



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
February 10, 2022  
7:00 P.M.**

- I. Roll Call
- II. Approval of the December 9, 2021 meeting minutes
- III. **(#21-10) Wheaton Eye Clinic  
Site Plan Amendment**
- IV. Old Business/New Business
- V. Adjournment



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J. Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kapadoukakis, and J. Kallas

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

**Approval of Minutes**

A motion was made to approve the October 14, 2021 meeting minutes.

Motioned by: A. Hopkins

Seconded by: J. Kallas

**Roll Call**

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and J. Lemberg

Nays: None

Abstain: J. Kapadoukakis, J. Kallas

The motion carried.

**J. Lemberg** I would like to welcome **Julie Kapadoukakis** as a new member to the Plan Commission.  
**J. Kapadoukakis** I have been a resident of Bartlett for the last 18 years. I worked for the Park District for many years and I am very familiar with our community. I am looking forward to adding my expertise as well as working with the community and making a difference.



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**(#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

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**K. Stone** the petitioner is requesting a Preliminary and Final PUD Plan for 2 properties in the Village of Bartlett on Lake Street. The west parcel is located between Moretti's and the carwash and the east parcel that I will be referring to is located on the corner of Lake Street and Route 59 off of Horizon Drive and the frontage road. The petitioner is requesting the PUD plan to allow 2 car dealerships on the west parcel and a parking and storage lot for those dealerships on the east parcel. To allow this, the petitioner is requesting Text Amendments to add off-site parking for storage of new and pre-owned vehicles for motor vehicle dealerships to the list of Special Uses in the B-3 and B-4 districts as well as regulations for those types of lots. The petitioner is requesting to rezone the west parcel from B-3 to the B-3 PUD Neighborhood Shopping District to allow the construction of the 2 dealerships. One dealership will be a 55,000 square foot Hyundai dealership. The other building will be for an 18,000 square foot Genesis dealership. Parking on the site consists of 44 customer spaces, 66 employee spaces, 142 display spaces, 88 service spaces, and 6 car display pads along Lake Street. This exceeds the Zoning Ordinance requirement of 105 parking spaces. The petitioner intends to park and store additional vehicle inventory on the east parcel. The building elevations have glass curtain walls along Lake Street with the remainder being a



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concrete block base, aluminum composite panels and EIFS. There will be 2 curb cuts on Lake Street utilizing the same location that the existing RV dealership has. The petitioner is requesting Special Use Permits to allow a planned unit development, automobile and truck sales, automobile repair, a car wash and for the building height to exceed 25 feet. They are also asking for several modifications from the Zoning Ordinance as part of their planned unit development request. The stormwater detention will be in underground storage vaults located in the rear of the property. The petitioner has worked with staff to increase the landscaping between the storage of the vehicles and the residences to the south. They are putting in a double row of evergreen trees. The petitioner has also increased the buffer along the west property line that abuts 3 lots in the Bartlett Ridge Subdivision. Along that property line, the petitioner has agreed to reimburse those 3 property owners a cost not to exceed a total of \$25,000 for them to put additional landscaping on their residential lots. That is part of staff's recommendation. We have looked at the agreement and think it is fair and is included as one of our conditions of approval. For the east lot, the petitioner is proposing to rezone the site from ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District. The plan identifies 891 spaces for parking and storage of new and used vehicles. The parking and storage lot has a full access curb cut on the frontage road as well as one on Horizon Drive. One of the conditions that staff is proposing is that vehicles are not permitted to turn left and go into the neighborhood in Eagles Ridge. They are requesting the Special Use Permits for off-site parking and storage of vehicles as well as to fill 0.09 acres of wetlands located at the northeast corner of the property. Patrons driving and employees transporting vehicles between the sites will be utilizing the frontage road. Any traffic between the sites would be making a right-hand turn from the dealership coming into the storage lot, leaving the site, using the frontage road, going east on Lake Street, using the exit ramps, coming up on Route 59 and then coming back onto Lake Street to turn left. No traffic will be using Spaulding Road or Horizon Drive in the Eagles Ridge neighborhood. There are 2 detention basins proposed on the east parcel, one along the ramp and the other to provide a buffer from the townhomes that are located in this area. Staff is reviewing the engineering, landscape and photometric plans for both parcels. Staff recommends approval of the petitioner's requests subject to the conditions and findings of fact outlined in our staff report.

The petitioners, **Peter Bazos, Esq., Robert Gudmundson, Consulting Civil Engineer, John Swierk, Architect,** and **Andrey Strelkov, Project Engineer** came forward and were sworn in by **J. Lemberg**. **P. Bazos** stated that **R. Loquercio** is the petitioner and is the owner of the dealerships across the street in Streamwood. We are happy to work this somewhat difficult site out because he really wanted to bring another dealership into proximity with his other 2 dealerships. We are glad for you and for us that it is going to be in Bartlett. If this is approved we will close on the purchase of the west parcel before the end of the year. The RV dealer has the right to stay for up to 6 months. Full-blown construction would begin in June, if not before, on the east parcel that we will be leasing. The anticipation is that you will see a new Hyundai and Genesis dealership open their doors in your community on or about June 2023. We are happy to answer any questions that you have.

**J. Lemberg** how large will the underground storage vaults be on the west side and how much water will they hold? **B. Gudmundson** stated that the storage vault at the south end of what is referred to as



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the west parcel will house a little over 3.5-acre feet of stormwater. The total property is 6.2 acres in size and will store the equivalent of almost 6 inches of water spread across the site. That is a lot of storage. It will be in a vault. We will do the best management practices that incorporate volume control and controlled release to an existing storm sewer system located to the south and east of the property. **J. Lemberg** what happens when the vaults are full of water? **B. Gudmundson** the systems is designed per the Village ordinance and the DuPage County Stormwater Management requirements for a 100-year storm. In the event there are 2 back-to-back 100-year storms, we have designed the site with positive drainage. The water would not go into the buildings. It would migrate from north to south towards the southeast corner of the site where it can be tributary to other basins that exist in the residential area to the south. **J. Lemberg** will those be buried in the berm on the south side of the property? **B. Gudmundson** the vault will be buried underneath the pavement because this property has a lot of vertical fall from the elevations on the property up against Lake Street to the elevations of the property at the south end of the site. Obviously, we have to level out some of that, create the pads for the buildings and then go into a paving transition. The vault will not only provide storm water detention it will also give us the opportunity to excavate and create structural fill that we will use to level the site where it needs to be leveled. **J. Lemberg** what are the vaults made of? **B. Gudmundson** the vaults will be either concrete or a made of series of large diameter open-jointed pipe that can bleed water into a gravel basin and promote discharge via vertical absorption into the ground and those pipes would provide the same volume of storage. **J. Lemberg** have you used these on other projects? **B. Gudmundson** yes, many times. **J. Lemberg** on the west side of the property, you said that you will put in an increased landscaping buffer from 5-14' between the parking area and the property line. The property where the cars are going to be parked is above the backyards of the residence to the south. What is going to stop water from running down into their yards? You are only putting in evergreen trees that are 6-8' in height. That is not going to block out noise or lights coming into their backyards or second-floor windows. **B. Gudmundson** we have incorporated into the project a fence that will be right behind the curb. All of the parking areas will be curbed and that provides a barrier so that water in the parking lot cannot jump that curb. The water will go to the basins first and go into the stormwater management facility. We will have a 6' vinyl clad chain link fence along the perimeter to provide screening between the subject site and the adjoining residential with trees behind the fence. **J. Lemberg** is there is a curb on the southwest corner of that lot? **B. Gudmundson** actually, today at the southwest corner of that lot it is all gravel and all of the water right now just sheets to the south. **J. Lemberg** that parking lot is elevated above those houses and where it is elevated there is a brand-new curb that was put in. How are you going to change the elevation from that curb to those backyards so that they do not get water, noise, and lights from the parking lot? **B. Gudmundson** there is a buffer at the southeast corner that is about 31' and at the southwest corner it is about 38 feet. That area will be sloped at about a 3.5 or 4 to 1 gradient going up to meet the new pavement area of the parking lot. That will be heavily landscaped where it is referred to as the twin row of evergreen trees and north of the evergreen trees right behind the curb there will be the fence that I referred to. **J. Lemberg** are the trees that are 6' to 8' high going to be high enough to block out the lights from the parking lot for the neighbors second-floor windows? **B. Gudmundson** all of the proposed lights on the site have to meet the photometric ordinances as it approaches the perimeter of the property. We use rectangular cut off fixtures that have shades on them that do not allow light to be thrown off the property. It will throw the light to the north. **J. Lemberg** who is going to repair the fence between the frontage road and Lake Street on the east parcel? It is in pretty bad condition. **R. Grill** the frontage road is currently



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under the jurisdiction of IDOT and I believe that IDOT would like to turn that over to the Village. It will not be owned by the petitioner **J. Lemberg** the fence between the frontage road and the main road is broken. Who is going to repair that fence? **R. Grill** the Village owns the property. We have a perimeter chain-link fence there. The petitioner is going to remove and replace that with a vinyl clad chain-link fence as well as new landscaping as part of the improvements to the property.

**J. Lemberg** asked if there were any questions from the committee. **A. Hopkins** what will the hours be that the lights will be on and activity taking place? **P. Bazos** the lights will be on all evening for security, but can be modulated. I am sure we can work with staff to make sure that we can drop the lights down to just security level. **A. Hopkins** that is something that I would like to see because I am sure that the homeowners will not want to see lights 24/7 and would like some type of darkness. I know that you are doing your best within our ordinance for light pollution and even though we have the ordinance, there are always lights that will shine though. That is my big concern. How many cars do you plan to have on the lot at any given time and how much will that vary? **P. Bazos** the goal ideally would be that all spaces will be filled and we would have a full lot. We do have zero-foot candles at the property lines. We will work with staff on that. **A. Hopkins** do deliveries happen at certain hours? Will there be things going on in the middle of the night? **P. Bazos** deliveries are during normal hours of operation and will be on the RV side only where the 2 dealerships are. There will be no customers on the east lot. **J. Kapadoukakis** I would like to be ensured that the east parcel property is maintained just as nicely as the dealership properties. I have seen overflow lots for car dealerships before and hope that this will be maintained. My main concern is the west property. I did visit the lots this week. It was not easy to get out of the west lot. I was there in the afternoon. There is a light by the Toyota dealership to make a right turn onto Lake Street, but where the west parcel is located, when I tried to pull out of the existing RV dealership, it was very difficult. The exit on the left is literally impossible to get out of because cars are coming around a curve to the left. It is much easier to get out on the right side and much safer. I know this is under IDOT jurisdiction. I strongly recommend that this be looked at as far as being much safer on the right side, which is the east side. We need to make this as safe as possible. **M. Hopkins** what kind of activity will the rear parking lot have in a typical day? Would it be as active as a retail parking lot? **P. Bazos** no, most of the south part of the west lot is going to be inventory storage. We might have a customer walking back with a salesperson or a porter driving a car to put a dealer plate on, but this is not going to be active. I think it would be much less active than a shopping center parking lot. It is more storage. **M. Hopkins** that is good. Where will the vinyl clad fence be located? **B. Gudmundson** the fence is as much for screening as it is for security. It will go all the way around the parking on the south side, west side and east side, and even where we have a 2-3' high retaining wall to permit grade changes. That fence will be embedded within that. It will either be right on top of it or adjacent to it. We are not going to gap the fence if that is what you are asking. **M. Hopkins** I was wondering if the fence was going to be solid enough to block headlights. **B. Gudmundson** vinyl clad with the slats will block headlights with landscape behind it. **K. Stone** the fence is vinyl clad with no slats. **M. Hopkins** I know there has been extra attention paid to the west parcel, but there is a difference between the 30' south buffer and the west buffer for the 2 residential lots. Maybe we need something to block headlights on the west property line. **K. Stone** Bartlett Ridge subdivision has a wood fence. **M. Hopkins** everything has been carefully planned and I know there has been a lot of attention to this issue and maybe it is covered. I just do not see it yet. **B. Gudmundson** we can work with staff on that.





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We can add slats to the fence along that section and have the cars back in only. **M. Hopkins** that would be very helpful and we would be happy to do that. **R. Grill** we can come up with an alternative.

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

**Michael Murphy** of 1098 Horizon Drive stated I believe that Horizon Drive was designed for residential use and not commercial use. The turn coming off Lake Street going east is not designed for tractor trailers to turn in and drop off cars. There are 12' lanes there with 2-6' shoulders. It is already torn up and needs to be redone. Somebody has to take jurisdiction of that. I do not know if it is going to be the new owners, but it is not fair to the new owners if that is what they are going to get as part of this or if the Village is going to have it dedicated as our property for the Village. It needs to be addressed. I urge staff to come up with a recommendation for the proper development of Horizon Drive to make it commercial friendly for trucks. Deliveries are going to arrive in the middle of the night. We will have truck drivers in our neighborhood 24/7 and that needs to be addressed. I have not heard anything about an IDOT report for curb cuts on Lake Street. That calls for special attention from Naperville Road to Route 59. Somebody has to look into how tough it is to get in and out of Lake Street. We want to maintain safety. If we can have east access off that property out of the east parcel. I do not know if we have to have a west exit out of that parcel onto Horizon Drive that goes north and south. We have very mature hedge lines there that I would like to see incorporated into the landscaping. I would like staff to make a recommendation on that. I feel bad about the lighting for my neighbors to the west and I would like that addressed. Possibly we could recommend 8' wood fences that are more neighborhood friendly than business friendly. I would urge patience and responsible community development. I hope to see this in the neighborhood in the very near future. **Shannon Jordan** of 1256 Highpoint Court stated my concerns are the fence and the lighting and how close they are to my backyard. The RV dealership has an 8' fence and because of the elevation I can see the RVs. I will be looking at cars above the 8' fence. I would definitely like to see another solid 8' fence on the back of the lot if that is possible. I really hate that the parking lot is going to be that close to my backyard. I also do not like the idea of 6' to 8' tall trees that are going to take 20 years to block anything when there is such a big elevation change from our yard to where this parking lot is going to be. I hate the idea of looking at a car in the back and having big lights on all night. As it is, the lights from the RV lot already shine into our first floor. As they have knocked down trees since we moved into the house 2 years ago there is more light. I feel like someone could stand at the back of that lot and have a view into my backyard. **David Hull** of 1250 Spaulding Road stated we are just beyond the entrance of the ancillary parking lot. Is there going to be an entrance on Horizon Drive into the lot? **K. Stone** yes. **D. Hull** this may incur having a lot of people going around to Naperville Road and W. Bartlett Road to get out especially during construction. When this is in operation and people are pulling cars out in the morning it is going to be very busy with a lot of traffic. Is there a plan to put traffic lights up at the left turn lane on Lake Street to the frontage road and then to Horizon Drive? **K. Stone** that would be up to IDOT. **Noreen Plaga** of 489 Horizon Drive asked, how lighted will the east parcel be and how will it be kept secure? I back up parallel to Route 59. What kind of lighting will there be for the parking lot? **K. Stone** the petitioner has submitted a photometric plan. We did put standards in on what the foot candle measurements can be. They cannot



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exceed 0.2 at the property lines and we are requiring that the lights be shielded as well. **N. Plaga** how much open light will be there? **R. Grill** I do not want to speak for the petitioner, but you are going to see the lights. **J. Bazos** the Village has planned that there will be commercial activity here. This is not going to be park area or dark area at night. The west parcel is elevated above the homes. There will be a fence at the high elevation and there will be double rows of bushes on the neighbor's side of the fence that will start out at 6' to 8' and will grow to 16' to 20'. **J. Swierk** our fence at the south property line will be at the top of the parking lot and you will not see the cars because the fence will be up high. You should only see the fence and the landscaping and not the cars. On the east parcel there is an entrance to the parking lot also off of the frontage road, not just Horizon Drive. It is a matter of coordinating which road is used the most for deliveries. The new lighting is all LED lighting, which is much more directional and is designed to point lighting where it is needed. LED gives us clear cut off at the property lines. When you drive down Route 20 and see lights from the other dealerships shining on Route 20 that will not happen here because of the directional LED. **M. Hopkins** the criteria that we are going to use is 0.2-foot candles at the property line. What is the difference between the general illumination level along Lake Street where you display the cars and the back storage lot on the west property and the general storage lot on the east property? One of the findings of fact is that we are going to be satisfying that the lighting is appropriate and I have not heard yet that it is. **J. Swierk** the average minimal lighting at the east parcel property line is 4.0 to 4.5-foot candles on the entire parking lot of the east parcel. That is not very bright. The front parking area of the dealership where there will be cars outside is about 17 to 20-foot candles along Route 20 and the rear lot will be 8 to 12-foot candles. **M. Hopkins** let us get the general illumination level down on the west property because that is the one that is impacting everybody. If that is just being used for storage and employees, 4.0-foot candles is plenty. **J. Swierk** we can work with that. **A. Hopkins** on the west lot with the cars that are going to be parked on that side, obviously we are going to have to wait for the trees to grow for that to be blocked, will you see the vehicles through that chain-link fence? Is the petitioner open to putting in a vinyl or wood fence? **P. Bazos** there will be a fence with a double row of evergreens. You would have to see through the evergreens and the fence, but I don't see how you will see through those evergreens even though they will be 6-8' high when they are planted close together. We are committing to giving a tight planting right out of the gate. The trees will be 6-8' high when they are planted. **M. Hopkins** I think this is a real concern. It sounds like you are trying to address this, but it would have helped if you came in with site sections to show the differences in the elevations and the slope with the trees on it to illustrate the picture you are trying to paint. When you go to the Village Board I suggest that you have that. **P. Bazos** this is going to be far better than what exists right now. **A. Hopkins** I agree, it will be better, but I think the cost for a vinyl or wood fence would be relatively low. I suggest that you are open to that when you go to the Village Board. **P. Bazos** do you mean on the south property line? That should be solid vinyl. **A. Hopkins** yes, some type of solid vinyl or wood. **P. Bazos** we would be prepared to do that. That is not a problem. We just do not want to do that all the way around because it would feel too fenced in, but the shielding is more important to the south. **R. Grill** staff would request that the fence be on the south side and on the west side adjacent to the residential.





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

**J. Kapadoukakis** is it possible during construction that there is a sign that says tractor trailers have to use the entrance at the frontage road at the east parcel and not to use Horizon Drive? **J. Swierk** I think that does make sense and that should not be a problem. All construction activity can happen off of the frontage road so that it does not affect any of the traffic on Horizon Drive. **R. Grill** we can make a recommendation that all construction traffic enter using the frontage road.

**R. Grill** staff can take a closer look at the photometric plans as far as the color temperature variations. Those go from cool to warm and sometimes the warm colors are less harsh. Staff can look at that when we get the final plans. We have put maximums of 3,000k on the apartments across the street for warmer light. **K. Stone** that is actually the requirement as part of the text amendment, which the petitioner is meeting on their photometric plan.

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-20) Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the west parcel rezoning from the B-3 neighborhood shopping district to the B-3 PUD and special use permits for planned unit development on mobile and truck sales, automobile repair, car wash and building height subject to the conditions and findings of fact with additional conditions that the general maximum illumination levels of the west parcel's south parking lot shall not exceed 4.0 foot-candles and the fence along the south and west sides of the west parcel's south parking lot shall be opaque.

**Motioned by: J. Kallas**  
**Seconded by: J. Miaso**

**Roll Call**

**Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Lemberg**  
**Nays: None**

**The motion carried.**

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-20) Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the east parcel from ER-1 estate residence zoning district to the B-3 PUD neighborhood shopping district and special use permits to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships and to fill 0.09 acres of wetlands subject to the conditions and findings of fact with an additional condition that all construction traffic shall access the east parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.



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**Motioned by: J. Kallas**

**Seconded by: J. Miaso**

**Roll Call**

**Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Lemberg**

**Nays: None**

**The motion carried.**



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**Old Business/ New Business**

**R. Grill** we will have a meeting next month. We have 1 item scheduled. Thank you so much for your service and I would like to specifically call out **M. Hopkins** who is celebrating 25 years this year. We appreciate it. Again, we would like to welcome **J. Kapadoukakis**. We hope to see all of you tomorrow night at the holiday party.

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


**Motioned by: A. Hopkins**

**Seconded by: J. Kallas**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 8:07 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**21-112**

DATE: January 7, 2022  
TO: The Chairman and Members of the Plan Commission  
FROM: Devin Kamperschroer, Associate Planner   
RE: **(#21-10) Wheaton Eye Clinic**

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**PETITIONER**

Ben Rugaard on behalf of the Wheaton Eye Clinic

**SUBJECT SITE**

980 S Rt 59 — (Formerly Fifth Third Bank)

**REQUEST**

**Site Plan Amendment**

**SURROUNDING LAND USES**

<u>Subject Site</u>	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
	<b>Commercial</b>	<b>Commercial</b>	<b>B-4</b>
North	Commercial	Commercial	B-4
South	Forest Preserve	Open Space/Recreation	SR-3
East	Village Parking	Public	B-2 PUD
West	Storm Water Detention	Commercial	B-4

**ZONING HISTORY**

This property was annexed into the village by ordinances #1963-07 and #1976-35. The northern portion of this property was zoned B Business, and the southern portion was zoned R-1 Single Family Residence. Ordinance #1984-42 rezoned the northern portion of the property to B-4 Community Shopping District and the southern portion of the property to SR-1 PUD. The southern portion of the property was then rezoned to SR3-PUD by ordinance #1986-01. The southern portion of the property was rezoned to B-4 in 1992.

This property is lot #5 of the Home Depot Subdivision created by ordinance #2000-85.

Ordinance #2003-152 approved a site plan and granted a special use permit for a drive through for a bank.

### **DISCUSSION**

1. The petitioner is requesting a **site plan amendment** for a 2,150 square-foot addition where the existing drive through canopy is located. (The Wheaton Eye Clinic occupied this facility in June of 2021.)
2. The proposed addition would include four (4) additional exam rooms and an expanded waiting room area which would increase the parking requirement from 26 spaces to 34 spaces.
3. The parking lot on the north side of the building would be reconfigured to allow for 18 spaces, with 8 new parking spaces proposed on the south side of the building. The site plan identifies a total of 36 parking spaces, including 2 accessible spaces, which exceeds the Zoning Ordinance requirement of 34 spaces.
4. The petitioner is also requesting a variation to allow parking in the required side yards (along the north and south property lines) to meet the parking requirement for the proposed addition. *(The Zoning Board of Appeals recommended approval of the variation request at their January 6, 2022 meeting.)*
5. Staff has approved the landscape and photometric plans, and is reviewing the engineering plans.

### **RECOMMENDATION**

1. The Staff recommends approval of the Petitioner's request for a site plan amendment 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 plans;
  - C. Landscaping must be installed within one year of the issuance of a building permit;
  - D. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the planning & development services department for review and approval by the village forester and a bond posted in the approved amount for its future installation;
  - E. Findings of fact (site plan):
    - i. That the proposed medical office is allowed as a permitted use in the B-4 Zoning District;

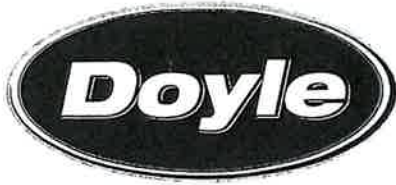


- ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
- iv. That the site plan provides 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 site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
- 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.

dk/attachments

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**E. P. DOYLE & SON, LLC**

General Contracting  
Design/Build  
Management

1100 Wheaton Oaks Court  
Wheaton, Illinois 60187  
630.665.0600  
Fax 630.665.0606  
[www.epdoyle.com](http://www.epdoyle.com)

June 22<sup>nd</sup>, 2021

Village of Bartlett – Planning & Development Services Department  
President and Board of Trustees  
228 S. Main St.  
Bartlett, IL 60103

Dear President and Board of Trustees of the Village of Bartlett,

E.P. Doyle and Son, LLC. is submitting a variation application on behalf of the Wheaton Eye Clinic for the existing lot 5 located at 980 S. Route 59. A variation to the existing setbacks is being requested to increase the parking space count due to the configuration of the existing parking lot and a future building expansion/renovation (within the existing limits of the drive-thru canopy) that will require more parking spaces to meet the Village requirements when completed. The existing 40' setback at the rear of the lot and 30' setbacks on the sides do not allow for the efficient utilization of the entire property and will hinder the total amount of parking spaces required for the future building expansion/renovation. The variance request that is being submitted is to change the 40' rear setback to 10' and the 30' side setbacks to 5'. The variances requested for this lot are in keeping with the side and rear yard variances that have been granted for other lots in this subdivision. These revised setbacks will be imperative to the operations of the Wheaton Eye Clinic to ensure that the future building expansion/renovation will be able to accommodate the parking space requirements set forth by the Village of Bartlett.

We greatly appreciate your time and consideration in reviewing this variation request. We look forward to working with you through this application process. Please feel free to reach out with any questions or if any items need to be discussed.

RECEIVED  
PLANNING & DEVELOPMENT

JUN 22 2021

VILLAGE OF  
BARTLETT

Sincerely,

Ben Rugaard, E.P. Doyle and Son LLC.



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 2021-10  
  
RECEIVED  
  
JUL 16 2021  
PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Wheaton Eye Clinic Bartlett

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Ben Rugaard

**Street Address:** 1100 Wheaton Oaks Ct.

**City, State:** Wheaton, IL

**Zip Code:** 60187

**Email Address:** brugaard@epdoyle.com

**Phone Number:** 630-665-0600

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Charles Sandor

**Street Address:** 2150 N. Main St.

**City, State:** Wheaton, IL

**Zip Code:** 60187

**Phone Number:** 630-258-8485

**OWNER'S SIGNATURE:**

**Date:** 6/23/21

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

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage):  
Commercial
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: Set Backs

**SIGN PLAN REQUIRED?** See Dropdown

*(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:** 980 S. Route 59

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-09-201-007

**Zoning:** Existing: B-4  
(Refer to Official Zoning Map)

**Land Use:** Existing: Commercial

Proposed: See Dropdown

Proposed: Commercial

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

**Acreage:** 1.244

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

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

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

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

**Attorney**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **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.

Yes, the proposed use is a permitted use in the district in which the property is located.

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

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

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.

Yes, 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.



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

Yes, the site plan provides for the safe movement of pedestrians within the 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)

Yes, 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).

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

Yes, all outdoor areas are screened and are in accordance with standards specified by this Ordinance.

**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 proposed use of medical offices requires additional parking spaces. Since the unusual configuration of the lot does not allow for the efficient utilization of the entire property, variations from the side and rear yard parking setback requirements are needed to meet the parking requirements. The pavement limits to the south and west will remain exactly the same, but the variance will allow for the parking within the existing pavement limits. Finally, the variances requested for this lot are in keeping with the variances that have been granted for other lots in this subdivision.

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 unusual configuration of this lot does not allow for the efficient utilization of the entire property. Therefore, variations from the side and rear yard parking setback requirements are needed to meet the parking requirements. The variances requested for this lot are in keeping with the side and rear yard variances that have been granted for other lots in this subdivision.

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

The variance is needed to meet the additional parking requirements for the proposed use. Due to the unusual configuration of this lot, which does not allow for the efficient use of the entire property, the parking requirement can only be met if variances are granted. Without the variances, this property may not be suitable long-term for the proposed use and in the long-term could result in the vacancy of the property. The variance request is not based exclusively upon a desire to make 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.

Since the unusual configuration of this lot does not allow for the efficient utilization of the entire property, the required setbacks cause a hardship for this property. The pavement limits to the west and south will remain exactly the same, but variations from the side and rear yard parking setback requirements will allow for parking in these areas and are needed to meet the parking requirements.

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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 pavement limits to the east, west and south will remain exactly the same. This property abuts the Forest Preserve District to the south, a detention basin to the west and an access drive to the north. In addition, other lots in the subdivision have also been granted variations from the side and rear setback requirements. The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the surrounding area.

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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 pavement limits to the west and south will remain exactly the same and other lots have been granted similar variances. The property abuts the Forest Preserve District to the south, a detention basin to the west and an access drive to the north. The proposed variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion, danger of fire, endanger public safety or diminish property values within the adjacent neighborhood.

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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.

Other lots within this subdivision have been granted variations from the side and rear setback requirements. Therefore 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 in the same district.

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**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: Charles Sandor

DATE: 6/18/21

**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: Charles Sandor

ADDRESS: 2015 N. Main. St. Wheaton, IL. 60187

PHONE NUMBER: 630668-8250

EMAIL: clsandor@aol.com

SIGNATURE: 

DATE: 6/18/21





# Location Map

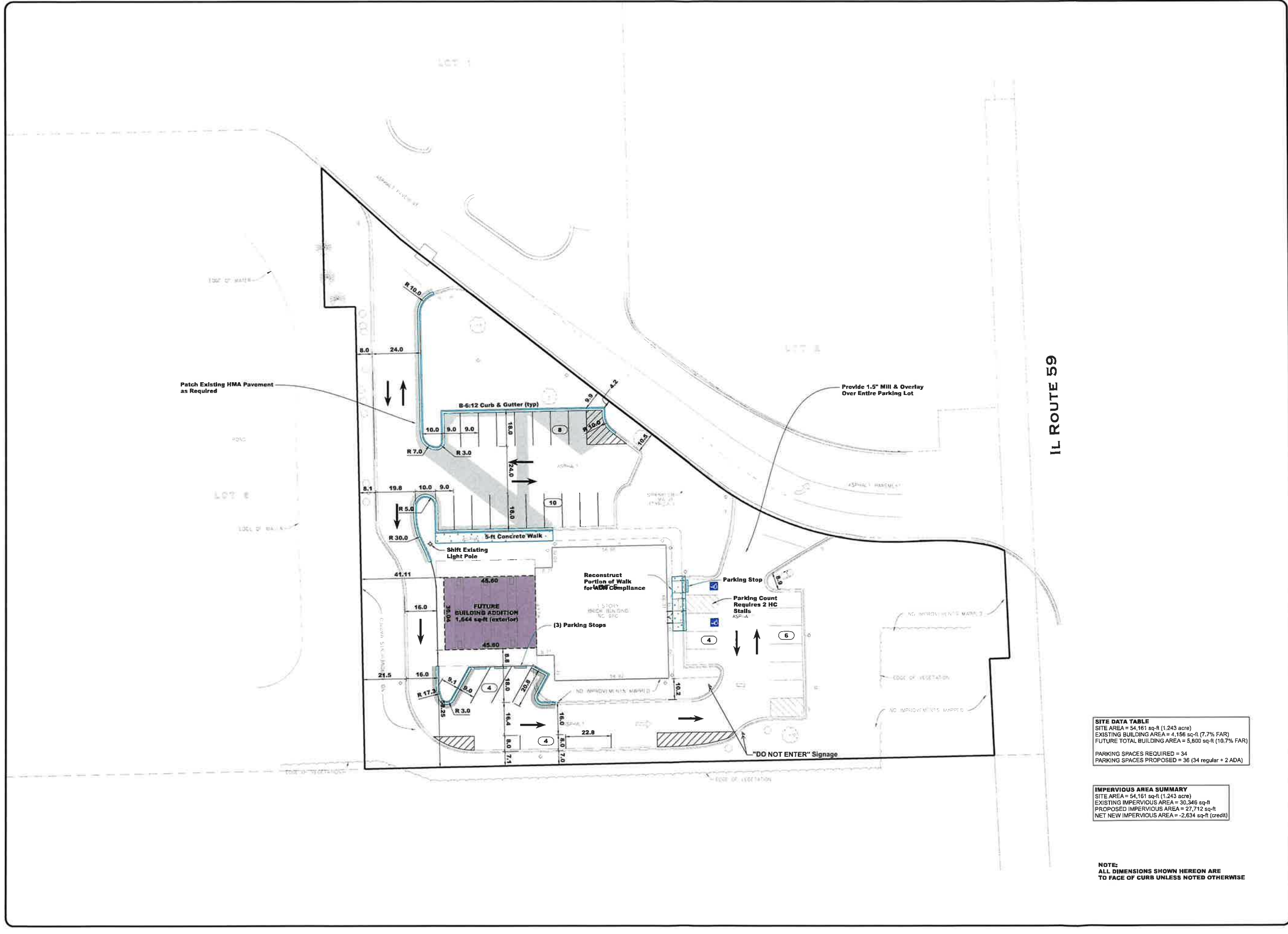
980 S. Rt. 59  
Wheaton Eye Clinic

2021



0 50 100 200 US Feet





**SITE DATA TABLE**

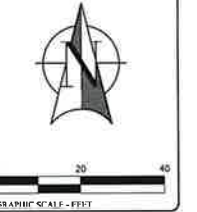
SITE AREA = 54,161 sq-ft (1.243 acre)  
 EXISTING BUILDING AREA = 4,156 sq-ft (7.7% FAR)  
 FUTURE TOTAL BUILDING AREA = 5,800 sq-ft (10.7% FAR)

PARKING SPACES REQUIRED = 34  
 PARKING SPACES PROPOSED = 36 (34 regular + 2 ADA)

**IMPERVIOUS AREA SUMMARY**

SITE AREA = 54,161 sq-ft (1.243 acre)  
 EXISTING IMPERVIOUS AREA = 30,346 sq-ft  
 PROPOSED IMPERVIOUS AREA = 27,712 sq-ft  
 NET NEW IMPERVIOUS AREA = -2,634 sq-ft (credit)

**NOTE:**  
 ALL DIMENSIONS SHOWN HEREON ARE  
 TO FACE OF CURB UNLESS NOTED OTHERWISE



**WHEATON EYE CLINIC**  
 980 S. ILLINOIS ROUTE 59, BARTLETT, IL

Prepared For:  
 EP DOYLE  
 1100 Wheaton Oaks Court  
 Wheaton, IL 60187  
 630-452-5000

WEBSTER, MCGRATH & AHLBERG, LTD.  
**WMA**  
 LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE  
 Over 100 Years of Service to Clients  
 287 South Main Street, Wheaton, Illinois 60187  
 Phone: 630-452-5000  
 Fax: 630-452-5001  
 Design Firm License No. 184-003101

REV.	DATE	REVISION/DESCRIPTION
1	10/21/2021	Revised per design review
2	10/22/2021	Revised per design review

Section: 09-404-02E  
 Drawn: MEX  
 Date: 05-06-2021

JOB #	44446	SLURV	CLB / JCV
DRAWN	RLS	REVIEW	SMR
SCALE	1"=20'	DATE	05-06-2021
SHEET NAME			

**SITE PLAN**

SHEET # **X-1**







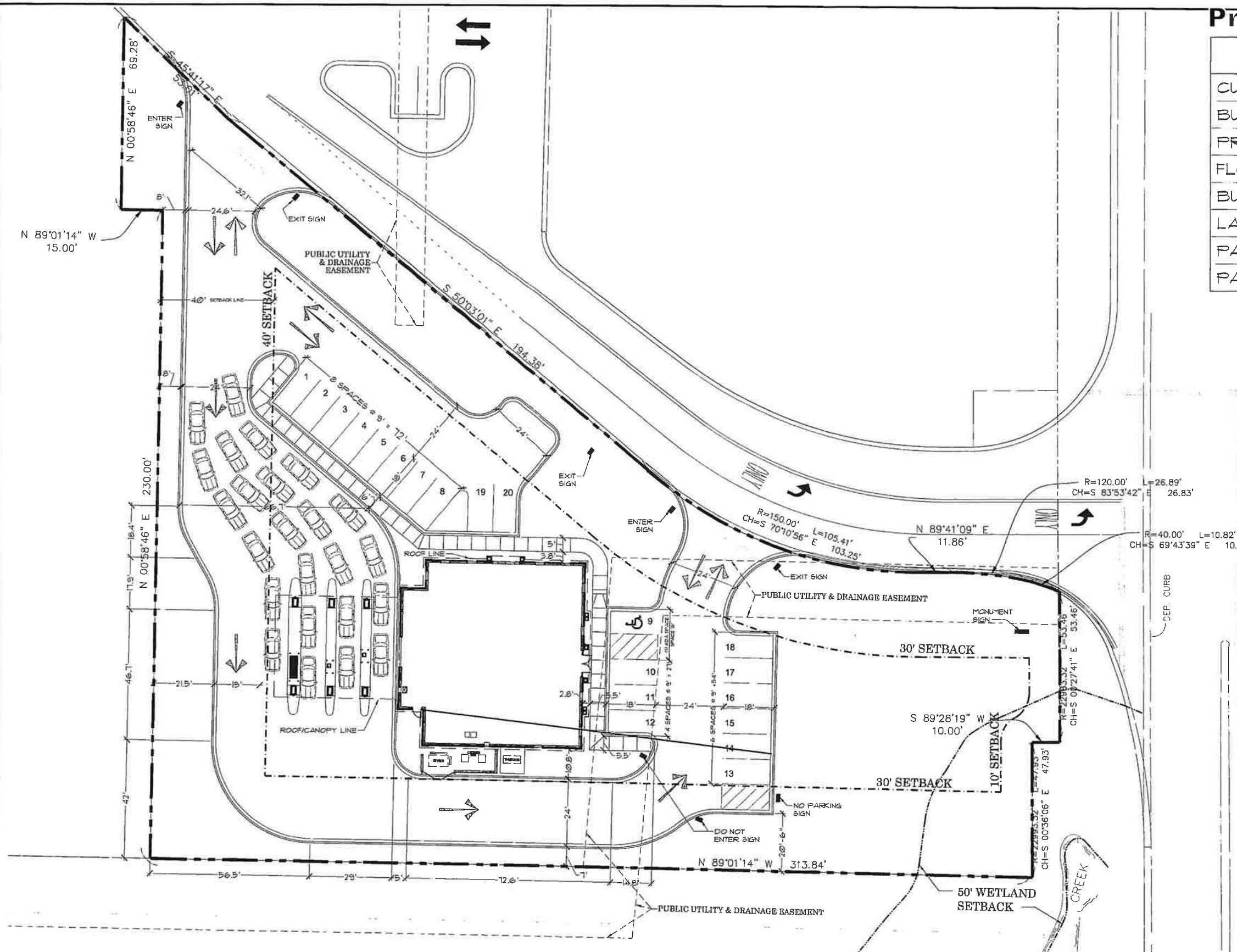




Previously Approved Site Plan

BARTLETT SITE PLAN

CUSTOMER FLOOR AREA:	2,575 SF
BUILDING AREA:	4,138 SF
PROPERTY AREA:	54,199 SF
FLOOR AREA RATIO:	7:100
BUILDING COVERAGE:	53.18 %
LANDSCAPE COVERAGE:	46.82 %
PARKING SPACES REQUIRED:	13
PARKING SPACES PROVIDED:	18



ILLINOIS ROUTE 5

**Fifth Third Bank**

**FIFTH THIRD BANK**  
**BARTLETT BANKING CENTER**  
**PROPOSED SITE PLAN**

THE ARCHITECTS PARTNERSHIP, Ltd.  
 410 SOUTH MICHIGAN AVENUE  
 CHICAGO, ILLINOIS 60605  
 t: 312.786.0336  
 f: 312.786.1866  
 email: kutsche@tapchicago.com

NO.	DATE	REMARKS
8	11/3/03	RE-ISSUED FOR VILLAGE REVIEW
7	10/22/03	RE-ISSUED FOR VILLAGE REVIEW
6	9/24/03	ISSUED FOR VILLAGE REVIEW
5	9/23/03	ISSUED FOR VILLAGE REVIEW
4	8/28/03	RE-ISSUED FOR RE-ZONING PKG.
3	7/31/03	ISSUED FOR RE-ZONING PKG.
2	7/14/03	ISSUED FOR REVIEW - "CP-10"
1	6/25/03	ISSUED FOR REVIEW - "CP-1"

A