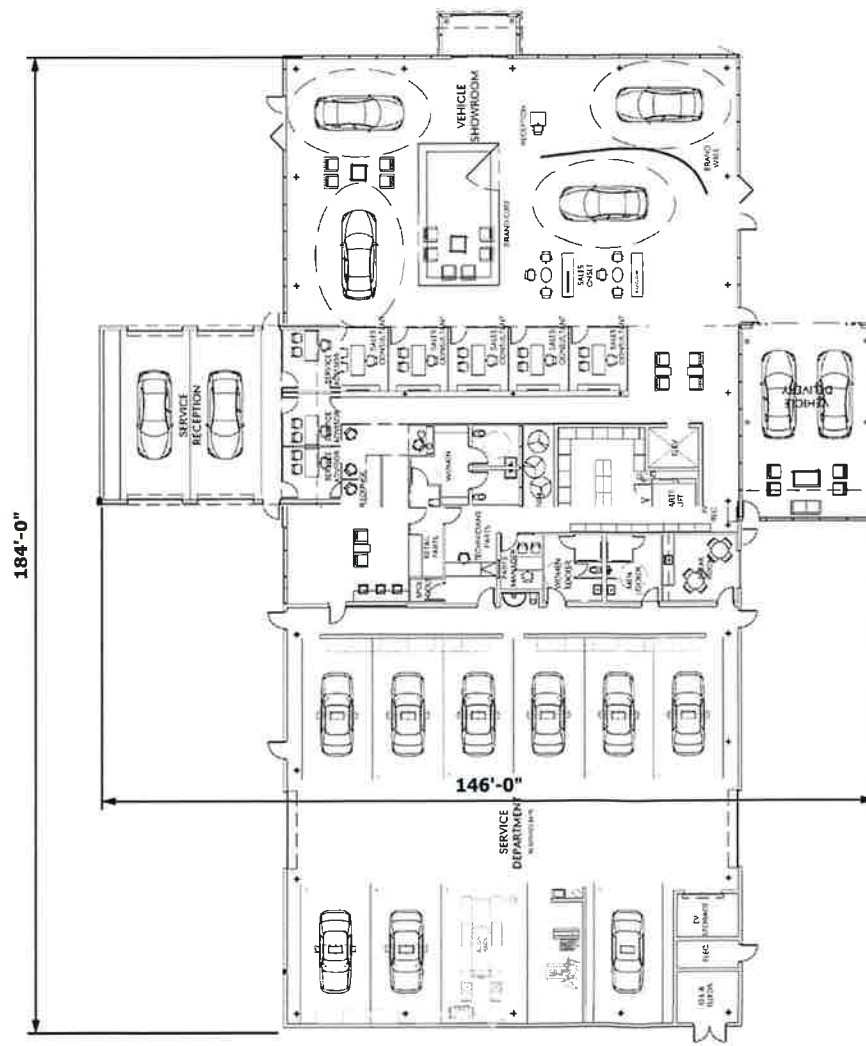
④ WEST ELEVATION
3/32" = 1'-0"



HYUNDAI FIRST FLOOR PLAN (CONCEPTUAL ONLY)



HYUNDAI SECOND FLOOR PLAN (CONCEPTUAL ONLY)

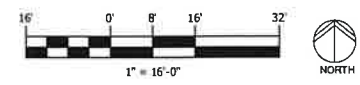


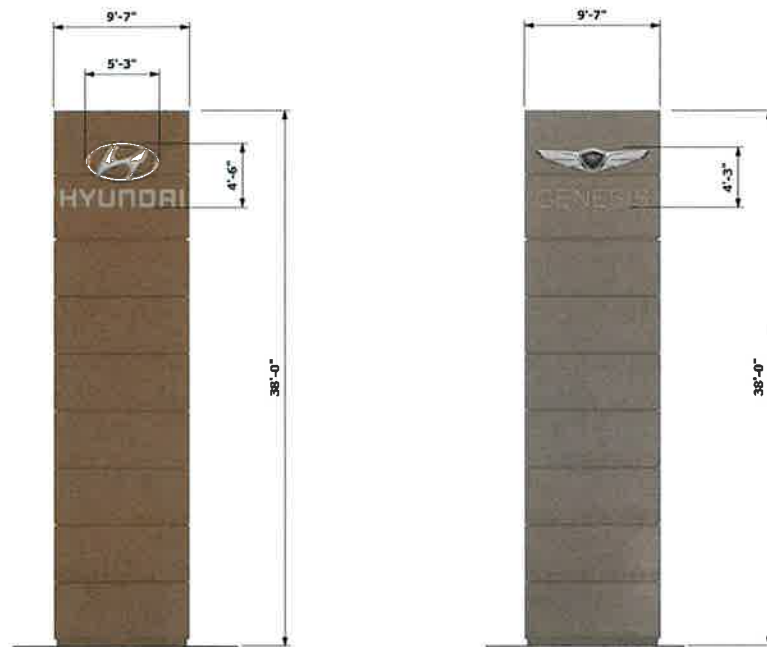
GENESIS FLOOR PLAN (CONCEPTUAL ONLY)

HYUNDAI AREA:
 2-STORY
 43,000 SF FOOTPRINT
 12,000 SF SECOND FLOOR
 55,000 SF TOTAL

GENESIS AREA:
 1-STORY
 18,000 SF TOTAL

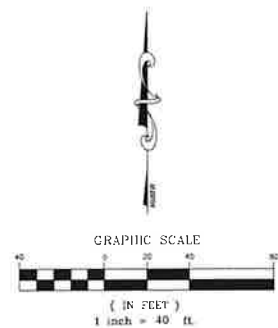
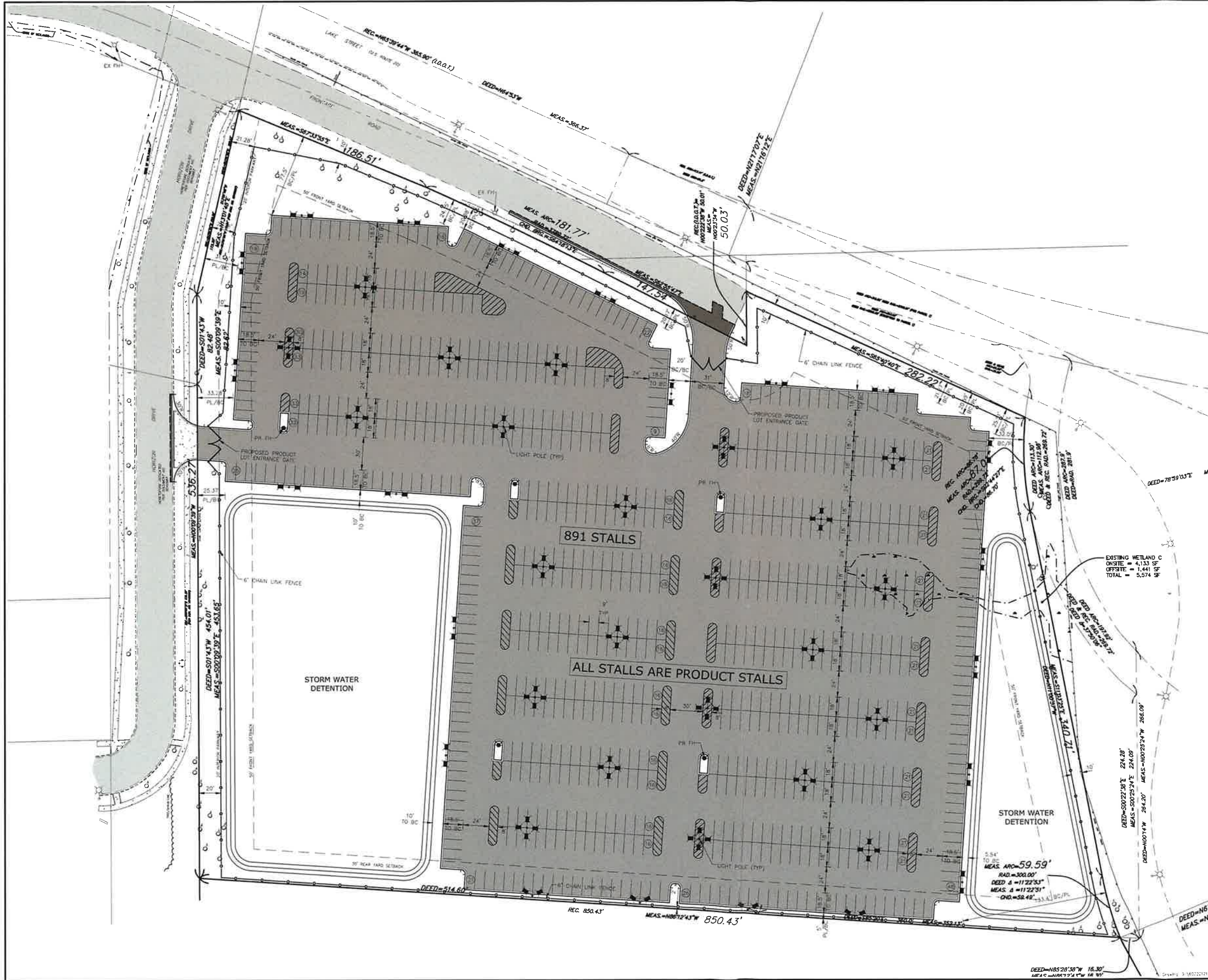
NOTE: FLOOR PLAN LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE.





GROUND SIGNS





SITE DATA:	
TOTAL EAST PARCEL AREA	= 464,195 SF. (10.66 AC)
CURRENT PARCEL ZONING	= ER-1 (ESTATE RESIDENCE SINGLE FAMILY)
PROPOSED PARCEL ZONING	= B-3 PUD (NEIGHBORHOOD SHOPPING DISTRICT)
COUNTY:	= COOK
P.I.N.:	= 08-28-204-002 08-28-400-014 08-28-400-016 08-28-400-018 08-28-400-019
EXISTING SITE CONDITIONS:	
EXISTING IMPERVIOUS (BLDG, PAVT, GRAVEL)	= 61,155 S.F. (1.3175 AC)
EXISTING GREENSPACE	= 403,040 S.F. (9.2525 AC)
EXISTING CONDITION IMPERVIOUS AREA	= 61,155 S.F. (1.40 AC)
PROPOSED SITE CONDITIONS:	
PROPOSED BUILDING FOOTPRINT	= 0 S.F. (0.0000 AC)
PROPOSED PAVT./SIDEWALK	= 295,981 S.F. (6.7675 AC)
PROPOSED GREENSPACE	= 168,214 S.F. (3.8244 AC)
PROPOSED CONDITION IMPERVIOUS AREA	= 295,981 S.F. (6.79 AC)
PROPOSED PARKING SUMMARY:	
PRODUCT STORAGE STALLS (9'x18')	= 891

LEGEND	
EXISTING	PROPOSED

DATE	REVISIONS	DRAWN BY
1. 11/03/21	PER VILLAGE COMMENTS	AVS
2. 11/11/21	PER VILLAGE COMMENTS	AVS

BARTLETT AUTOMOTIVE MALL
BARTLETT, ILLINOIS
EAST PARCEL SITE PLAN

975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7639
www.rwg-engineering.com



PROJECT NO.	60222221
DATE	11/03/21
SCALE	1"=40'
PROJ. MGR.	REBO
PROJ. ASSOC.	AVS
DRAWN BY	AVS
SHEET	
4	6



LOCATION MAP

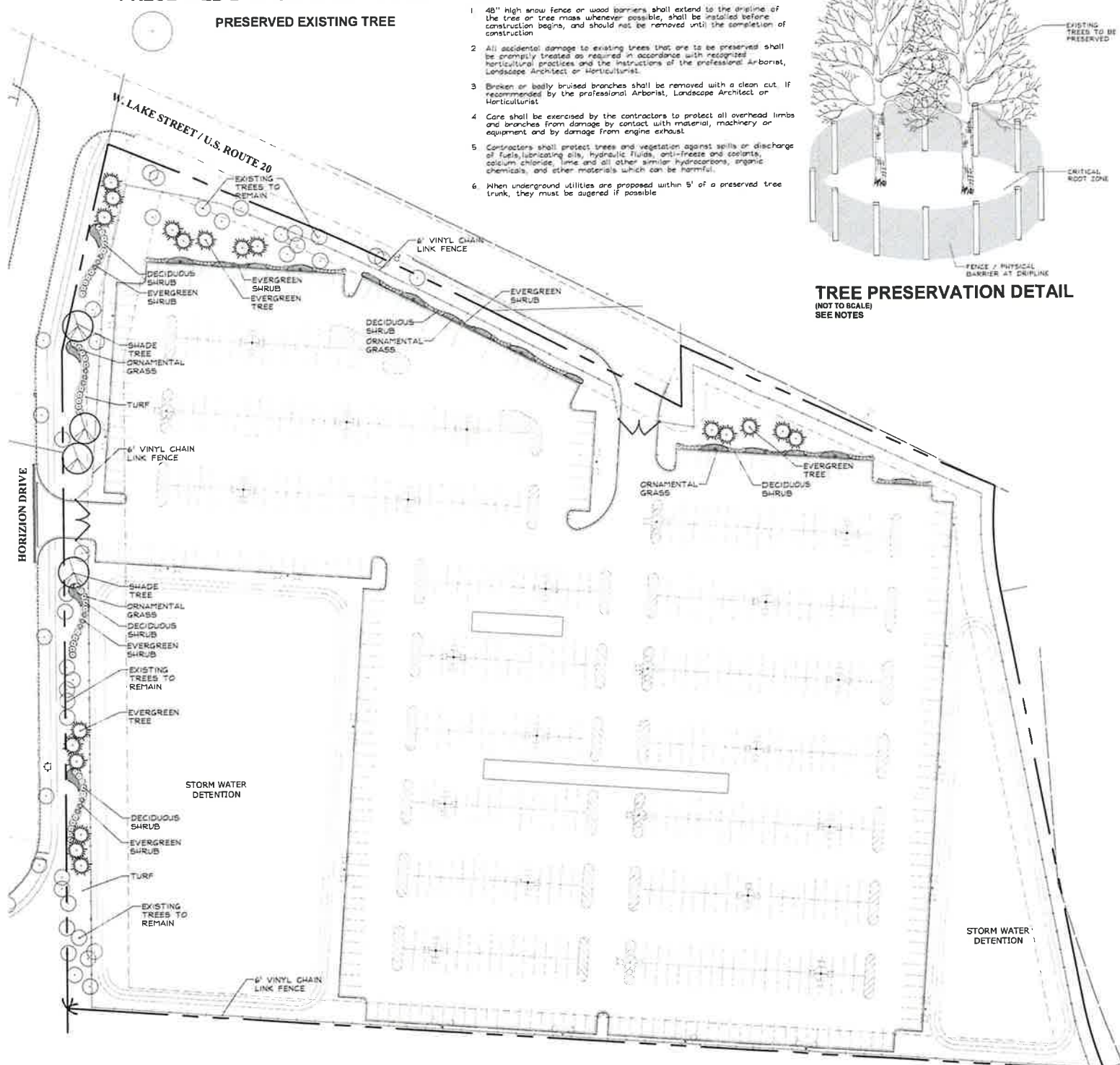
SCALE: 1"= 300'



REPRESENTATIVE PLANT LIST

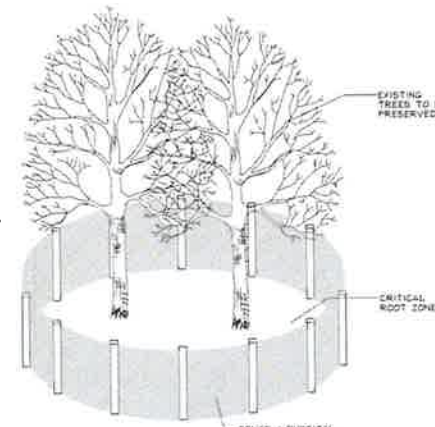
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii AUTUMN BLAZE MAPLE	2 1/2" Cal	
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal	
	ORNAMENTAL TREES		
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem
	Cornus mas CORNELIANHERRY DOGWOOD	6' Tall	Multi-stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	6' Tall	
	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' OC
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	36" Tall	4' OC
	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' OC
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	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	18" OC
	GROUNDCOVERS		
	Viola minor 'Earl's Blue' DART'S BLUE PERIWINKLE	#SP4	12" OC

PRESERVED LANDSCAPING LEGEND



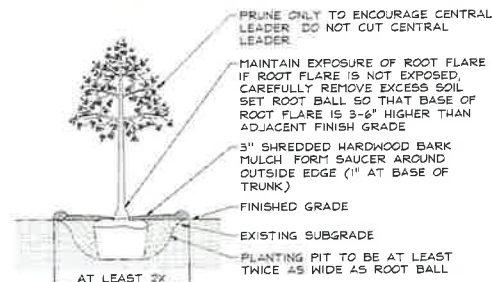
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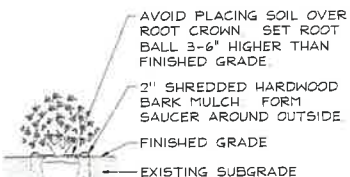


TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

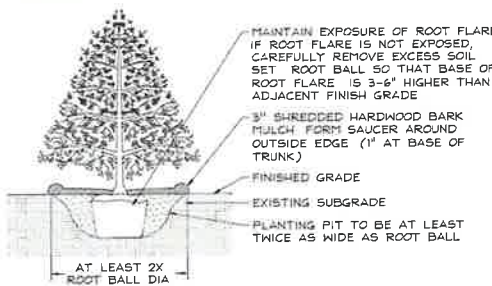
PLANTING DETAILS



DECIDUOUS TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



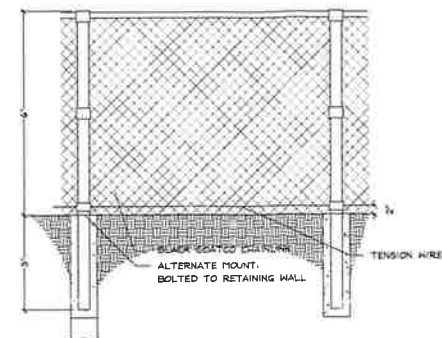
EVERGREEN TREES
NOT TO SCALE



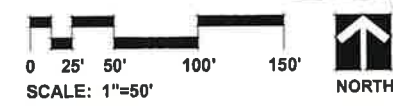
PERENNIALS AND GRASSES
NOT TO SCALE

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



VINYL CHAIN LINK FENCE DETAIL
NOT TO SCALE



GRWA
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ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
RWG ENGINEERING, LLC
975 E 22ND STREET, SUITE 400
WHEATON, ILLINOIS 60188

HYUNDAI EAST PARCEL
1201 & 1215 W. Lake Street
Bartlett, IL
PRELIMINARY LANDSCAPE PLAN

2	11.22.2021
1	11.11.2021

REVISIONS

DATE 11.01.2021
PROJECT NO. RWG2110
DRAWN NDS
CHECKED GFB
SHEET NO.