



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION MEETING
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
November 6, 2025
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the October 13, 2025 Planning & Zoning Commission meeting minutes
- IV. Public Forum (comments may be emailed in advance to planningdivision@bartlett.il.gov)
- V. **(#25-08) Bartlett Mart – 331 S Main Street**
Special Use Permit – to sell package liquor (beer, wine, and liquor)
PUBLIC HEARING
- VI. **(#25-12) 200 Primrose Lane**
Variation – Impervious Coverage to allow an increase in the maximum impervious surface coverage from 35% to 40%.
PUBLIC HEARING
- VII. New Business/Old Business
- VIII. Adjournment



Village of Bartlett
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M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

Present: B. Bucaro, J. Miaso, A. McSwane, M. Werden, C. Deveaux, G. Koziol, M. Sarwas
Absent: J. Kapadoukakis

Also Present: Kristy Stone, Planning & Development Services Director

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



Village of Bartlett
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(#25-10) 391 S Hickory Ave

Tree Variance to allow a fence and shed within a tree preservation easement in the Heritage Oaks Subdivision

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Mail Affidavit

Exhibit B – Email from Ronald & Colleen Watt

M. Werden read Exhibit B, the email into the record. *Good Day - My name is Ron Watt and my wife Colleen and I have lived on the 300 (351 to be exact) block of South Hickory for 25 years. We are writing in support of the homeowners at 391 S. Hickory. We also live in the tree preservation easement, and while we can appreciate that the easement was established, we also believe the homeowner has taken every step available in keeping within the spirit of the agreement. To our knowledge, no trees were damaged or removed during the install of the fence, and by choosing the style of fence they did, small animals can still traverse the area. We support voting yes for the variance and allowing the homeowners to complete the install of the fence. We also understand the village did previously grant the homeowner a permit for this work. We do not support the use of our tax dollars to pay for the removal of the fence. We are not able to attend this public forum, but do wish to have our comments added to the public record. Thank you for your time and attention. Ronald and Colleen Watt, 351 S Hickory Ave.*

Joe Morano, Peerless Fence 2820 Camden Drive, West Chicago, came forward on behalf of the petitioner and was sworn in by **M. Werden**. **J. Morano** stated that he met with the homeowner on June 13, 2025 regarding the fence for the property. The petitioner did mention issues with permitting for a fence and the concerns about that. After we decided what type of fence to install, I did reach out to the Village to make sure that it was okay to move forward. I did receive confirmation from the Village that the location was fine to install, and the height and perimeter were discussed. That was confirmed by phone and by email. We applied for a permit and were issued a permit. We began to install the fence on August 25, 2025. About halfway through that installation, Village officials asked that we stop the installation of the fence. Our installers stopped work at the request of the Village and that is what brings us here today. We were informed that this was a treed lot issue. At no time when I reached out to the Village during the permit application process was there ever any mention of any issues with the fence style or height. Peerless Fence has installed hundreds of fences in the Village of Bartlett. When we do our installs, our installers make it a point to avoid roots. We do hand digs around those areas to make sure that we preserve the trees. First and foremost, obviously to preserve those things, but also to protect our equipment as well. We do not want to drill into any large tree branches either.

M. Werden obviously something went wrong and it was a mistake to issue the permit. How deep do the fence posts go? **J. Morano** they are 36" deep per the Village Code. The petitioner did choose a chain link fence to go along where that easement is. The whole width is much smaller than it would be if this was a vinyl fence. The posts would be much larger for that.



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M. Werden asked, do the neighbors behind the petitioner at 390 S Oak Avenue have the same type of fence? **J. Morano** I believe they have an aluminum fence that goes along the back on the Devon Avenue side. This fence would be chain link. **M. Werden** how long has the fence along Oak Avenue been there? **K. Stone** that fence has been grandfathered in as part of the resolution in 1997. **G. Koziol** are the posts pressed into the ground or is there cement? **J. Morano** these are cement-filled holes for all of the posts. They are hand dug holes around the trees. We do not use an auger in those areas to protect the trees and to protect our equipment. **B. Bucaro** what is the diameter of the post hole? **J. Morano** it is 8" in diameter. **G. Koziol** does that type of install damage the tree roots? **J. Morano** no, it does not. We make it a point to make sure to avoid that. We would not put a fence post right on top of a tree. We will place the post to avoid that as well. **M. Werden** asked, did staff receive any inquiries about this case? **K. Stone** no, we did not. **B. Bucaro** when that development went in 1978 with that covenant, it must have just been a big unknown requiring the Village to make the resolution 1997 to create the process for a variance. **K. Stone** I do not know what triggered the resolution.

Jim Olsta 371 S. Hickory Avenue stated that I would like to address the permitting issue. In 1977, there was a homeowner on Hickory Avenue that wanted to install a fence and a lot of the neighbors were opposed to that. They came to the Zoning Board of Appeals. There was only a deed that you would see when you were closing on your house that showed there was an easement. That is why the resolution was written in 1997. I am disappointed that this permit was issued in error. I want to make sure that if there is not onboard training currently that they establish that and update that to include the 1997 resolution because it does not appear that they were aware of that. I hope that the commission will follow through with the Building Division to make sure that there is corrective action that takes place so that this does not happen again. **M. Werden** this commission does not have jurisdiction over that. Our concern tonight is tree root damage and drainage at this meeting, but yes, I am sure things are going on in the Building Division to make sure that this does not happen again. **Lori Glaser** 350 S. Hickory Avenue said that we closed on our house in 1986 and at the closing we were presented with some paperwork that said that you would not touch the easement that was in your backyard. It was a nature preservation easement. No fences, no tearing down trees deliberately or clearing out of lots. As it pertains to this case, we are only talking about a fence. In the neighborhood, people have done a little bit of clearing of their lots and have gone back into the easement. I do not have a huge problem with that if the bulk of the woods are still there. The whole purpose of the nature preservation is to allow the wildlife to go through and to not damage any of the trees and bushes that are there. I understand that the fence is not extremely invasive, but any kind of work that is done in the easement, in my opinion, is going to affect all of the shrubbery and the trees growing back there. I think the biggest disappointment that I have is, the Village issued a permit when everybody, to my knowledge, if you lived on Oak, Western or Hickory Avenues, has to sign that piece of paper acknowledging that you are not going to go into the easement. If people want to put in a fence in, that is fine, but it can only go to the easement, it is not supposed to go past the easement and leave everything else as is. I know other homeowners on the block that have had a huge dead tree that



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they were worried about and were worried about safety. They went through the process and got permission from the Village to remove the tree. I do not know why everyone should not have to follow the rules and only go to the easement and no further. **Phil Kraff** 390 S Hickory Avenue said we have a fence in the back and it goes through the easement area. We replaced a fence that was already there and that was permitted. **M. Werden** when did you replace the fence? **P. Kraff** a few years ago. **B. Bucaro** is your lot a treed lot? **M. Sarwas** that lot is a treed lot and is grandfathered in as part of the resolution in 1997.

The petitioner, **Jill Waichunas** 391 S. Hickory Avenue stated that we are requesting a variance to complete our fence installation. The fence is not for appearance, but for safety. When we applied for the fence permit earlier this year, it was approved in June and Peerless Fence came to construct the fence in August and we proceeded in good faith, investing our time and our resources. From the beginning, we made our concerns clear to our contractor and we were assured that everything was compliant. We also made sure that no trees or landscapes would be harmed, which is very important to us as well. However, after a neighbor's complaint, we were told to stop work because the Village had made an error in approving the permit. The core of our request comes down to one issue and that is the traffic. When we first moved here, our corner was quite quiet. Today, it is not. We have done a little study about the amount of traffic that is coming through Devon Avenue and from August 29 to September 17, we have counted 29 to 77 cars that come by in a 10-minute period. During the morning, in the afternoon, and during rush hour. This is constant daily traffic and many drivers do not watch their speed as they pass our home. Unlike some of our neighbors who are shielded by trees and neighboring houses, our lot is completely exposed to this. We have no natural buffer between our yard and the road, and a fence is not a luxury for us, but it is protection for our family, our dogs and anyone who visits our home. Bartlett is growing and we do support that growth. We love the town of Bartlett, but as the town changes, homeowners like us must be allowed to adapt for safety. Our request is simple, allow us to finish the fence that was already approved so that we can have the same level of safety and peace that many of our neighbors are already enjoying. **M. Werden** your point is well taken. I think if there was damage to the tree roots, it certainly would have been done when the fence was put up behind you between the two properties. There is a lot of thick growth there. I looked at the property and it looked like they were trying to be very careful. It did not appear that anything had been cut down. I have to respect the fence contractor's word that he does not think they hit any tree roots. At this point, all of the fence posts appear to be in and the damage would already be done if they did hit roots. You are in a very unusual situation. The concern is the tree roots and the drainage flow. With this type of fence and the terrain of the property, I do not think this is going to be a drainage issue. I would be interested in hearing more comments from the Commission. **C. Deveaux** the Village Arborist and Village Engineer did submit statements that the fence is not an issue as far as tree roots or drainage. **B. Bucaro** based on the Village Arborist's and the Village Engineer's report as well as the 1997 resolution, I do not see this as being an issue. **M. Sarwas** added, right or wrong, we did issue the permit and the Village takes accountability for that and we will fix that going forward for sure, but I do not think that this something that we can hold the residents accountable for as long as we have documentation from our Village Arborist



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and Engineers. The spirit of that resolution was that there was no damage to the trees, the root system, or the drainage system. That has been confirmed by outside and inside consultants that that is not the case. All we can do is trust the experts that have gone out there and reviewed this. **M. Werden** your point is well taken, especially with our own people stating that. **G. Koziol** we do have two experts that have voiced their opinion on this issue, the Village Arborist and the Village Engineer. This is a rather unique situation. We have never had anything like this. I believe that we have to place a lot of trust in what these experts are telling us, that there should be no effect on the trees or to the drainage. It seems like a reasonable request.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-10) 391 S. Hickory Avenue** for a tree variance to allow a fence and a shed within a tree preservation easement subject to the conditions and findings of fact outlined in the staff report.

Motioned by: B. Bucaro
Seconded by: C. Deveaux

Roll Call

Ayes: B. Bucaro, J. Miaso, A. McSwane, M. Werden, C. Deveaux, G. Koziol, M. Sarwas
Nays: None

The motion carried.



**Village of Bartlett
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October 13, 2025**

Old Business/ New Business

K. Stone we will have 2 public hearings next month at our regular meeting. One is for Bartlett Mart to sell packaged liquor, and the other case is for a variation for impervious coverage.

M. Werden asked if there was a motion to adjourn.

Motioned by: M. Sarwas

Seconded by: A. McSwane

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:33 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-65

DATE: October 30, 2025
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-08) Bartlett Mart**

PETITIONER

Shashikant Patel

SUBJECT SITE

331 S Main St, Unit A

REQUEST

Special Use Permit – to sell package liquor (beer, wine, and liquor)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Residential	Attached Residential	SR-6
South	Commercial	Commercial	B-3
East	Commercial	Commercial	ER-3
West	Commercial	Commercial	B-3

DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to sell beer, wine, and liquor in an existing convenience store in the B-3 (Neighborhood Shopping) Zoning District. This unit has 2,077 square feet of floor area.
2. The existing hours of operation are 7 days a week, 7:00a.m. to 10:00p.m. The proposed hours of operation would be Sunday-Thursday, 7:00a.m. to midnight and Friday-Saturday from 8:00a.m. to 1:00a.m. If granted a Class C Liquor License, the selling of packaged liquor would be limited to Sunday-Thursday

8:00a.m. to 10:00p.m. and Friday-Saturday 8:00a.m. to midnight.

3. The floor plan identifies 50% of coolers and shelves containing alcohol-based goods and 50% containing convenience goods.
4. The applicant will submit for a Class C Liquor license.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
 - A. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
 - B. Building permits shall be required for all construction activities, and this Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted by this Ordinance unless and until all condition of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
 - C. The Barlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the Subject Property, and the development and use of the Subject Property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.
 - D. All business licenses shall be applied for, paid for, and granted with the Village prior to operating this business.
 - E. The special use permit shall not, be transferred to any person or entity other than the Petitioner without that person or entity first applying for and receiving the Village's approval of a new application for a special use permit. The applicant must apply for and receive a Class C Liquor License.
 - F. Findings of fact (special use permit):
 - i. 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;
 - ii. That the proposed 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.

- iii. 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.

Background material is attached for your review and consideration.

bk/attachments

General – PDS Team\memos 2025\065_BartlettMart _pz.docx

Timothy E. Hoerman, Ltd.

Attorneys at Law
323 N. Washington Street
Westmont, Illinois 60559
630.442.1923 (o) / 630.570.0222 (f)
email@timhoerman.lawyer

June 27, 2025

Mr. Dan Gunsteen
Members of the Board of Trustees
The Village of Bartlett
209 South Main Street
Bartlett, IL 60103

**Re: SCS One Properties, LLC / Anayra, Inc.
Request for Special Use Permit**

Dear Mr. Gunsteen and Members of the Board of Trustees:

I represent Anayra, Inc. and SCS One Properties, LLC. SCS One is the owner of 331 S. Main, Unit A, Bartlett, IL 60103, which is located within the B-3 business district of Bartlett.

SCS One and Anayra are both owned by my client Shashikant "Sam" Patel. Mr. Patel desires to add higher-end liquor, beer, and wine to the convenience store that he currently operates at the location. This store will be within walking distance of nearby residents and will be the closest convenience store to downtown Bartlett. The proposed use will not be detrimental to the health, safety or general welfare of the persons residing or working within the vicinity. Nor will the proposed use be injurious to property values or improvement in the vicinity. Mr. Patel believes that his store will offer a unique experience that will not only benefit the local community but also will attract visitors from neighboring communities.

Because the store will be located in the B-3 business district, a special use permit will be required in order to operate the business as intended. Mr. Patel respectfully requests that the Board grant his request for a Special Use Permit to operate his business concept.

We look forward to working with the Board and Village officials on this request.

Very truly yours,



Timothy E. Hoerman



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # <u>25-08</u>

PROJECT NAME Bartlett Mart Convenience Store

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Anayra, Inc. (Shashikant Patel)

Street Address: 331 S. Main Street, Unit A

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: SCS One Properties, LLC

Street Address: 1469 Harmony Dr.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: 

Date: June 6, 2025

(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.)
Convenience Store with Beer, Wine and Liquor sales.

PROPERTY INFORMATION

Common Address/General Location of Property: 331 S. Main Street, Bartlett, IL 60103 (Unit A)

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-316-048-001

Acreage: .75

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

Land Use: Retail Store

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

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

Attorney Timothy E. Hoerman, Ltd.
323 N. Washington Street
Westmont, IL 60559 P: (630) 442-1923; E: email@timhoerman.lawyer

Engineer _____

Other Puhoit Architects, Inc.
251 Bradwell Road
Inverness, IL 60010 P: (847) 942-8777; E: hemal@purohitarchitects.com

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.

This will be a locally owned convenience store that will be within walking distance of residents and will be closest convenience store to downtown Bartlett.

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 use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working within the vicinity. Nor will the proposed use be injurious to property value or improvement in the vicinity.

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 special use will conform to the regulations and conditions specified for such use and with any stipulation and conditions made part of the authorization granted by the Village

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: 
Signed by: S. Patel
A1A8757467CF498

PRINT NAME: Shashikant Patel

DATE: June 6, 2025

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: Shashikant Patel

ADDRESS: 1469 Harmony Dr.
Bartlett, IL 60103

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: 
Signed by: S. Patel
A1A8757467CF498

DATE: June 6, 2025



Created by Bartlett GIS
June 2025

331 S Main St, Unit A

PIN # 06-35-316-048



0 100 200 US Feet

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-66

DATE: October 30, 2025
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-12) 200 Primrose Ln**

PETITIONER

Nadeem Parker

SUBJECT SITE

200 Primrose Lane

REQUEST

Variation – Impervious Coverage

DISCUSSION

1. The subject property is zoned Planned Development (PD), and is located in the Heron's Landing Subdivision.
2. The petitioner is requesting a **variation** to allow an increase in the maximum impervious surface coverage from 35% to 40%.
3. The current maximum impervious surface allotments were adopted by Ordinance 2017-24 in March of 2017. The subject lot is 10,908 square feet, and therefore has a maximum impervious coverage of 35% (3,818 sq. ft.).
4. In November 2021, an application was submitted for a building permit (B-21-1875) to install an inground pool and a porcelain tile pool patio. There were four revisions to the permit in order to reduce the size of the patio to meet the maximum impervious surface regulation. The timeline of these revisions is shown in the table below.

Impervious Review Date	Proposed Impervious Coverage
December 7, 2021	53%, 2,016 sq ft over the maximum
December 9, 2021	50%, 1,596 sq ft over the maximum
February 17, 2022	41%, 639 sq ft over the maximum
March 10, 2022	35%, meeting the requirement by 24 sq ft

5. The pool and patio permit was issued on March 23, 2022. The impervious requirement of 35% was met by reducing the size of the patio and by converting the driveway and front walkway to permeable pavers by applying for an additional permit (B-22-77). Final inspections for the patio, pool, and driveway were completed, and the permits were closed April 5, 2023.
6. On August 15, 2025, Village Staff received a code violation complaint for a patio installed without a permit at this site. On August 25, a code officer inspected the property, and found that significant additions to the patio were installed without a permit. The homeowner was notified of the violation and applied for the variance request on September 12, 2025.
7. Staff has reviewed the current impervious conditions and have determined that 566 square feet of impervious surface was added without a permit. This brings the total lot coverage to 40%.

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Planning and Zoning Commission should render a decision based upon the following:

- 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.

A variation shall be recommended only if the evidence, in the judgment of the Planning & Zoning Commission, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

bk/attachments

General – PDS Team\memos 2025\066_200PrimroseLn_pz.docx

President Dan Gunsteen and Members of the Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RE: Variation Request – 200 Primrose Lane

Dear President Gunsteen and Members of the Board of Trustees,

I respectfully submit this request for a variation from the Village of Bartlett's zoning ordinance regarding maximum impervious surface coverage for my property at 200 Primrose Lane.

As reflected on the attached Plat of Survey, two ground-level improvements were installed in the rear yard: a porcelain tile patio connecting the pool and pavilion, and a concrete pad located adjacent to the pavilion and house. These modest additions were designed to provide safe, functional, and attractive connections between existing structures and to allow for reasonable outdoor living space.

The unique conditions of this lot—including the pond located at the rear of the property, along with the placement of the pool and pavilion—limit the usable area of the yard and make strict compliance with the ordinance unusually difficult. Importantly, the pond provides natural stormwater management, and water runoff from the property has never caused flooding or drainage impacts to neighboring yards.

The requested variation represents the minimum relief necessary to allow the property to be reasonably enjoyed in a manner consistent with surrounding homes. The improvements are residential in character, will not impair drainage, light, or air, and will not alter the essential character of the neighborhood or negatively impact adjacent property values.

I sincerely appreciate your consideration of this request and your continued service to the Village of Bartlett. Please let me know if additional information or documentation is needed to assist with your review.

Respectfully,

A handwritten signature in black ink, appearing to read "Waleem", with a long horizontal flourish extending to the right.



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 25-12
RECEIVED
PLANNING & DEVELOPMENT
SEP 12 2025

VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Nadeem Parker

Street Address: 200 Primrose Lane

City, State: Bartlett, IL.

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Phone

PROPERTY OWNER INFORMATION

Name: Nadeem & Amy Parker

Street Address: 200 Primrose Lane

City, State: Bartlett, IL.

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ 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.) Section that measures 23'3" x 20'4" and
another section 9'7" x 9'9"

PROPERTY INFORMATION

Common Address/General Location of Property: 200 Primrose Lane-Bartlett, IL. 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-31-203-035-0000

Acreage: _____

Zoning: PD (Refer to Official Zoning Map)

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

Attorney _____

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.

The property at 200 Primrose Lane has unique physical conditions, including a pond at the rear of the lot and the placement of an existing pool and pavilion. These features limit the usable area of the yard and create challenges in providing safe and functional connections between outdoor spaces. Without the requested variation, the strict application of the impervious surface regulations would prevent reasonable use of the yard and outdoor improvements, creating a particular hardship rather than a mere inconvenience.

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 of this property are unique because the lot contains a pond at the rear and has existing improvements, including a pool and pavilion, that shape how the yard can be used. These conditions limit where outdoor surfaces can be placed without affecting functionality or safety. Most properties in the same zoning classification do not have this combination of features, making the circumstances specific to this lot and not generally applicable to other properties in the district.

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 this variation is not financial. The requested relief is solely to allow the porcelain tile patio and concrete pad to remain so the property can be safely and reasonably enjoyed for outdoor living. The improvements provide functional connections between the pool, pavilion, and house, and are intended for personal residential use, not to increase the property's value or generate income.

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 arises from the provisions of the zoning ordinance that limit impervious surface coverage in relation to the unique conditions of this lot, including the presence of a pond and the placement of a pool and pavilion. These factors reduce the options for functional outdoor connections within the code limits. The difficulty was not created by the current property owner but results from the combination of the ordinance requirements and the property's physical characteristics.

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.

Granting this variation will not be detrimental to the public welfare or injurious to nearby properties. The improvements are residential in nature and consistent with the character of the neighborhood. The pond at the rear of the property provides natural stormwater management, and since installation of the porcelain tile patio and concrete pad, there have been no drainage or flooding impacts on neighboring yards. The requested variation will simply allow safe and functional use of the yard without affecting surrounding properties or public interests.

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 light or air to adjacent properties, as the porcelain tile patio and concrete pad are ground-level improvements that do not obstruct views or structures. They will not create additional traffic or congestion on public streets, nor do they increase any risk of fire or endanger public safety. The improvements are modest in scale, residential in nature, and consistent with the character of the neighborhood. As such, they will not diminish or impair property values within the surrounding area.

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.

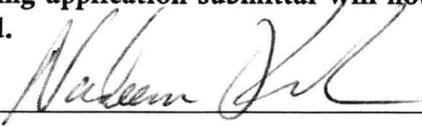
Granting the requested variation will not confer any special privilege that is denied to other properties in the same zoning district. Many homes in the area have similar outdoor living features such as patios, pool decks, and accessory structures. This request is intended only to allow reasonable and typical residential use of the property, consistent with neighboring lots, while addressing the unique conditions of this parcel.

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: Nadeem Parker

DATE: 9-10-25

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

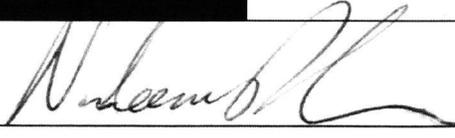
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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**: Nadeem Parker

ADDRESS: 200 Primrose Lane

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 9-10-25



Created by Bartlett GIS,
September 2025

200 Primrose Ln

PIN # 06-31-203-035



0 30 60
US Feet

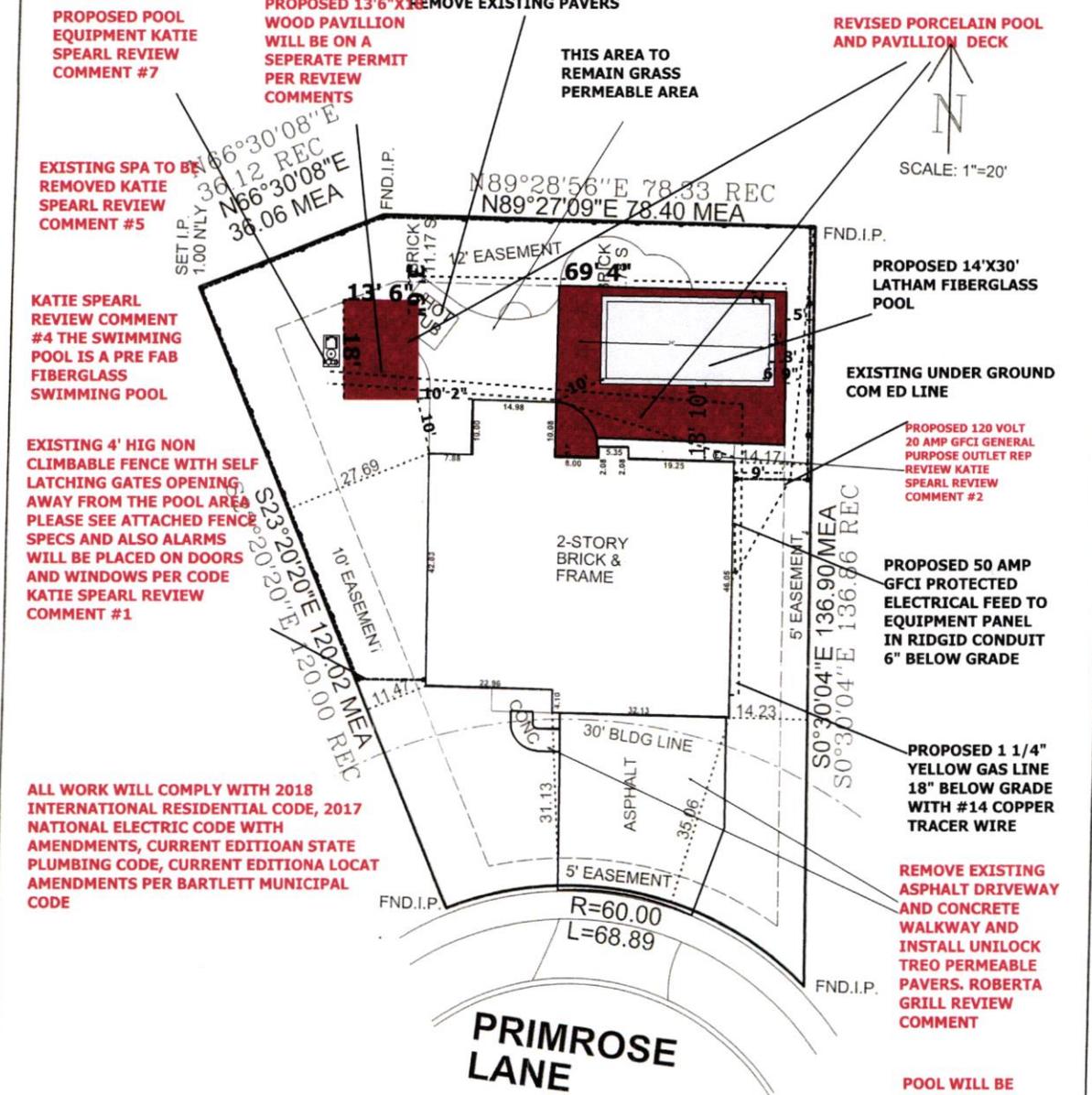
PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134

Approved Plat of Survey-
3/10/2012
Permit #B-21-1875

PHONE:630-232-7705 FAX:630-232-7725

LOT 30 IN HERONS LANDING UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 2004 AS DOCUMENT NUMBER 0417331079, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: 200 PRIMROSE LANE, BARTLETT, ILLINOIS.



PROPOSED POOL EQUIPMENT KATIE SPEARL REVIEW COMMENT #7

PROPOSED 13'6" X 13'6" WOOD PAVILLION WILL BE ON A SEPERATE PERMIT PER REVIEW COMMENTS

THIS AREA TO REMAIN GRASS PERMEABLE AREA

REVISED PORCELAIN POOL AND PAVILLION DECK

EXISTING SPA TO BE REMOVED KATIE SPEARL REVIEW COMMENT #5

KATIE SPEARL REVIEW COMMENT #4 THE SWIMMING POOL IS A PRE FAB FIBERGLASS SWIMMING POOL

EXISTING 4' HIG NON CLIMBABLE FENCE WITH SELF LATCHING GATES OPENING AWAY FROM THE POOL AREA PLEASE SEE ATTACHED FENCE SPECS AND ALSO ALARMS WILL BE PLACED ON DOORS AND WINDOWS PER CODE KATIE SPEARL REVIEW COMMENT #1

ALL WORK WILL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE, 2017 NATIONAL ELECTRIC CODE WITH AMENDMENTS, CURRENT EDITIOAN STATE PLUMBING CODE, CURRENT EDITIOAN LOCAT AMENDMENTS PER BARTLETT MUNICIPAL CODE

PROPOSED 14'X30' LATHAM FIBERGLASS POOL

EXISTING UNDER GROUND COM ED LINE

PROPOSED 120 VOLT 20 AMP GFCI GENERAL PURPOSE OUTLET REP REVIEW KATIE SPEARL REVIEW COMMENT #2

PROPOSED 50 AMP GFCI PROTECTED ELECTRICAL FEED TO EQUIPMENT PANEL IN RIDGID CONDUIT 6" BELOW GRADE

PROPOSED 1 1/4" YELLOW GAS LINE 18" BELOW GRADE WITH #14 COPPER TRACER WIRE

REMOVE EXISTING ASPHALT DRIVEWAY AND CONCRETE WALKWAY AND INSTALL UNILOCK TREQ PERMEABLE PAVERS. ROBERTA GRILL REVIEW COMMENT

POOL WILL BE EQUIPPED WITH AUTO COVER KATIE SPEARL REVIEW COMMENT #6

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 3-9-2012



State of Illinois S.S.
County of Kane

We, Dale Floyd Land Surveying L.L.C., a professional design firm, License No. 184-004129 Do hereby certify that the above described property has been surveyed in the manner represented on the plat hereon drawn.

Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 3-12 A.D. 2012

Illinois Professional Land Surveyor No. 035-002876

Job No. 000212-7

License expiration date 11-30-2012

Illinois Professional Land Surveyor No. 035-002876

Address
200 Primrose Lane
Date
3/10/2022

Approved Impervious
Review - 3/10/2022

Permit #B-21-1875

TOTAL LOT AREA **10,907.97** From GIS

House	Length	Width	Area
House			-
Other portion			-
TOTAL HOUSE AREA			2,621.03

From GIS

Driveway	Length	Width	Area
rectangular portion			-
rectangular portion			-
TOTAL DRIVEWAY AREA			-

From GIS

Accessory	Length	Width	Area
Walkway			0.00
Patio			929.73
Shed			0.00
Pavillion for gazebo			243.00
Other			0.00
Other			0.00
Firepit	Radius=		0.00
TOTAL ACCESSORY STRUCTURE AREA			1172.73

From GIS
Proposed

TOTAL IMPERVIOUS AREA **3793.76**

TOTAL IMPERVIOUS % **35%**

Lots =>20,000 sq.ft.	30%	3272.391638
Lots 10,800-19,999 sq.ft.	35%	3817.790244
Lots <10,800 sq.ft.	40%	4363.18885
Duplex	45%	4908.587456

Notes

OK-RL

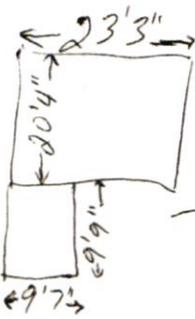
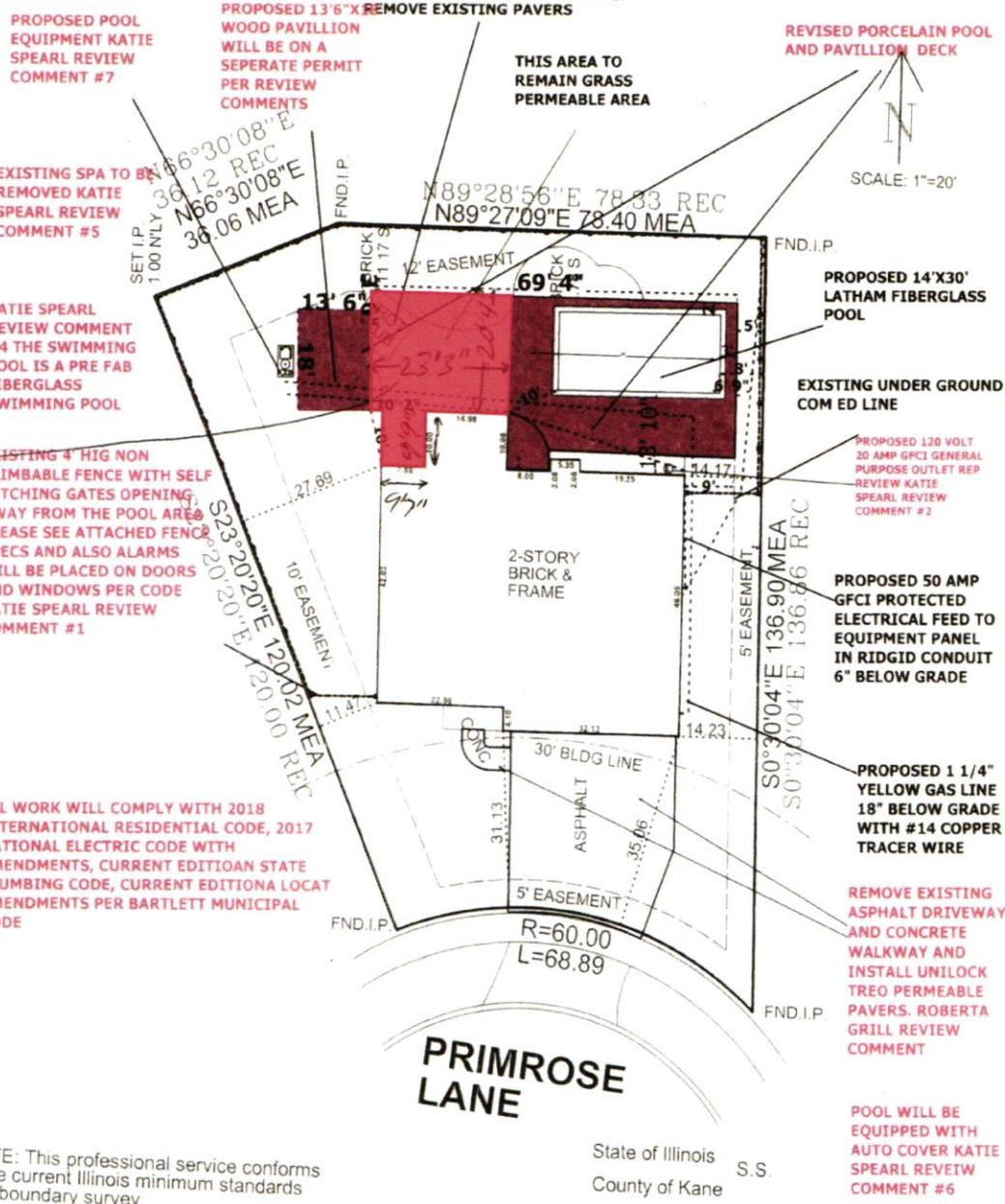
PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134

Current conditions with
unpermitted work - 9/15/2025

LOT 30 IN HERONS LANDING UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 2004 AS DOCUMENT NUMBER 0417331079, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS: 200 PRIMROSE LANE, BARTLETT, ILLINOIS.

PHONE: 630-232-7705 FAX: 630-232-7725



NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 3-9-2012



State of Illinois S.S.
County of Kane

We, Dale Floyd Land Surveying L.L.C., a professional design firm, License No. 184-004129 Do hereby certify that the above described property has been surveyed in the manner represented on the plat hereon drawn.

Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 3-12 A.D. 2012

Illinois Professional Land Surveyor No. 035-002876

Job No. 000212-7

License expiration date 11-30-2012

Illinois Professional Land Surveyor No. 035-002876

Address
200 Primrose Lane
Date
9/15/2025

Failed Impervious Review with unpermitted work - 9/15/2025

TOTAL LOT AREA **10,907.97** From GIS

House	Length	Width	Area
House			2,621.03
Other portion			-
TOTAL HOUSE AREA			2,621.03

From GIS

Driveway	Length	Width	Area
rectangular portion			-
rectangular portion			-
TOTAL DRIVEWAY AREA			-

Permeable Pavers

Accessory	Length	Width	Area
Walkway			0.00
Patio			929.73
Pavillion for gazebo			243.00
Additional Patio			566.19
TOTAL ACCESSORY STRUCTURE AREA			1738.92

Permeable Pavers
Permitted Patio
Permitted Patio
Unpermitted

TOTAL IMPERVIOUS AREA **4359.95**

TOTAL IMPERVIOUS % **40%**

Lots =>20,000 sq.ft.	30%	3272.391638
Lots 10,800-19,999 sq.ft.	35%	3817.790244
Lots <10,800 sq.ft.	40%	4363.18885
Duplex	45%	4908.587456

Notes

Not Approved - BK