

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
March 19, 2024
6:00 P.M. EARLY START

1. CALL TO ORDER
2. ROLL CALL
3. TOWN HALL: (Note: Three (3) minute time limit per person)

4. STANDING COMMITTEE REPORTS:
 - A. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN
 1. Get Fresh Variance

 - B. FINANCE COMMITTEE, CHAIRMAN LAPORTE
 1. 2024-25 Proposed Operating Budget Review

5. ADJOURNMENT



Agenda Item Executive Summary

AGENDA ITEM: #2024-04 Get Fresh 1397 Schiferl Rd BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A Budgeted \$N/A

Fund: N/A Corresponding Activity Measure: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting a **variance** to allow an 8-foot fence within the required 40-foot front yard. The chain link fence would be located 20-28 feet from the north property line along Schiferl Road.

The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on March 7, 2024

ATTACHMENTS (PLEASE LIST)

Memo, minutes of the P&Z meeting, cover letter, application, location map, site plan

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only - To review and forward to the Village Board for a final vote
- Resolution
- Ordinance
- Motion

MOTION:

Staff: Kristy Stone, PDS Director

Date: March 12, 2024

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
24-16

DATE: March 11, 2024
TO: Paula Schumacher, Village Administrator
FROM: Andrew Barna, Associate Planner
RE: **(#24-04) Get Fresh**

PETITIONER

Paramount Fence

SUBJECT SITE

1397 Schiferl Road

REQUEST

Variation – Fence

DISCUSSION

1. The subject property is zoned I-2 EDA and is located within the Brewster Creek Business Park.
2. The petitioner is requesting a variance to allow an 8-foot fence within the required 40-foot front yard. The chain link fence would be located 20-28 feet from the north property line along Schiferl Road.
3. A fence permit to enclose the truck parking docks was issued in error in November, 2023. The location of the fence within the required front yard was observed during a building inspection. The applicant submitted the variation application upon being notified.

RECOMMENDATION

The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on March 7, 2024 based upon the following Findings of Fact:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for 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.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The minutes from the Planning & Zoning Commission meeting and background information are attached for your review and consideration.



Village of Bartlett
Planning and Zoning Commission
March 7, 2024

(#24-04) Get Fresh – 1397 Schiferl Road

Variation – Fence

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

A. Barna stated that the petitioner is requesting a variance to allow an 8' fence within the required 40' front yard. The subject property is located in the Brewster Creek Business Park. The petitioner applied for a fence permit and that permit was approved. Our inspectors noticed that the fence was located in the front setback once it had been built. The applicant submitted a request for a variation after they were notified. **B. Bucaro** asked, has this fence been completed? **K. Stone** yes, we only require final inspections for fences. **G. Koziol** asked, did the applicant have any problems with theft that would require a fence to make this area more secure? **K. Stone** stated, their facility is not open yet. They want to have the trucks and loading enclosed. Several other businesses also have their trucks enclosed. **G. Koziol** it does make sense. It is better to be safe than sorry.

M. Werden opened the public hearing. No one from the public came forward.

G. Koziol made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#24-04) Get Fresh** for a variation for a fence subject to the findings of fact outlined in the staff report.

Motioned by: G. Koziol

Seconded by: B. Bucaro

M. Werden closed the public hearing portion of the meeting.

Roll Call

Ayes: B. Bucaro, C. Deveaux, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann,

M. Werden

Nays: None

The motion carried.



557A S. RIVER ST. (RT. 25)
BATAVIA IL. 60510
(630) 406-8410 FAX (630) 406-8423

February 28, 2024

To the President & Board of Trustees,

We are requesting a variance for the fence height to be 8'tall at the front setback at the Get Fresh facility located at 1397 Schiferl. In order to fully enclose the docking area, we are requesting the fence to be approved in its current location.

Respectfully,

Marcos Hernandez
Paramount Fence, Inc





VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 2024-04

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Paramount Fence
Street Address: 557A S River St
City, State: Bartavia, IL Zip Code: 60510
Email Address: marcose.paramountfence.com Phone Number: 630-465-4161
Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: Bartlett Properties, LLC
Street Address: 1441 Brewster Creek Blvd
City, State: Bartlett, IL Zip Code: 60103
Phone Number: 815-736-2100

OWNER'S SIGNATURE: Authorization letter / contract attached Date: _____
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

request variance for fence height to be 8'T

PROPERTY INFORMATION

Common Address/General Location of Property: 1307 Schiferl Rd
Property Index Number ("Tax PIN"/"Parcel ID"): _____
Acreage: _____
Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney: N/A
Surveyor: _____
Other: _____

FINDINGS OF FACT FOR VARIATIONS

Both the Planning & Zoning Commission 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 Planning & Zoning 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 Planning & Zoning Commission 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.

Permit was originally approved at this height.

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.

Permit was originally approved at this height.

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

purpose of fence height is for security reasons.

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.

Correct. Permit was approved at this height.

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.

Fence height is for security purposes

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.

Fence height is for security purposes + will not affect items listed above

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.

N/A

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: Marcos Hernandez _____

DATE: 1/31/2024 _____

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: _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____



LOCATION MAP

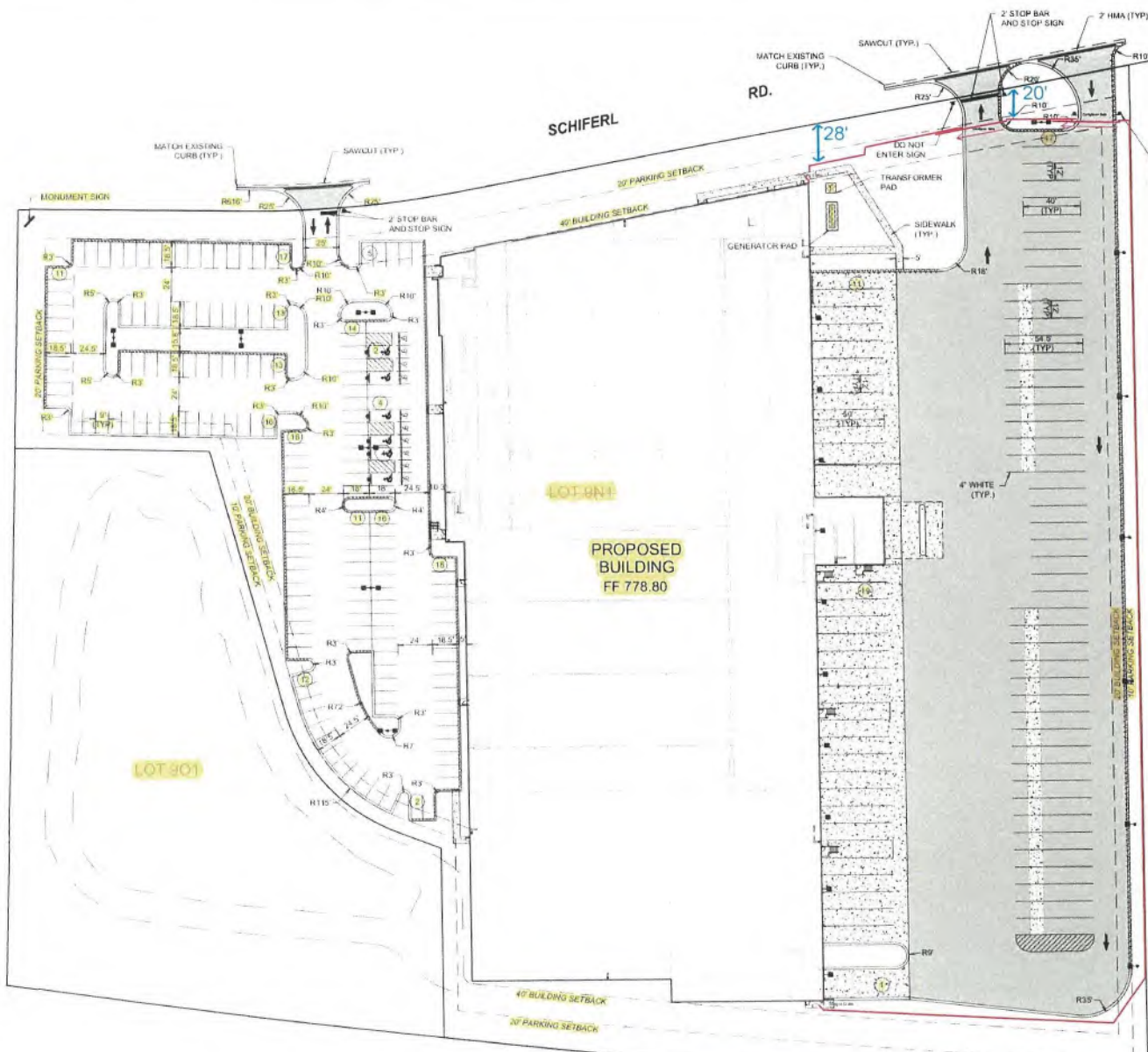
1397 Schiferl Road - Get Fresh

2024



0 170 340 US Feet

BREWSTER CREEK BLVD.



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING EXCEPT ADA MARKINGS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND CUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 5. LIGHT POLES SHOWN FOR REFERENCE ONLY. SEE SITE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE LOCATIONS.
 6. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SITE DATA

SITE AREA - 498,158 SF (11.28 AC.)
 EXISTING LOT 9N1 - 403,126 SF (9.25 AC.)

BUILDING AREA - 137,733 SF

LANDSCAPE
 15% OPEN SPACE REQUIRED
 20.45% (83,192 SF) OPEN SPACE PROVIDED

PARKING REQUIREMENTS (GROSS SF)
 WAREHOUSE: 1 STALL / 1000 SF = 124,734 SF = 125 STALLS
 OFFICE: 1 STALL / 275 SF = 12,989 SF = 48 STALLS
 TOTAL = 173 STALLS REQUIRED

PARKING PROVIDED: 6 ACCESSIBLE STALLS, 178 STANDARD STALLS, 178 TOTAL
 TRAILER PARKING PROVIDED: 17 STRAIGHT TRUCK SPACES, 61 TRAILER STORAGE SPACES, 78 TOTAL TRUCK SPACES

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

- 2.25" HMA SURFACE COURSE, MIX C, NS0
- 2.5" HMA BINDER COURSE, 19, NS0
- PRIME COAT, MC-30 AT 0.30 GAL / SY
- 1" AGGREGATE BASE COURSE, CA-6

REGULAR BITUMINOUS PAVEMENT

- 1.5" HMA SURFACE COURSE, MIX C, NS0
- 2.5" HMA BINDER COURSE, 19, NS0
- PRIME COAT, MC-30 AT 0.30 GAL / SY
- 1" AGGREGATE BASE COURSE, CA-6

CONCRETE PAVEMENT

- 7" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE, CA-6

CONCRETE SIDEWALK

- 5" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE, CA-6

TRANSFORMER / GENERATOR PAD

- SEE STRUCTURAL PLANS FOR CONCRETE SECTION

CURB LEGEND

- B6.12 REGULAR PITCH CURB AND GUTTER
- B6.12 REVERSE PITCH CURB AND GUTTER, SEE DETAIL SHEET C3.0
- B6.12 DEPRESSED CURB AND GUTTER

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 06-15-2022

PROJECT NO.	PROJECT LOCATION	DATE	SCALE	DATE	SCALE

LAYOUT AND PAVING PLAN

BREWSTER CREEK LOT 9N1

DRAWING NO. **C3.0**

7325 Jarrow Avenue
 Woodbridge, E. 60417
 800.441.4200
 www.vti.com

S.A. ROUTE 29 STEARNS RD.

ANY WORK WITHIN/STEARNS ROAD R.O.W. WILL REQUIRE DUPAGE COUNTY DOT HIGHWAY PERMIT