

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 Sharanjit Randhawa (Case #24-14) for a special use permit to allow an animal hospital in the PD (Planned Development) Zoning District.

This property is located at 792-794 W. Bartlett Road in Cook County. The Permanent Index Number for the property is: 06-34-109-006-1007.

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. Gilles, Village Clerk,
Petitioner

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

BASRAN LAW OFFICE

Real Estate & Estate Planning

www.basranlaw.com

Sandeep Basran, Attorney at Law
2543 N. Milwaukee Ave., 2nd Fl., Chicago IL 60647

August 2nd, 2024

President Kevin Wallace
Board of Trustees
Village of Bartlett
228 S Main St
Bartlett IL 60103

RE: 792 – 794 West Bartlett St., Bartlett IL 60103; Special Use Permit for Westgate Animal Care LLC in PD Zoning District

Dear Village of Bartlett President Kevin Wallace and Board of Trustees:

Please accept this letter as a cover letter to each of you in support of a petition and approval of a special use permit for an animal hospital to operate at 792-794 West Bartlett St., Bartlett IL 60103 ("Location").

The entity and name of the proposed animal hospital is Westgate Animal Care LLC ("Westgate Animal Care").

Westgate Animal Care is a single member LLC with 100% equity owned by Dr. Sharanjit Randhawa, DVM, who has practiced veterinary medicine in Illinois for 26 years.

Based on Dr. Randhawa's significant years of experience as a practicing veterinarian and owner of another animal hospital in Elgin, he is intricately familiar with operating a successful animal hospital. He intends to exercise and implement this wealth of knowledge in veterinary medicine in a new practice, Westgate Animal Care, at the Location.

The Location is currently vacant. Adjoining this Location are multiple business condominiums commonly known as Westgate Commons. Westgate Commons is occupied by other professional services such as medical and dentistry. There are no animal hospitals at Westgate Commons.

The intended hours of operation are 8a to 6p, Monday through Friday. Saturday hours will be 9a – 3p. Closed Sunday.

There will be one veterinarian full time veterinarian when the practice opens.

There will be 3 staff members when the practice opens.

Both veterinarians and staff will increase as client demand requires. It customarily takes 2-3 years for a practice to grow and reach a reasonably profitable level.

Overnight boarding will not be permitted.

No overnight hospitalization of pets. Any pet in need of overnight hospitalization will be send to a 24 hour care hospital which is the standard of care.

Any pet waste outside of the premises will be collected and disposed by the hospital's staff. The hospital will not be taking any pets outside. The only opportunity for waste to be outside of the hospital will be when the pet owner brings their pet in or out of the hospital. The hospital will schedule staff to collect and dispose of waste 3x a day.

Due to the lack of hospitalization/boarding/overnight stay of pets, the hospital does not necessarily see a need for sound-proofing exam rooms but is open to this if the Village believes it is necessary and good practice.

The hospital will operate on an appointment basis only. This will control the number of clients/pets arriving and departing the hospital at any given time. Exceptions will be made for emergency treatment.

Please see the enclosed special use application for further information.

Sincerely,

/s/ Sandeep Basran

Sandeep Basran on behalf of Westgate Animal Care LLC

8.2.24

Date



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 24-14
RECEIVED
PLANNING & DEVELOPMENT
JUL 11 2024
VILLAGE OF
BARTLETT

PROJECT NAME Westgate Animal Care LLC

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Sharanjit Randhawa

Street Address: [REDACTED]

City, State: _____

Zip Code: _____

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Pointer3, LLC

Street Address: 792 W. Bartlett Rd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: _____

OWNER'S SIGNATURE: [Signature]

Date: 6/19/2024

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Animal Hospital as permitted as a special use under 10-6C-4 of the Village code in a B3 commercial district and permitted in Westgate Commons PUD.

PROPERTY INFORMATION

Common Address/General Location of Property: 792-794 Bartlett Street, Units G&H, Bartlett IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-109-006-1007

Acreage: 2000 sq. ft.

Zoning: PD
(Refer to Official Zoning Map)

Land Use: Commercial

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

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

Attorney Basran Law Office: Attorney Sandeep Basran; 2543 N Milwaukee Ave., 2nd Fl., Chicago
IL 60647; [REDACTED]

Engineer N/A

Other

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett 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 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.

Yes, the animal hospital is necessary and desirable in further interests of the aforementioned. Animal hospitals are valued and treasured members of one's community. It is akin to a medical office or dental practice. It provides preventative and acute treatment to pets that are beloved members of one's family. This animal hospital will be able to serve the growing demand for veterinary care especially post pandemic.

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.

Petitioner's intended use, in every respect, will not 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. Pets are family members. Sometimes the most beloved within a family. The ability to add a qualified, educated, skilled and passionate veterinarian to the Bartlett community and specifically to the community at and by Westgame Commons will enrich the Village. There will be no noise or odor that emanate from this use as all services will be indoors. There will be overnight boarding.

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.

Yes, the animal hospital shall conform to the aforementioned.

Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

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: Shandhawa

PRINT NAME: Sharanjit Randhawa on behalf of Westgate Animal Care LLC

DATE: 06 / 19 / 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: Attorney Sandeep Basran

ADDRESS: 2543 N Milwaukee Ave., 2nd Fl., Chicago IL 60647

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: /s/ Sandeep Basran

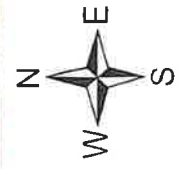
DATE: 7-10-24

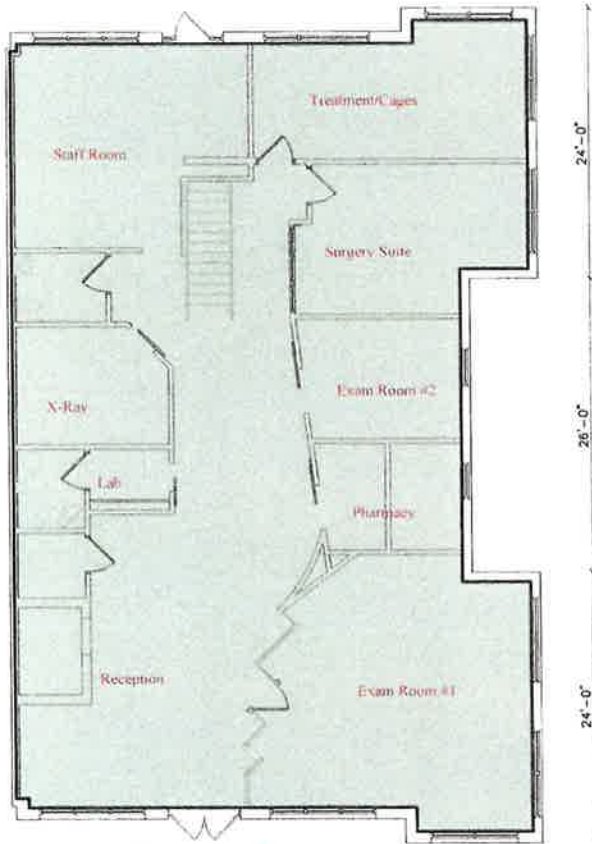


LOCATION MAP

792-794 W. Bartlett Road
Westgate Animal Hospital

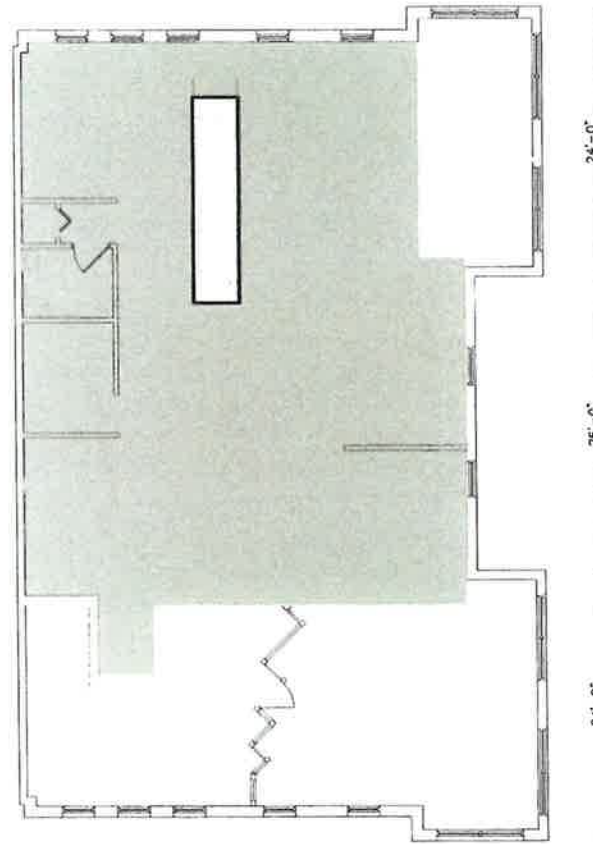
2024





As amended by Attorney Sandeep Bhatnagar
8/12/24

FIRST FLOOR
± 2950 SF



SECOND FLOOR
± 1,837 SF

No intended use
for second floor
except for
doctor office
and library



792 W BARTLETT RD
BARTLETT, ILLINOIS

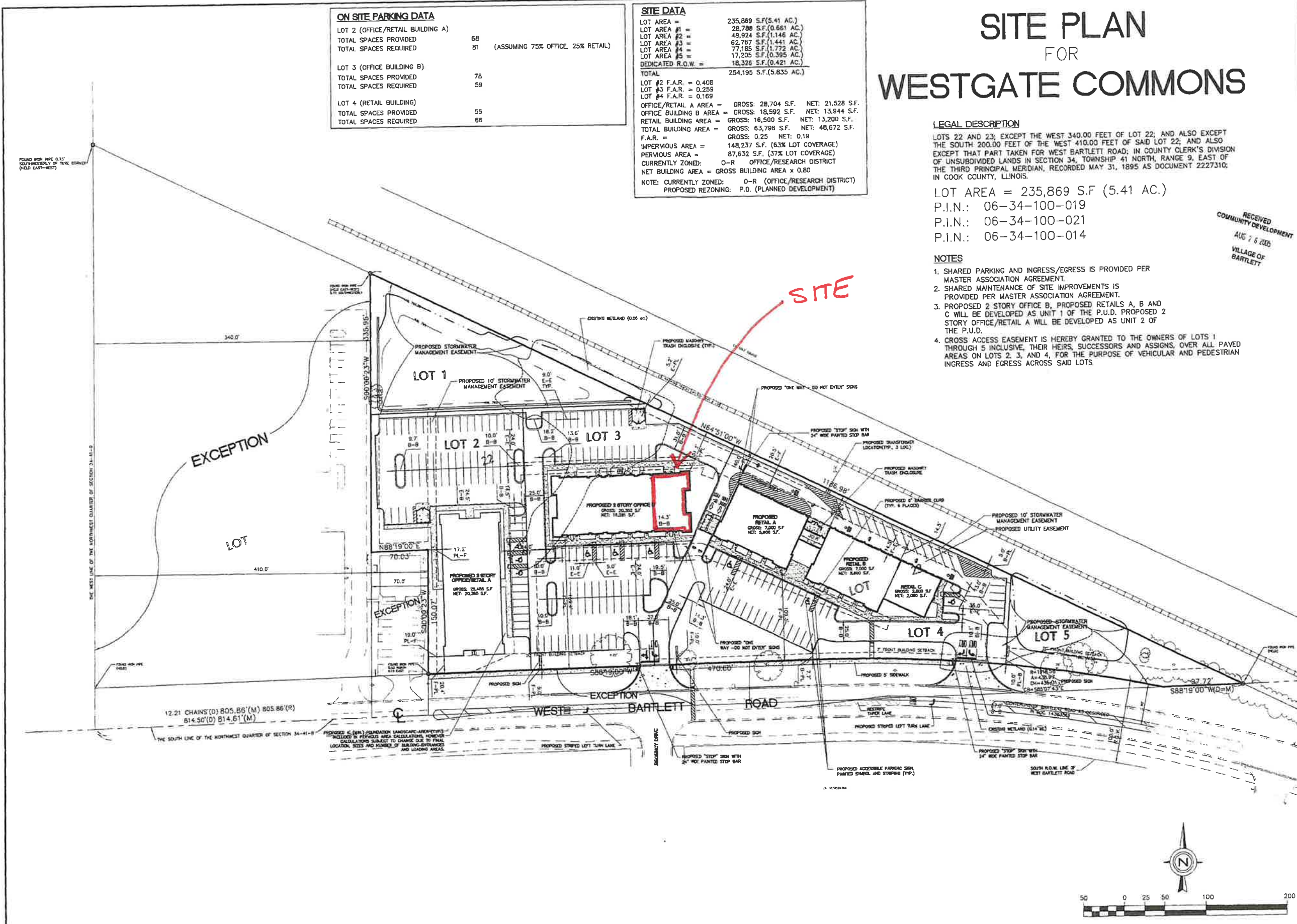
SPACES NOT SURVEYED - DRAWN FROM A PDF W/DWT DIMENSIONS

0 5' 10' 15' 20'

Date	11/18/22
DWG	22-150
Drawn By	AA
© 2022 THE ARCHITECTS, LLC	

A





ON SITE PARKING DATA

LOT 2 (OFFICE/RETAIL BUILDING A)	
TOTAL SPACES PROVIDED	68
TOTAL SPACES REQUIRED	81 (ASSUMING 75% OFFICE, 25% RETAIL)
LOT 3 (OFFICE BUILDING B)	
TOTAL SPACES PROVIDED	78
TOTAL SPACES REQUIRED	59
LOT 4 (RETAIL BUILDING)	
TOTAL SPACES PROVIDED	55
TOTAL SPACES REQUIRED	66

SITE DATA

LOT AREA =	235,869 S.F.(5.41 AC.)
LOT AREA #1 =	28,788 S.F.(0.661 AC.)
LOT AREA #2 =	49,924 S.F.(1.146 AC.)
LOT AREA #3 =	62,767 S.F.(1.441 AC.)
LOT AREA #4 =	77,185 S.F.(1.772 AC.)
LOT AREA #5 =	17,205 S.F.(0.395 AC.)
DEDICATED R.O.W. =	18,326 S.F.(0.421 AC.)
TOTAL	254,195 S.F.(5.835 AC.)
LOT #2 F.A.R. =	0.408
LOT #3 F.A.R. =	0.259
LOT #4 F.A.R. =	0.169
OFFICE/RETAIL A AREA =	GROSS: 28,704 S.F. NET: 21,528 S.F.
OFFICE BUILDING B AREA =	GROSS: 18,592 S.F. NET: 13,944 S.F.
RETAIL BUILDING AREA =	GROSS: 16,500 S.F. NET: 13,200 S.F.
TOTAL BUILDING AREA =	GROSS: 63,796 S.F. NET: 48,672 S.F.
F.A.R. =	GROSS: 0.25 NET: 0.19
IMPERVIOUS AREA =	148,237 S.F. (63% LOT COVERAGE)
PERVIOUS AREA =	87,632 S.F. (37% LOT COVERAGE)
CURRENTLY ZONED:	O-R OFFICE/RESEARCH DISTRICT
NET BUILDING AREA =	GROSS BUILDING AREA x 0.80
NOTE: CURRENTLY ZONED:	O-R (OFFICE/RESEARCH DISTRICT)
PROPOSED REZONING:	P.D. (PLANNED DEVELOPMENT)

SITE PLAN FOR WESTGATE COMMONS

LEGAL DESCRIPTION
 LOTS 22 AND 23; EXCEPT THE WEST 340.00 FEET OF LOT 22; AND ALSO EXCEPT THE SOUTH 200.00 FEET OF THE WEST 410.00 FEET OF SAID LOT 22; AND ALSO EXCEPT THAT PART TAKEN FOR WEST BARTLETT ROAD; IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 31, 1895 AS DOCUMENT 2227310; IN COOK COUNTY, ILLINOIS.

LOT AREA = 235,869 S.F (5.41 AC.)
 P.I.N.: 06-34-100-019
 P.I.N.: 06-34-100-021
 P.I.N.: 06-34-100-014

- NOTES**
1. SHARED PARKING AND INGRESS/EGRESS IS PROVIDED PER MASTER ASSOCIATION AGREEMENT.
 2. SHARED MAINTENANCE OF SITE IMPROVEMENTS IS PROVIDED PER MASTER ASSOCIATION AGREEMENT.
 3. PROPOSED 2 STORY OFFICE B, PROPOSED RETAILS A, B AND C WILL BE DEVELOPED AS UNIT 1 OF THE P.U.D. PROPOSED 2 STORY OFFICE/RETAIL A WILL BE DEVELOPED AS UNIT 2 OF THE P.U.D.
 4. CROSS ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5 INCLUSIVE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL PAVED AREAS ON LOTS 2, 3, AND 4, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS SAID LOTS.

RECEIVED
 COMMUNITY DEVELOPMENT
 AUG 7 5 2008
 VILLAGE OF
 BARTLETT

NO.	1	2	3	4	5
REVISIONS	ADDED PROPOSED LOT LINES	PER VILLAGE COMMENTS	PER MEETING WITH VILLAGE	PER VILLAGE COMMENTS	PER VILLAGE COMMENTS
DATE	3/9/05	4/23/05	4/29/05	6/01/05	7/8/05
DATE	8/12/05				
DEVELOPER:	J & B Builders, Inc. 2000 W. Main Street St. Charles, IL 60174				
OWNER:	Stonecat Properties, L.L.C. 2000 W. Main Street St. Charles, IL 60174				
PROJECT:	WESTGATE COMMONS West Bartlett Road east of IL Route 59 Bartlett, Illinois				
DESIGN BY:	J. GRZYWA				
DRAWN BY:	J. GRZYWA				
DATE:	FEB 22, 2005				
SCALE:	1" = 40'				
PROJECT NO.:	04-148				
DESIGNED BY:	COMPASS Consulting Group, Ltd. 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60504 (630)820-9100 FAX: (630)820-7030 www.compassconsultinggroup.com				
PREPARED BY:	COMPASS				
PREPARED FOR:	WESTGATE COMMONS				

