

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning & Zoning Commission** of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, will hold a Public Hearing on **Thursday, October 3, 2024 at 7:00 P.M.** or as soon thereafter as the matter may be heard, in the Bartlett Municipal Center, 228 South Main Street, Bartlett, Illinois to consider testimony and evidence from the petitioner and members of the public with respect to the petition of Bartlett Automotive Mall LLC (Case #24-16) to amend the Bartlett Automotive Mall Planned Unit Development by revising the approved Landscape Plan.

The property is commonly known as 1201 and 1215 W. Lake Street and Permanent Index Numbers: 06-28-102-015 and 06-28-202-012.

The plans are available for public viewing at the Bartlett Village Hall located at 228 South Main Street in the **Planning & Development Services Department** from 8:30 a.m. to 4:30 p.m. Monday through Friday or on the Village's website under Planning & Development Services-Planning Division-Upcoming Public Hearings-Information and Exhibits.

The above-referred Public Hearing may be recessed from time to time to another date or dates, if notice of the time and place of such adjourned Public Hearing is publicly announced at the immediately preceding Public Hearing.

All interested parties are invited to attend and will be given an opportunity to be heard. If an accommodation for an individual with a disability is necessary, please contact Paula Schumacher at 837-0800 (voice) or 830-0940 (TDD).

By,
Mike Werden, Chairman
Planning & Zoning Commission

cc: L. Giless, Village Clerk,
Petitioner

To be published in the Bartlett Examiner on or before September 18, 2024.

BARTLETT AUTOMOTIVE MALL, LLC
Robert P. Loquercio, Manager
1600 West Lake Street
Streamwood, IL 60107

August 27, 2024

Transmitted via Personal Delivery

President and Board of Trustees
Village of Bartlett, Illinois
c/o Paula Schumacher, Village Administrator

By your Ordinance #2021-12 (the “**PUD Ordinance**”) enacted by you on December 14, 2021, the Village approved the development of the “West Parcel” (common address of 1201 W Lake St., Bartlett, IL) for use in connection with a Hyundai dealership and a Kia dealership.¹ As part of the approvals given in the PUD Ordinance, the preliminary landscape plan prepared by Gary R. Weber Associates, Inc. dated November 1, 2021 regarding the West Property was approved (the “**West Property Landscape Plan**”).

Now that the West Property has been developed, we have determined that the landscaping to be installed along the south boundary of the West Property pursuant to the West Property Landscape Plan will be of little or no value to the neighbors to the south. As such, we request that the Village amend the approved Site Plan and PUD for the West Property to approve the revised landscape plans of Gary R. Weber Associates submitted along with this 2024 Rezoning Application. We believe that the following would be an appropriate “findings of fact” to support the requested amendment:

The current Site Plan as it pertains to and requires certain landscaping along the south end of the West Property will not, by reason of topography, serve the intended purpose of providing effective and attractive screening for the neighbors to the south. The landscape plans submitted along with this 2024 petition to amend the Site Plan and PUD will more effectively achieve that goal.

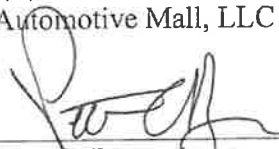
There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used 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)”

¹ This Ordinance also approved other matters relative to those dealerships and other nearby property.

For the avoidance of doubt, we are not seeking to rezone the West Property but, instead, to simply amend the PUD Ordinance with respect to the landscaping issue addressed above.

Should you have any questions, please contact the Petitioner's Project Manager, John Eboli, whose cell phone is [REDACTED] or our attorney, Peter C. Bazos.

Very truly yours
Bartlett Automotive Mall, LLC

By: 
Peter C. Bazos, its attorney



VILLAGE OF BARTLETT REZONING APPLICATION

For Office Use Only
Case # 24-16
RECEIVED
(Village Stamp)
AUG 26 2024
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME: Elgin Hyundai / Genesis (Bartlett, IL)

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett Automotive Mall, LLC

Street Address: 1600 W. Lake Street

City, State: Streamwood, IL

Zip Code: 60107

Email Address: [REDACTED]

Phone Number: _____

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Same

Street Address: _____

City, State: _____

Zip Code: _____

Phone Number: _____

OWNER'S SIGNATURE: _____ Date: _____

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

PROPERTY INFORMATION

Common Address/General Location of Property: 1201 W. Lake Street, Bartlett

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

Zoning: Existing: B-3 PUD
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: B-3 PUD

Proposed: Commercial

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

Acreage: _____

Number of Lots/Units: _____

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

Attorney Peter C. Bazos

Surveyor n/a

Other Request to amend Ord. 2021-112 See attached Cover Letter

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

DATE: August 26, 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: Bartlett Automotive mall, LLC

ADDRESS: 1600 W. Lake Street
Streamwood, IL 60107

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: _____

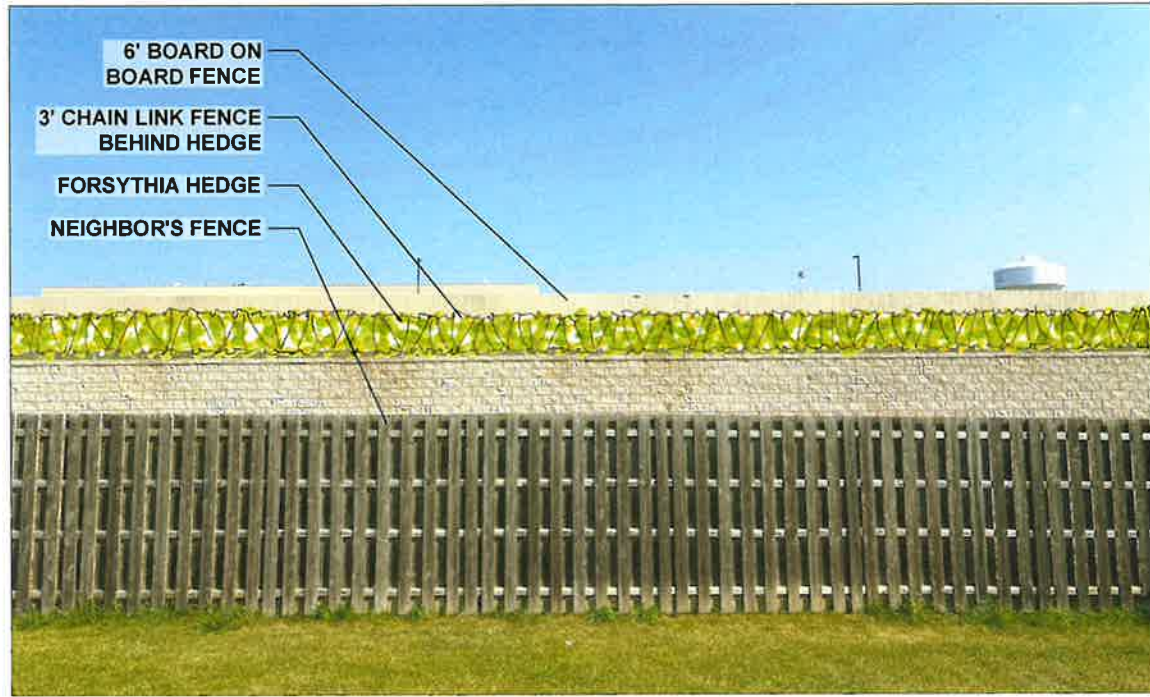


Location Map

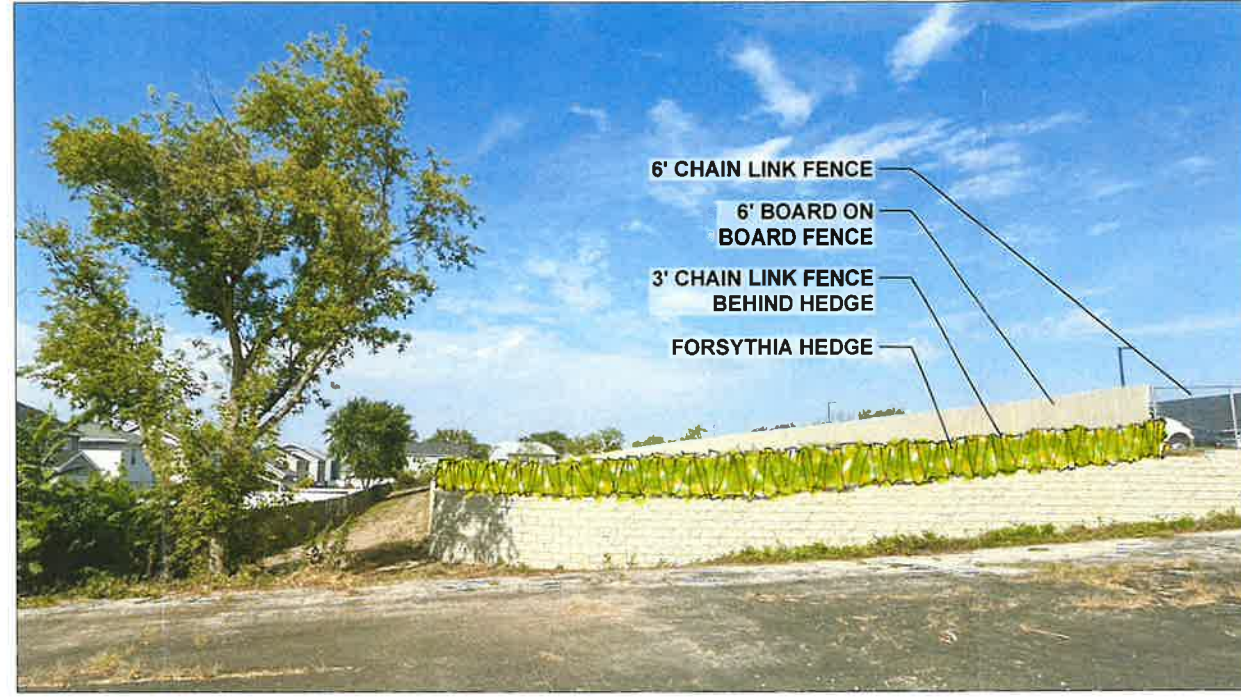
1201-1215 W. Lake St
Bartlett Automotive Mall



0 40 80 160 US Feet



DETAIL A - VIEW LOOKING NORTH
(NOT TO SCALE)



DETAIL B - VIEW LOOKING WEST
(NOT TO SCALE)

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
DECIDUOUS SHRUBS				
FL	138	Forsythia 'Lynwood Gold' LYNWOOD GOLD FORSYTHIA	36" Tall	4' O.C.
MISC MATERIALS				
9.1		SHREDDED HARDWOOD MULCH	C.Y.	



SPRING



SUMMER

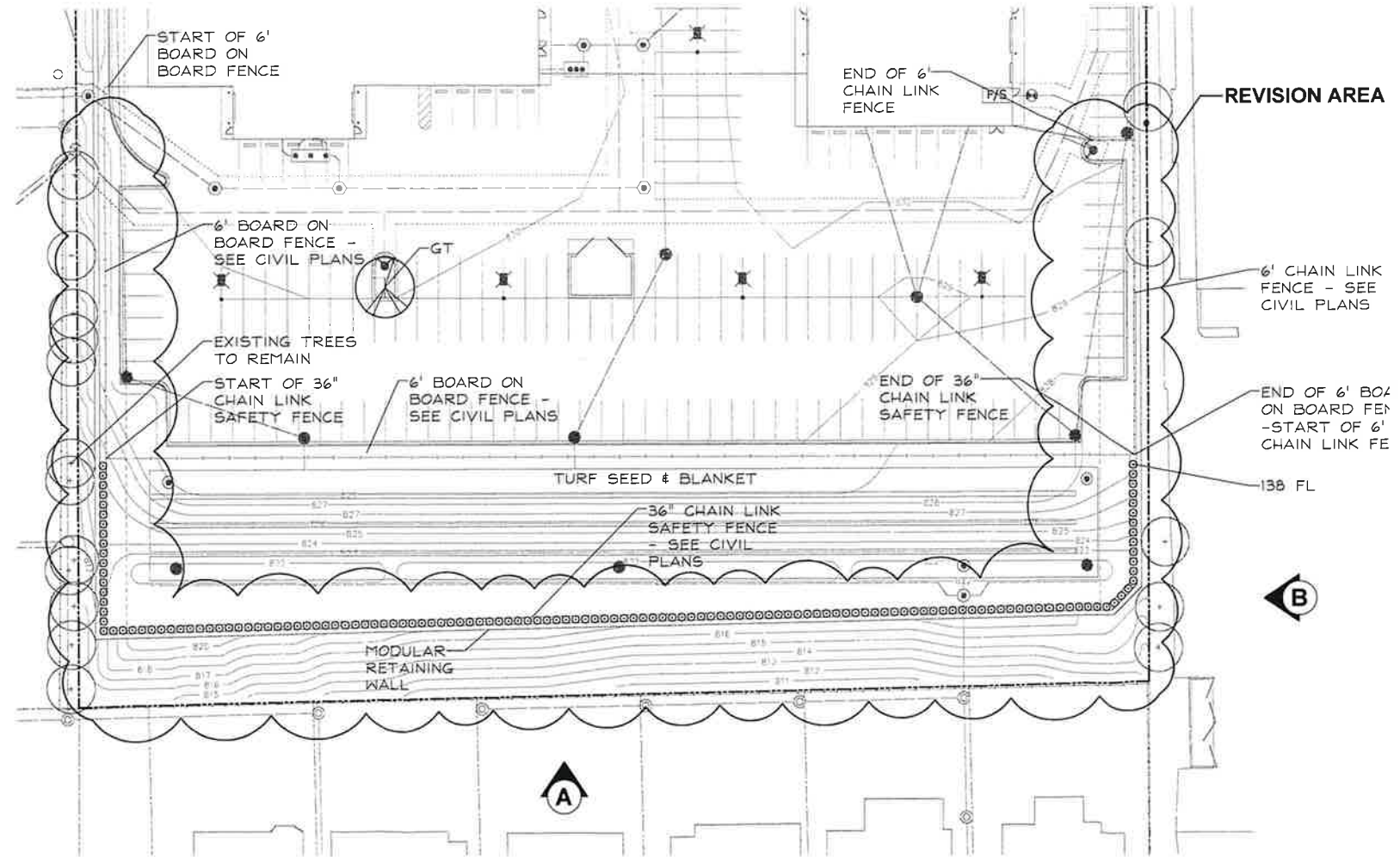


FALL



WINTER

LYNWOOD GOLD FORSYTHIA



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

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

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

REVISIONS

4	08 27 2024
3	07 14 2023
2	06 05 2023
1	04 17 2023

DATE: 03 08 2023
 PROJECT NO.: BLA2301
 DRAWN: AJG
 CHECKED: TSB
 SHEET NO.



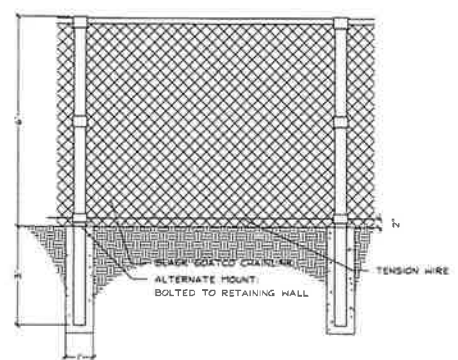
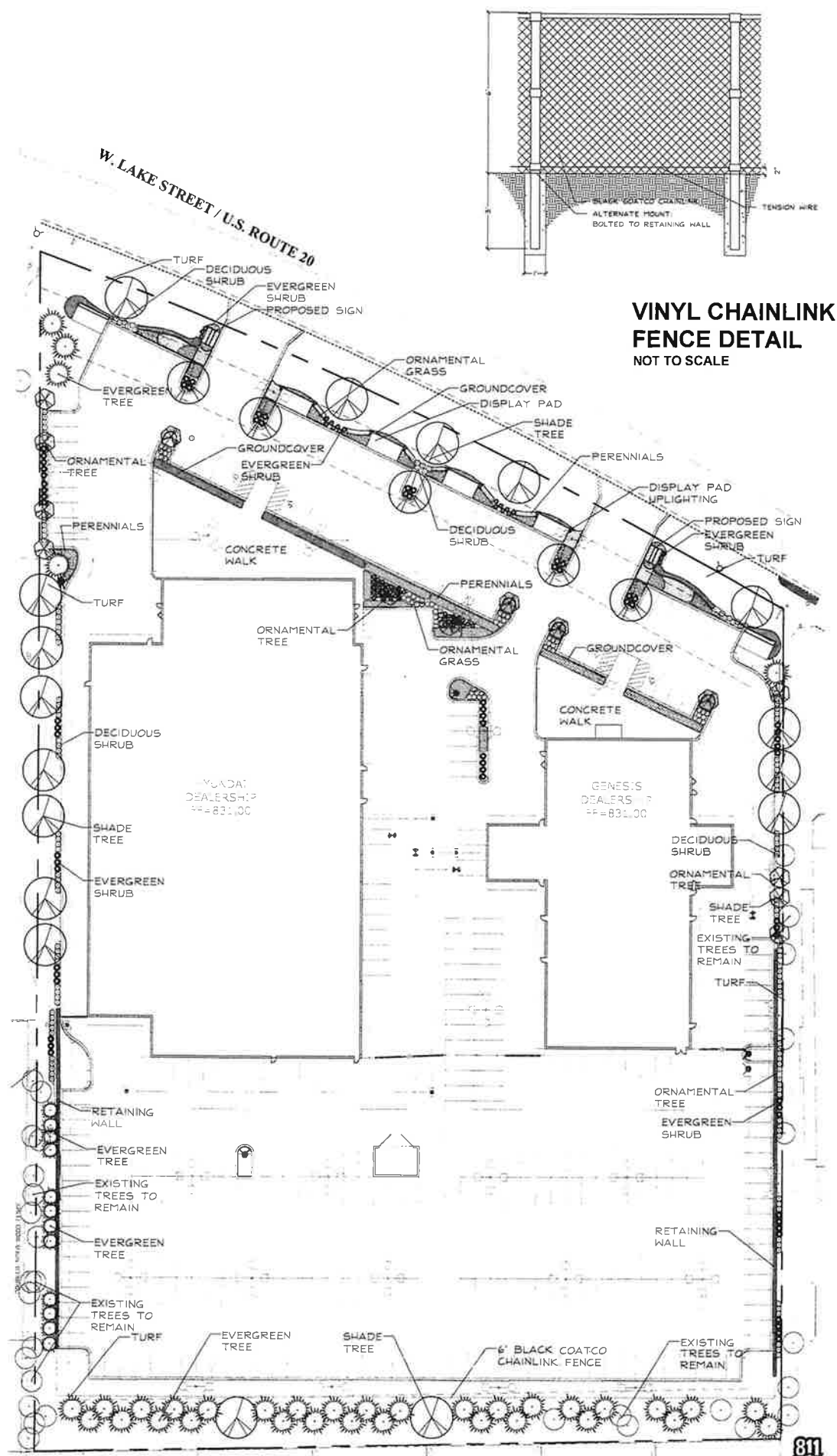
GARY R. ASSOCIAT
 LAND PL
 ECOLOGICAL
 LANDSCAPE AR
 402 WEST LIBI
 WHEATON, IL
 PHONE: 63

CIVIL ENGINEER
 RWG ENGINE
 975 E. 22ND STR
 WHEATON, IL

APPROVED BY ORD #2021-112

HYUNDAI GENESIS DEALERSHIP

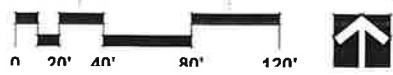
1201 & 1215 W. Lake Street
 Bartlett, IL
PRELIMINARY LANDSCAPE PLAN



VINYL CHAINLINK FENCE DETAIL
 NOT TO SCALE

2	11.22.2021
1	11.11.2021

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





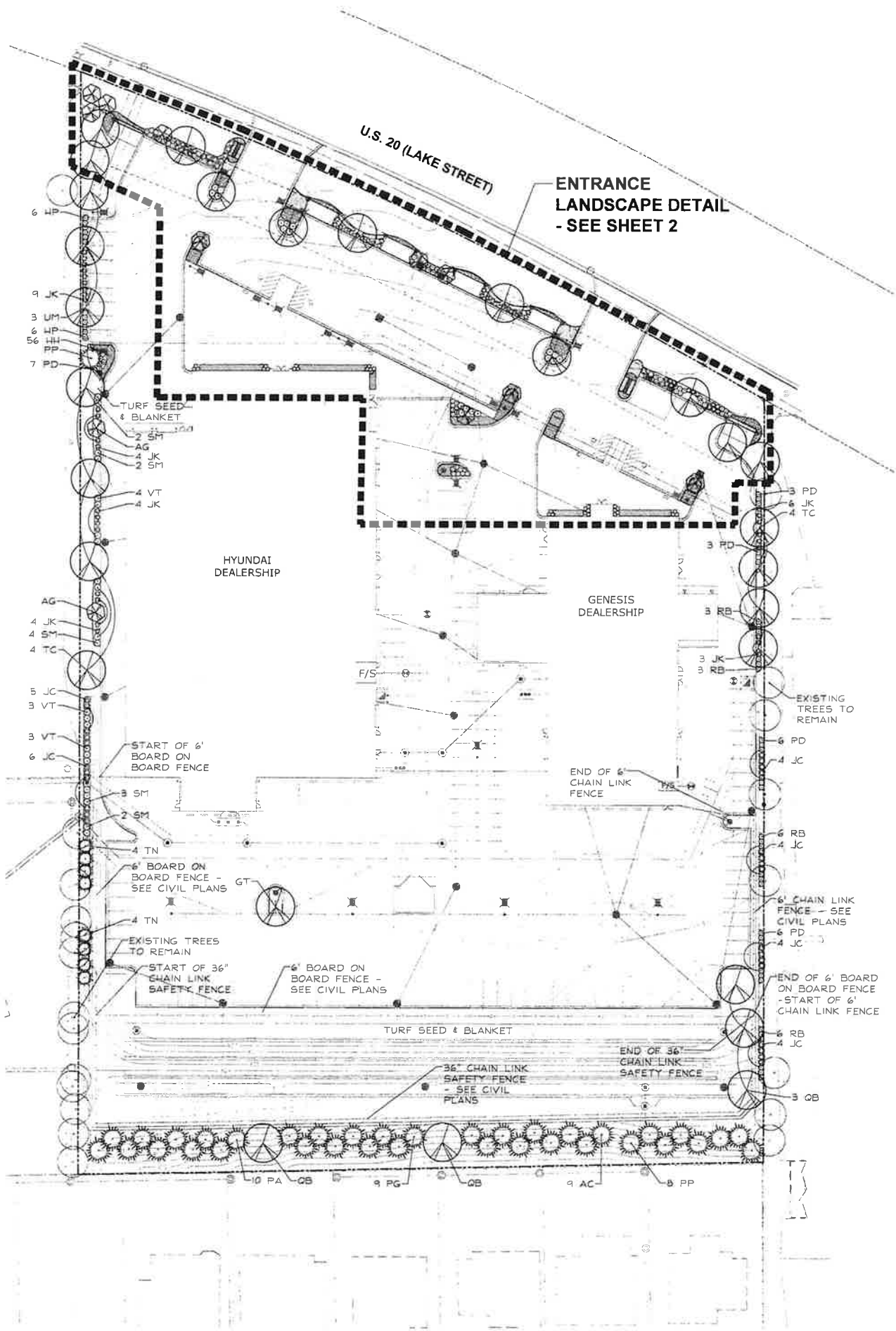
GARY R. ASSOCIA
 LAND PLANNING
 ECOLOGICAL LANDSCAPE ARCHITECTS
 402 W. LIBE
 WHEATON, IL
 PHONE: 630.341.1111

CIVIL ENGINEER
RWG ENGINEERS
 975 E. 22ND ST.
 WHEATON, IL

LANDSCAPE PLAN STAFF APPROVED LANDSCAPE PLAN

HYUNDAI GENESIS DEALERSHIP

1201 & 1215 W. Lake Street
 Bartlett, IL



NO.	DATE	REVISIONS
3	07 14 202	
2	06 05 202	
1	04 17 202	

DATE: 03 08 202
 PROJECT NO.: BLA230
 DRAWN: JWW
 CHECKED: DH
 SHEET NO.:

