

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MAY 21, 2019

BUILDING & ZONING

Bannerman's Special Use Permit

Harbecke/FJH Concept Plan

COMMUNITY & ECONOMIC DEVELOPMENT

Project Oak

Bartlett Tap Special Use Permit



Agenda Item Executive Summary

Item Name Bannerman's Special Use Permit Committee or Board _____ Committee _____

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting a **Special Use Permit** to allow outdoor seating including the serving of food and liquor.

The request is for Bannerman's located at 858 S. Route 59 in the Bartlett Commons Shopping Center at the northwest corner of Stearns and Route 59.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Aerial Site Plan, Proposed Site Plan, Photos of the Outdoor Area

ACTION REQUESTED

- For Discussion Only- to review the request and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning and Development Services Director Date: 5/13/2019

COMMUNITY DEVELOPMENT MEMORANDUM

19-057

DATE: May 13, 2019
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning and Development Services Director *RG*
RE: **(#19-05) Bannerman's**

PETITIONER

Said "Mac" Maqsood

SUBJECT SITE

858 S. Route 59 (Northwest corner of Stearns Rd and Route 59) located in the Bartlett Commons Shopping Center

REQUESTS

Special Use Permit to allow outdoor seating including the serving of food and liquor

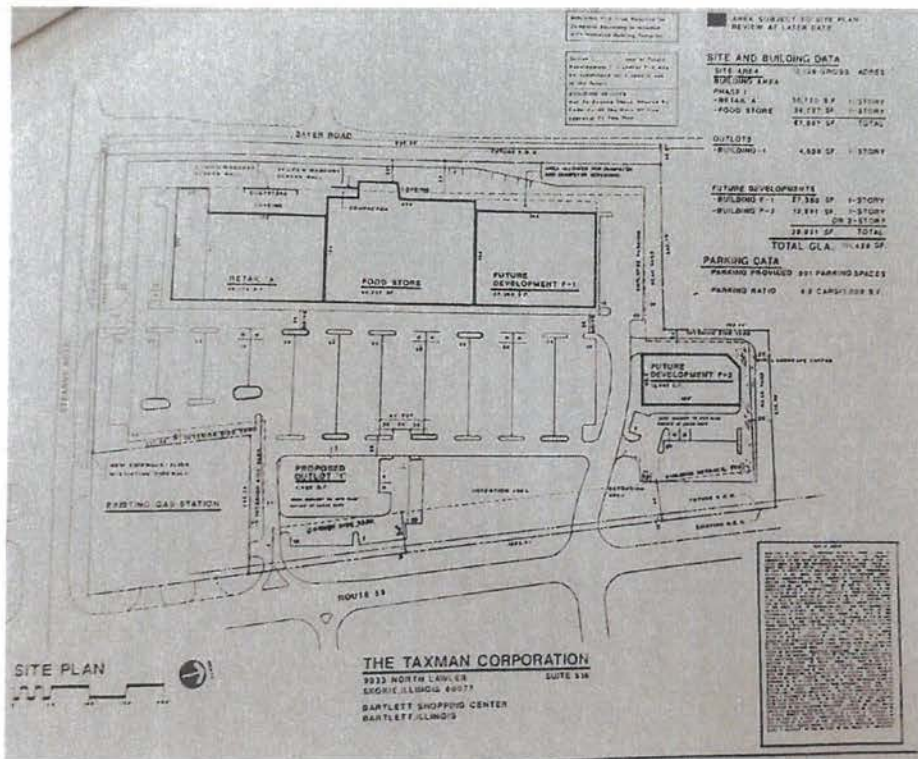
EXISTING AND PROPOSED CONDITIONS

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3 PUD
North	Residential	Suburban Residential	R-3*
South	Commercial	Commercial	B-4
East	Commercial	Commercial	B-3
West	Residential	Suburban Residential	SR-2 PUD

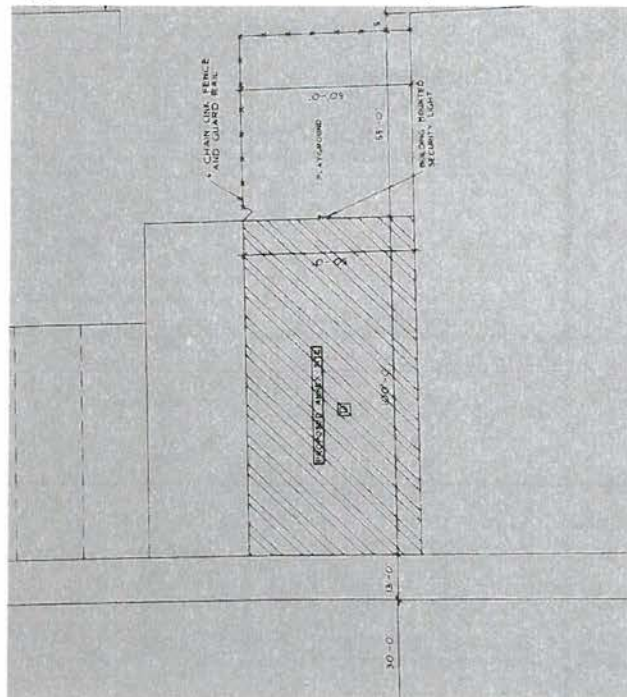
**DuPage County Zoning*

ZONING HISTORY

1. On September 27, 1989 Ordinance #1989-74 approved the Preliminary PUD and Site Plan for the Taxman Corporation Shopping Center, now commonly known as Bartlett Commons. The Final PUD and Site Plan were approved on November 7, 1989 by Ordinance #1989-91.



2. On March 3, 1992 by Ordinance 1992-12 the Preliminary and Final Plat of Subdivision for Bartlett Commons was approved.
3. On November 3, 1993 by Ordinance #1993-119 Site Plan Approval was granted for an outdoor playground for Kid's Choice Day Care Center in Bartlett Commons.



4. On October 15, 1996 by Ordinance #1996-87 an outdoor garden sales center was approved on the north side of Bartlett Commons Shopping Center for Sears Hardware.
5. On January 2, 2007 by Ordinance #2007-02 Special Uses for liquor sales and a game room were approved for Bannerman's Sports Bar and Restaurant.
6. On March 6, 2007 by Ordinance #2007-25 a PUD Plan Amendment was granted for Bartlett Commons to convert an outdoor garden center into an enclosed tenant space.
7. On August 18, 2009 by Ordinance #2009-84 Bannerman's was granted a Special Use Permit for live bands and to amend the Special Use to expand the game room.
8. On November 16, 2010 by Ordinance #2010-81 Bannerman's was granted a Special Use Permit to allow up to twelve (12) live entertainment events a year.

DISCUSSION

1. The Petitioner is requesting a **Special Use Permit** to allow outdoor seating including the serving of food and liquor.
2. Bannerman's has occupied 12,573 square feet of Bartlett Commons since 2007. The Petitioner purchased Bannerman's from the previous owner in the Fall of 2018.
3. The Petitioner would like to convert the existing fenced-in area (approved by Ordinance 1993-119) that was used by a previous tenant as an outdoor play area into an outdoor beer garden in the rear of the building, directly south of Bannerman's leased space.
4. The beer garden would include 10 tables with a total of 40 seats. The Petitioner is proposing to have TVs, games such as bean-bag toss, soft tips darts and outdoor chess, and occasional acoustic music in the outdoor beer garden.
5. The existing 6-foot tall wood fence will be repaired and new fencing will be installed parallel to the building to provide a separated 4-foot wide emergency exit aisle for the adjacent karate school.
6. There will be a gate on the south side of the fence; however, it will be locked so patrons cannot enter or exit through the beer garden but will be accessible for the fire department.
7. Bannerman's is currently open seven days a week from 11:00 a.m. to 11:00 p.m. Sunday thru Tuesday, 11:00 a.m. to 12:00 a.m. Wednesday, 11:00 a.m. to 12:30

p.m. Wednesday and 11:00 a.m. to 1:00 a.m. Friday and Saturday and has a Class A liquor license. The hours for the Class A liquor license are Sun.-Thurs. 8:00 a.m. to 1:00 a.m. and Fri.-Sat. 8:00 a.m. to 2:00 a.m.

8. The Petitioner is requesting that the outdoor beer garden be open the same hours as the indoor operations listed above.

RECOMMENDATION

1. The Staff recommends forwarding the petitioner's requests onto the Plan Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review.

Bannerman's Sports Grill
858 S. Route 59
Bartlett, IL 60103

RECEIVED
COMMUNITY DEVELOPMENT
MAR 08 2019
VILLAGE OF
BARTLETT

March 4, 2019

Dear Bartlett Village President & Board of Trustees,

Bannerman's is designed to create an all-around fun and exciting experience. In order to maintain our commitment to superior service and fulfill the requests of our guests, we are proposing to replace a vacant lot into an outdoor beer garden/seating area. The proposed outdoor beer garden area would be used for games, such as bean-bag toss, soft-tip darts and outdoor chess.

We are proposing 10 tables, 40 seats as well as room for patrons to stand. Patron will access the outdoor seating area from inside Bannerman's, via doors located on the rear left side of the building. The outdoor beer garden would be enclosed by a vertical fence 6 feet high.

We are very aware of the need to monitor the impact on local residents in relation to music and entertainment. We are not proposing a live music venue with frequent entertainment but a family friendly venue for dining and socializing with some occasional acoustic music and other private functions.

The outdoor beer garden will serve food and there will be TV sets so patrons can watch big events, like Cubs/White Sox baseball games. The goal is to create a community-oriented establishment, where neighbors can get together and talk over a couple of beers.

The proposed hours of operation will be in line with our current indoor hours of operation.

Hours of Operation:

Sun - Tues 11am - 11pm

Wednesday 11am - 12am

Thursday 11am - 12:30am

Fri & Sat 11am - 1am

We very much hope that we can gain your support and approval to operate the outdoor beer garden this summer. The outdoor beer garden is an exciting opportunity for the town, and it is an exciting opportunity for us as we look to continue to be an active and contributing business in the community for years to come. We welcome all your recommendations in order to make the outdoor beer garden a success for everyone and we will continue to seek out new ways that we can benefit the community.

Thank you for your consideration in this matter.

Said "Mac" Maqsood
Owner



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # **2019-05**
RECEIVED
COMMUNITY DEVELOPMENT
MAR 08 2019
VILLAGE OF
BARTLETT

PROJECT NAME Bannerman's outdoor Beer Garden

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: SAID "MAC" MAQSOOD

Street Address: 27 Pine Ave

City, State: Lake Zurich, IL

Zip Code: 60047

Email Address: MACSM1@outlook.com

Phone Number: 847-477-9009

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: DPSA Holdings, LLC

Street Address: P-O Box 1172

City, State: Park Ridge, IL 60068

Zip Code: 60068

Phone Number: 847-271-7876

OWNER'S SIGNATURE: [Signature]

Date: 1/24/2019

(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.)

outdoor Beer Garden

PROPERTY INFORMATION

Common Address/General Location of Property: 858 S. Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): _____

Acreage: ✓ _____

Zoning: _____
(Refer to Official Zoning Map)

Land Use: See Dropdown

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

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

Attorney

Engineer

Other

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use 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. 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.

The new development will replace a vacant lot that has been idle for a while. The space will turn into a productive outdoor space for the enjoyment of our patrons.

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 outdoor space will not in any way impede on the welfare or health of those locally or residing.

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.

Bannerman's will follow all local codes and guidelines as well as carryout all valid licenses and certifications for business, liquor, and video gaming regulations.

ZONING/LOCATION MAP

Bannerman's Beer Garden
Case #19-05 - Special Use Permit - Outdoor Seating



PROPOSED OUTDOOR SEATING AREA



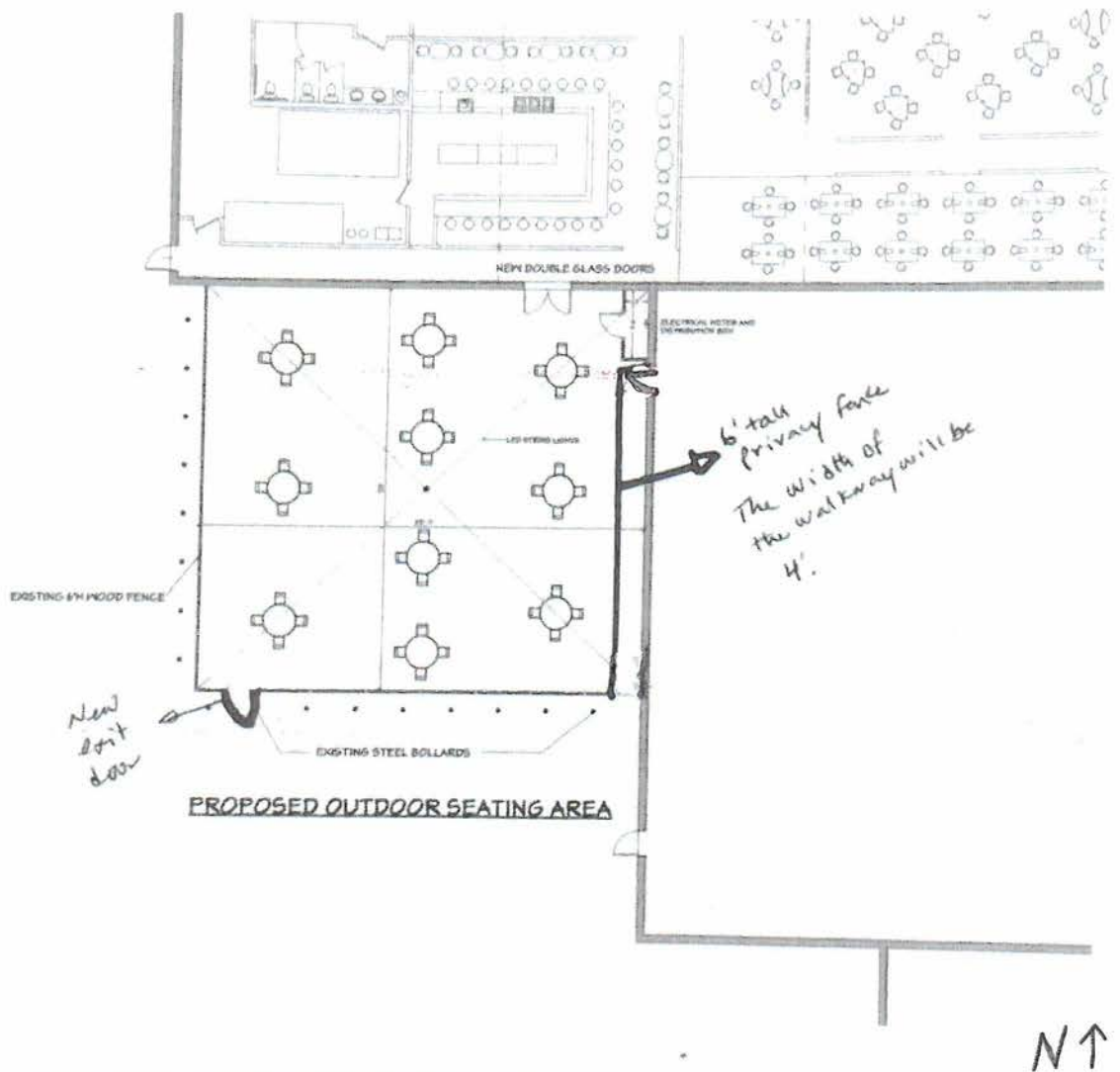
RECEIVED
COMMUNITY DEVELOPMENT
MAR 08 2019
VILLAGE OF
BARTLETT

AERIAL VIEW

RECEIVED
COMMUNITY DEVELOPMENT

MAY 10 2019

VILLAGE OF
BARTLETT



RECEIVED
COMMUNITY DEVELOPMENT

MAR 08 2019

VILLAGE OF
BARTLETT





RECEIVED
COMMUNITY DEVELOPMENT

MAR 08 2018

VILLAGE OF
BARTLETT



Agenda Item Executive Summary

Item Name Harbecke/FJH Concept Plan Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting:

Concept Plan Review (A conceptual review of a proposed development project where the Petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application.)

The Petitioner is proposing to develop twenty nine (29) single family residential lots on the northwest corner of Army Trail and Petersdorf Roads.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Concept Plan, 2010 Burrwyck Subdivision Concept Plan

ACTION REQUESTED

- For Discussion only- Concept Plan Proposal
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Dev Services Director Date: 5/13/2019

COMMUNITY DEVELOPMENT MEMORANDUM

19-55

DATE: May 13, 2019
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning and Development Services Director 
RE: **(CD-19-01) Harbecke/FJH Concept Plan**

PETITIONER

Patrick Cook on behalf of Pulte Home Company, LLC

SUBJECT SITE

Northwest corner of Army Trail and Petersdorf Roads

REQUEST

Concept Plan Review *(A conceptual review of a proposed development project where the Petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application.)*

EXISTING AND PROPOSED CONDITIONS

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Property	Vacant	Mixed Use Business Park & Estate Residential (0-2 DU/Acre)	R-2*
North	Vacant	Estate Residential & Future School Site	R-2*
South	Institutional & Residential	Institutional (Church) & Estate Residential	ER-3 / R-2*
East	Institutional	Institutional (Bartlett High School)	P-1
West	Vacant	Mixed Use Business Park	R-2*

*DuPage County Zoning

ZONING HISTORY

This property has no history of a Concept Plan review.

In 2010, the sixty (60) plus acre parcel located immediately north and west of this parcel was the subject of a Concept Plan Review. The Concept Plan proposed a combination of single family detached residential with ER-3 lots on the western quarter of the property and SR-2 and SR-3 lots on the remainder of the property. The

Village Board Committee, at that time, provided comments that were not favorable to the SR-3 lots. The Petitioner revised the plans to eliminate the SR-3 lots and to decrease the overall density (see attached). The Village Board Committee advised the Petitioner to make a full Preliminary Subdivision submittal based on the revised plan; however, the Petitioner did not pursue further approvals.

DISCUSSION

1. The Petitioner is proposing to develop the 13.92 acres at the northwest corner of Army Trail and Petersdorf Roads with twenty nine (29) single family lots.
2. The Concept Plan, as proposed, will require: an Amendment to the Future *Land Use Plan* from the Mixed Use Business Park designation to the Suburban Residential (2-5 du/acre) designation, annexation, rezoning from the ER-1 Estate Residential Zoning District to the SR-3 Suburban Residential Zoning District and a Preliminary/Final Plat of Subdivision.

The table below compares the SR-3 bulk regulations to the proposed Concept Plan.

	SR-3 Bulk Regulations	Concept Plan
Minimum Lot Size	8,100 square feet	10,075 sq. feet (Minimum) 11,719 sq. feet (Average)
Minimum Lot Width	60 feet	65 feet
Minimum Front Yard	35 feet	35 feet
Minimum Corner Side Yard	35 feet	35 feet
Minimum Interior Side Yard	7.5 feet	7.5 feet

3. The plan includes: two (2) onsite storm water detention facilities, a ten (10) foot wide multiuse path along the south side of the property, preservation of the wetland on the south side of the property, and a ten (10) foot wide landscape buffer along the east side of the property to provide screening of Petersdorf Road and the Bartlett High School athletic fields from view of future homes along Petersdorf Road.
4. Two (2) points of access are proposed onto Petersdorf Road. The northern access point is fully aligned with the Bartlett High School access drive. (The petitioner is working with the property owner to the north for this off-site access point.) The southern access point is approximately 350 feet north of Army Trail Road.
5. The Comprehensive Plan designation for this property is Mixed Use Business Park and Estate Residential. In the past, the Village Board and Staff have questioned the viability of the proposed commercial uses along Army Trail Road as identified by the Comprehensive Plan. Staff believes that residential uses may be a more appropriate use for this property along Army Trail Road. The land use designation that is consistent with this Concept Plan is Suburban Residential (2-5 dwelling units

per acre). The Petitioner will be required to request an amendment to the Future Land Use Plan if they proceed with a formal application for residential uses.

6. The trend of development in this area is estate residential and institutional uses. The residential subdivisions to the north, along Schick Road, and on the south side of Army Trail Road are rural subdivisions which were developed under DuPage County's jurisdiction. Taking this lot and the adjacent larger parcel into consideration together, a density distribution with larger estate lots adjacent to the existing subdivision to the north and an increase in density moving south to Army Trail Road may establish the best land use pattern. This Concept Plan is consistent with that land use pattern.

RECOMMENDATION

The Petitioner is requesting the Village Board Committee of the Whole review the Concept Plan and provide input and direction prior to a formal application submittal.

ATTACHMENTS

- Location Map
- Letter dated April 23, 2019 from Vincent Rosanova, Attorney at Law
- Village of Bartlett Concept Plan Application received February 20, 2019
- Site Plan for Northwest Corner of Army Trail Rd & Petersdorf Rd SR-3 Zoning prepared by Cemcon, LTD dated 1-24-19 revised 4-4-19
- Village of Bartlett Committee Agenda Package dated January 19, 2010

rwh/attachments

x:\comdev\mem2019\055_Harbecke_Pulte_concept_vbc.docx

Rosanova & Whitaker, Ltd.
Attorneys At Law

127 Aurora Avenue
Naperville, Illinois 60540
phone 630-355-4600 • fax 630-352-3610
www.rw-attorneys.com

February 20, 2019

Village of Bartlett
Community Development Department
Planning & Zoning
228 S. Main Street
Bartlett, IL 60103

***RE: Pulte Homes Concept Plan Submission for Property located at 5N098 Petersdorf Rd.,
Bartlett, IL 60103 (the "Property")***

Planning & Zoning Department,

Pulte Home Company, LLC, a Michigan limited liability company (hereinafter "Pulte"), is the contract purchaser of approximately 13.92 acres of land located at the northwest corner of Army Trail Road and Petersdorf Road in the Village of Bartlett (the "Property"). The Property is commonly known as the Harbecke property or 5N098 Petersdorf Road, Bartlett, Illinois.

The Property is currently zoned R-2 in unincorporated DuPage County, but is within the Village's planning jurisdiction. The Property is presently used for agricultural purposes and is improved with a single structure that support the agricultural use.

Pulte proposes to develop the Property as a single family residential subdivision in the Village of Bartlett. The subdivision would target move-up buyers. The concept plan for the subdivision, a copy of which is attached (the "Concept Plan"), proposes thirty (30) lots. The lots are designed to meet the standards of the SR-3 zoning district, but the average lot size is approximately 150% of the minimum lot size requirement. At 2.14 dwelling units per acre, the proposed density is consistent with a low-density residential development standards. The Concept Plan includes preservation of a wetland along Army Trail Road, a modern stormwater detention system and a 10' landscape buffer along Petersdorf Road. These open space amenities will help to buffer individual homes from traffic on Army Trail and Petersdorf Roads.

We appreciate your consideration and review of the enclosed Concept Plan application materials and looks forward to your feedback.

Sincerely,

Russell G. Whitaker, III

Russell G. Whitaker, III



VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only

Case # CP-19-01

(Village Stamp)

PROJECT NAME Harbecke/FJH

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Patrick Cook

Street Address: 1900 E Golf Rd, Suite 300

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: patrick.cook@pultegroup.com

Phone Number: 630-244-3101

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Letter Attached...

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: 5N098 Petersdorf Rd, Bartlett, IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 01-15-303-029

Acres: 13.92

No. of Lots/Units: 1

Zoning: Existing: See Dropdown
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: SR-3

Proposed: Residential

Comprehensive Plan Designation for this Property: Mixed use Business Park
(Refer to Future Land Use Map)

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

Attorney Russ Whitaker of Rosanova & Whitaker

127 Aurora Ave

Naperville, IL 60540

Engineer Cemcon

2280 White Oak Circle, Suite 100

Aurora, IL 60502

Other _____

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: Patrick Cook _____

DATE: 2/18/19 _____

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**: Patrick Cook _____

ADDRESS: 1900 E Golf Rd, Suite 300 _____
Schaumburg, IL 60173 _____

PHONE NUMBER: 630-244-3101 _____

EMAIL: patrick.cook@pultegroup.com _____

SIGNATURE:  _____

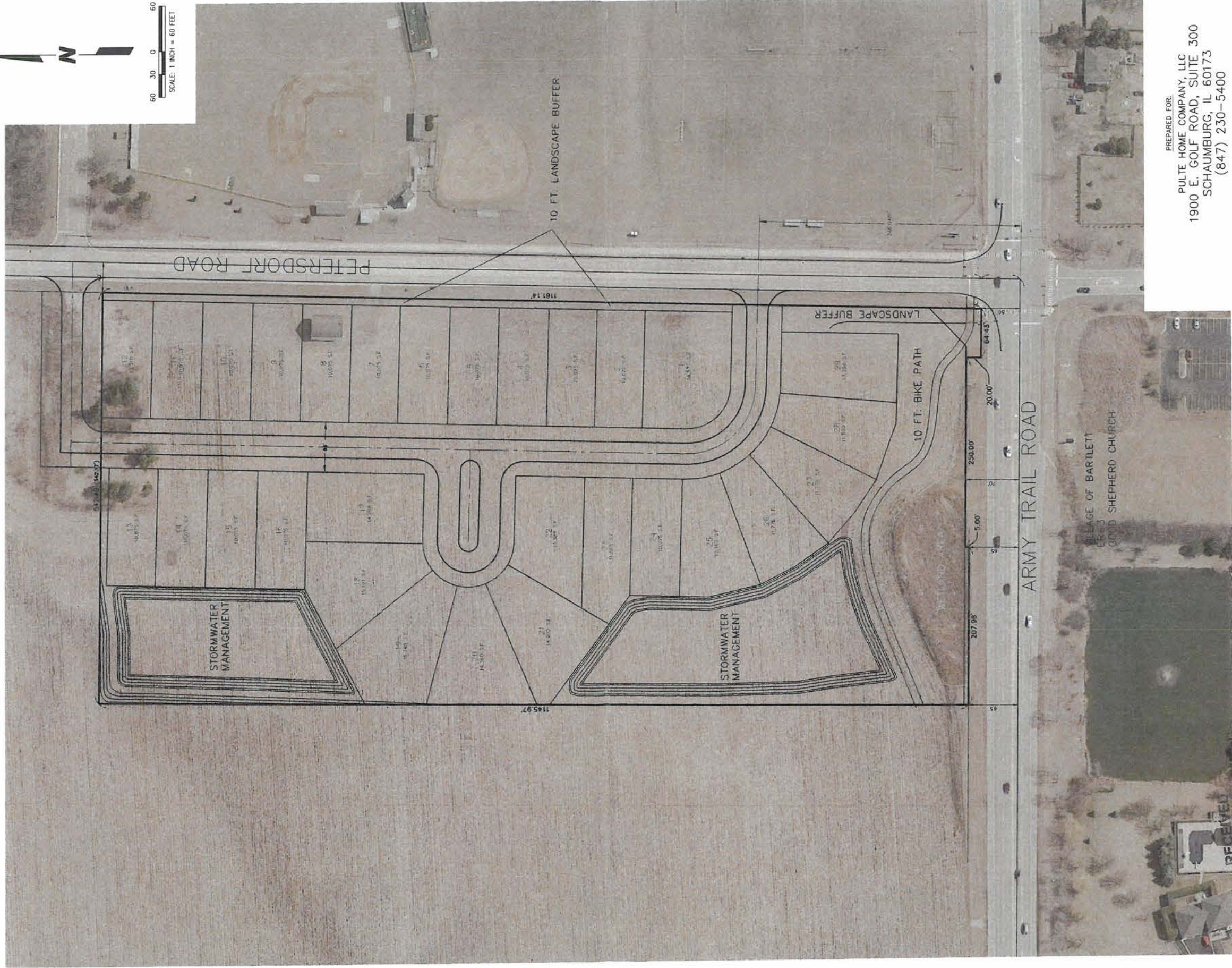
DATE: 2/18/19 _____

NWC Army Trail and Petersdorf

PIN: 01-15-303-029



SITE PLAN
FOR
NORTHWEST CORNER
OF
ARMY TRAIL RD & PETERSDORF RD
SR-3 ZONING
 BARTLETT, ILLINOIS



COMMUNITY DEVELOPMENT
APR 23 2019
VILLAGE OF
BARTLETT

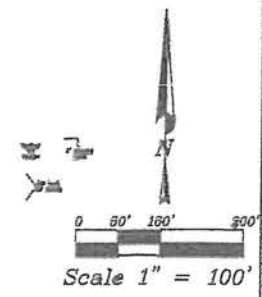
- SITE DATA -

A. TOTAL AREA	14 AC ±
B. TOTAL ROAD R.O.W. DEDICATION	0.00 AC ±
C. INTERNAL R.O.W.	1.99 AC ±
D. RESIDENTIAL UNITS (65' X145' LOTS)	2.07 DU/AC
E. GROSS DENSITY	35 FT.
F. MIN. CORNER SIDE YARD SETBACK	7.5 FT.
G. MIN. INTERIOR SIDE YARD SETBACK	10.00 FT.
H. MIN. REAR YARD SETBACK	11,719 S.F.
I. AVG. LOT SIZE	16,877 S.F.
J. MAX. LOT SIZE	1,460 FT.
K. LINEAL FEET OF ROADWAY	

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847) 230-5400

PREPARED BY:

CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 E-Mail: cadd@cemcon.com Website: www.cemcon.com
 FAX: 630.862.2199
 DISC NO.: 402.999 FILE NAME: CONCEPT PLAN OPTION 9
 DRAWN BY: PRP FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 1-24-19 JOB NO.: 402.999
 XREF: PROJECT MANAGER: PRP
 REVISION DATE: 1-31-19, 2-1-19, 2-6-19, 2-14-19, 2-15-19, 4-4-19



4	REVISED PER DEVELOPER	PLANNED
3	REVISED PER PARK DIST.	MODIFIED
2	REVISED PER VILLAGE	EMALDED
1	REVISED PER ILLINOIS	REPROCESSED
	Original Plan Data	UNRECORDED
	Description	DATE

CONCEPT SITE PLAN
BURREYCK SUBDIVISION
BARTLETT, ILLINOIS

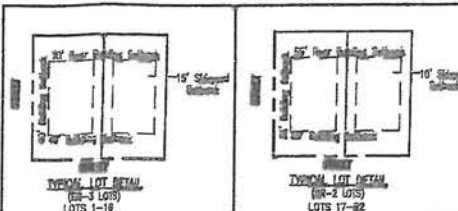
JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1891 South Meyers Hill, Suite 200
Bartlett, Illinois, IL 60111
PHONE: (630) 482-4800
FAX: (630) 482-4801

BURREYCK LLC
1857 WIND ENERGY PARK
EATONVILLE, ILLINOIS 60110
Phone: (630) 433-3888

F128
1 OF 1

AREA SUMMARY																																	
LOTS	88																																
NET AREA	38.04 A.C. (53,833)																																
NET AREA	10.64 A.C. (14,823)																																
NET AREA	8.41 A.C. (11,628)																																
NET AREA	2.28 A.C. (3,148)																																
NET AREA	2.88 A.C. (3,948)																																
TOTAL	27.53 A.C.																																
# OF LOTS	88																																
GROSS DENSITY	1.37 LOTS/ACRE																																
<table border="1"> <tr> <td>EQ-2(1-19)</td> <td>SR-2(17-82)</td> </tr> <tr> <td>LOT AREA (S.F.)</td> <td>30,000 S.F.</td> <td>10,000 S.F.</td> </tr> <tr> <td>MIN. WIDTH</td> <td>15'</td> <td>60'</td> </tr> <tr> <td>CURVE OR CIRCULAR</td> <td>80'</td> <td>72' (AV-80')</td> </tr> <tr> <td>FRONT</td> <td>15'</td> <td>10'</td> </tr> <tr> <td>REAR</td> <td>45'</td> <td>30'</td> </tr> <tr> <td>SIDE</td> <td>70'</td> <td>70'</td> </tr> <tr> <td># OF LOTS</td> <td>19</td> <td>70</td> </tr> <tr> <td>% OF LOT AREA</td> <td>20,015 S.F.</td> <td>10,000 S.F.</td> </tr> <tr> <td>MAX. LOT AREA</td> <td>38,400 S.F.</td> <td>24,000 S.F.</td> </tr> <tr> <td>AV. LOT AREA</td> <td>2,200 S.F.</td> <td>18,710 S.F.</td> </tr> </table>		EQ-2(1-19)	SR-2(17-82)	LOT AREA (S.F.)	30,000 S.F.	10,000 S.F.	MIN. WIDTH	15'	60'	CURVE OR CIRCULAR	80'	72' (AV-80')	FRONT	15'	10'	REAR	45'	30'	SIDE	70'	70'	# OF LOTS	19	70	% OF LOT AREA	20,015 S.F.	10,000 S.F.	MAX. LOT AREA	38,400 S.F.	24,000 S.F.	AV. LOT AREA	2,200 S.F.	18,710 S.F.
EQ-2(1-19)	SR-2(17-82)																																
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- GOOD QUALITY TREE
- POOR QUALITY/DEAD TREE
- WETLAND AREA
- PARK AREA



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Agenda Item Executive Summary

Item Name Project Oak Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting:

Site Plan Review

Special Use Permit to allow for a building 50 feet in height, and

Variations:

- To allow loading docks in the corner side yard (north side - Jack Court),
- To allow a 7 foot high fence where a 4 foot high fence is permitted in the corner side yard ,
- To reduce the number of required parking spaces from 525 to 272 (Landbanking 253 parking spaces)

The above requests are for the property located along the east side of Spitzer Road, north of the Commonwealth Edison Co. right-of-way, for a proposed 399,696 square foot warehouse building (Phase 1) with a 75,000 square foot proposed addition (Phase 2) in the Cook County portion of the Brewster Creek Business Park.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Assessment Plat, Site Plan, Renderings, Elevations, Floor Plan, and Landscape Plan

ACTION REQUESTED

- For Discussion only- To review the Petitioner's requests and forward to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Dev Services Director Date: 5/13/2019

COMMUNITY DEVELOPMENT MEMORANDUM
19-54

DATE: May 13, 2019
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, Planning & Dev Services Director *RBG*
RE: **(#19-07) Project Oak**

PETITIONER

Todd Hunsberger, on behalf of Triumph Construction Services Corporation

SUBJECT SITE

East side of Spitzer Road, north of the Commonwealth Edison right-of-way in the Cook County portion of the Brewster Creek Business Park (Proposed Lot 1)

REQUEST

Site Plan Review

Special Use Permit to allow a building 50 feet in height, and

Variations:

To allow loading docks in the corner side yard (north side – Jack Court),

To allow a 7 foot high fence where a 4 foot high fence is permitted in the corner side yard, and

To reduce the number of required parking spaces from 525 to 272 (Landbanking 253 spaces)

EXISTING AND PROPOSED CONDITIONS

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Mixed Use Business Park	I-2 EDA
North	Vacant	Mixed Use Business Park	I-2 EDA
South	Com Ed ROW/ Industrial Warehouse	Mixed Use Business Park	I-2 EDA
East	Vacant	Mixed Use Business Park	I-2 EDA
West	Vacant	Mixed Use Business Park	I-2 EDA

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** for a proposed 399,696 square foot warehouse building (Phase 1) with a 75,000 square foot future addition (Phase 2) on 26 acres (Lot 1) in the Cook County portion of the Brewster Creek Business Park.
2. A 17,383 square foot office space is identified at the northwest corner of the building with the remaining 382,316 square feet designated for warehouse space. The proposed building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white/gray with blue and orange (pantone) color accents. Pre-finished metal canopies will be located over the entranceways and over the patio area. The overall proposed height of the building would be 44 feet, but to allow for some flexibility within the interior of the building, the Petitioners are requesting a **Special Use Permit** to increase the maximum height allowed for the building from 45 feet to 50 feet.
3. The Site Plan identifies 62 exterior docks, (36 on the north side and 26 on the south side) with two (2) drive-in doors proposed, one on the north and south sides of the building. The I-2 EDA Zoning District requires the docks on the north side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard (Jack Court). The petitioner is requesting a **Variation** from this requirement along the north side of the building to allow for the proposed 36 loading docks. Landscaping, including evergreen trees, will be incorporated along the north property line and the required parkway tree plantings along Jack Ct. will also provide screening of this loading area from the roadway.
4. Three (3) curb cuts are proposed along Spitzer Road (west property line) and one along the future Jack Court (north property line). Passenger vehicles would utilize the two northern curb cuts to access the employee parking area, with the southernmost curb cut to be utilized as an entrance/exit for trucks only. The curb cut on Jack Court is identified as an exit only for trucks. Each of the curb cuts for the truck entrance/exits would be gated, with trucks equipped with an electronic system that would enable them access to the loading areas.
5. The Petitioner is requesting a **Variation** to allow for a reduction in the required number of parking spaces on the property. The Site Plan identifies 272 parking spaces, including eleven (11) handicapped accessible spaces. The Zoning Ordinance requires 447 spaces for Phase 1, and if Phase 2 were built, a total of 522 parking spaces would be required. The plan, however, identifies 253 future land banked parking spaces, which would increase the total parking provided on this site to 525 spaces, and if constructed, would satisfy the Zoning Ordinance requirement.

6. The Site Plan also identifies 30 truck trailer stalls for additional parking along the south property line, adjacent to the Commonwealth Edison right-of-way. Landscaping is proposed adjacent to this parking area along the south property line.
7. A seven (7) foot high black, vinyl clad fence is proposed within the corner side yard along future Jack Court to secure the loading dock areas. This fence would exceed the 4 foot high maximum permitted in a corner side yard and as a result, the Petitioner is requesting a **Variation** to allow for the proposed fence height.
8. The Photometric and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends forwarding the petition to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
2. Background materials are attached for your review and consideration.

Rbg/attachments

x:\comdev\mem2019\054_projectoak_vbc1.docx

April 9, 2019

President & Board of Trustees
Village of Bartlett
288 S. Main St.
Bartlett, IL 60103

Re: Site Plan and Special Use Approvals
Project Oak
Spitzer Rd Lot 1
Brewster Creek Business Park
Bartlett, IL

President & Board of Trustees

Triumph Construction Services Corporation formally requests Site Plan, Special Use, and Variation approvals for the new construction of a 399,696 SF Build to Suit industrial facility with expansion capabilities of an additional 75,000 SF for Project Oak to be located on Lot 1 consisting of approximately 26.313 acres along Spitzer Rd. in the Brewster Creek Business Park.

Building construction shall consist of load bearing smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building height shall be approximately 44' with potential accent bump-ups to 45' in the office area. Due to these potential accents, we are requesting Special Use approval for the potential added height. The future addition of Jack Court to the north of the project will create a second "front yard" which drives our request for Variance to allow fencing and screening along future Jack Court to screen truck docks. Decorative staining, accent metal cladding at limited areas of precast wall, prefinished aluminum and tinted glass storefront entries and windows combined with professional landscaping will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business park.

Triumph Construction Services Corporation greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely
Triumph Construction Services Corporation


Jeffrey E. Dublo
Executive Vice President

RECEIVED
COMMUNITY DEVELOPMENT

APR 10 2019

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 19-07
 RECEIVED
 COMMUNITY DEVELOPMENT
(Village Stamp)
APR 10 2019
 VILLAGE OF
 BARTLETT

PROJECT NAME Project Oak

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Triumph Construction Services

Street Address: 425 N. Martingale Rd Suite 1280

City, State: Schaumburg, IL.

Zip Code: 60173

Email Address: toddh@triumphconstructionservices.com **Phone Number:** 847 608 7982

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Elmhurst Chicago Stone

Street Address: 400 W. First Ave.

City, State: Elmhurst, IL.

Zip Code: 60126

Phone Number: 630 832 4000

JEFF BROWN ELMHURST CHICAGO STONE

X OWNER'S SIGNATURE: *[Signature]*

Date: 4/9/19

(OWNER'S SIGNATURE IS REQUIRED ON 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):
399,696 SF Office / Warehouse Commercial/Industrial
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Height possibly
 - Variation: fence, docks on north wall
LAND BANK PARKING

SIGN PLAN REQUIRED? No

(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: Lot 1 Spitzer Rd

Property Index Number ("Tax PIN"/"Parcel ID"): 0632401003

Zoning: Existing: I-2 EDA
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: I-2 EDA

Proposed: Industrial

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

Acreage: 26.313

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 Wendy Freyer / Drane & Freyer Ltd. / wfreyer@dflaw.com
200 W. Madison St Suite 2800
Chicago, IL 60606. phone 312 827 7102

Engineer V3 Companies / Bryan Rieger brieger@v3cos.com
7325 Janes Ave
Woodridge, IL. 60517 phone 630 729 6119

Other _____

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

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.

The proposed facility will be an office / warehouse similar to other properties in the business park

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

The project has been designed to match and conform to park and village standards for all of the above issues

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.

Ingress and egress have been designed to separate car and truck traffic within the site with truck ingress and egress controlled to specific entries

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

Walkways are provided at the east end of the car parking area. Pedestrian traffic and truck traffic are separated

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)

All landscaping is designed to conform to business park and village requirements.

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

The site has a perimeter fence with black vinyl coated chain link fabric

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development 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 Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Not Applicable (NA) Zoned 1-2 EDA

2. The Planned Unit Development 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.

NA

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

NA

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

NA

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

NA

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

NA

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

NA

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

NA

9. The plans provide adequate utilities, drainage and other necessary facilities.

NA

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

NA

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

NA

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

NA

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use 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. 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.

The proposed use is necessary for Project Oak as it pertains to how they are able to temporarily store goods. Added height of exterior walls would possibly occur only at the office area at the northwest corner of the building.

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 use will not be detrimental to the health, safety, morals, or general welfare of persons working in the vicinity or be injurious to the 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 in this title for such use and the stipulation and conditions will be made a part of the authorization granted by the Village Board of Trustees.

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.

Variances required to enable efficient operation of the facility including truck docks on the north wall of the building, a 7' black vinyl clad chain link fence located on the property line with landscaping screening as required. This allows the facility to function effectively on the lot given the future addition of Jack Court , ALSO , LAND BANKED PARKING IS ANTICIPATED

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 future addition of Jack Court transforms the north dock area into an area screened as a front yard

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

The variances allow the property to function effectively for its use.

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 difficulty is created by the future addition of Jack Court.

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 granting of the variance will not be detrimental to public welfare, injurious to other property or improvements in the area.

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 granting of the variances will not impair adequate supplies of air or light and will not increase congestion , danger of fire, endanger safety or impair or diminish prperty values.

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.

The granting of the variance will not confer any special privileges denied to other properties in the same district.

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: Todd Hunsberger

DATE: 4/9/19

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: Triumph Construction Services Corporation

ADDRESS: 425 N. Martingale Rd Suite 1280

Schaumburg, IL 60173

PHONE NUMBER: 847 608 7982

EMAIL: toddh@triumphconstructionservices.com

SIGNATURE: _____



DATE: 4/9/19

ZONING/LOCATION MAP

Lot 1 of Bartlett Quarry
Part of PIN: 06-32-401-003



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BARTLETT QUARRY ASSESSMENT PLAT / PLAT OF SURVEY

P.I.N.: 6-33-300-001
6-32-401-003



VICINITY MAP
NOT TO SCALE

AREA	
PARCEL 1 GROSS	3,549,581 SQ.FT. 81.4872 ACRES
DEDICATED R-O-W	131,761 SQ.FT. 3.0000 ACRES
PARCEL 1 NET	3,167,820 SQ.FT. 72.7232 ACRES
PARCEL 2 GROSS	3,322,053 SQ.FT. 76.0552 ACRES
DEDICATED R-O-W	283,257 SQ.FT. 6.5027 ACRES
FIRE STATION PARCEL	138,488 SQ.FT. 3.1788 ACRES
PARCEL 2 NET	3,100,328 SQ.FT. 71.1737 ACRES
NET TOTAL	6,268,148 SQ.FT. 143.8969 ACRES

AREA	
LOT 1	1,146,654 S.F. 26.3236 AC.
LOT 2	2,538,657 S.F. 58.2795 AC.
LOT 3	2,582,837 S.F. 59.2938 AC.
TOTAL	6,268,148 S.F. 143.8969 AC.

BASIS OF BEARINGS
ASSUMED THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32-41-9 TO BE: N 00° 27' 16" W

GRAPHIC SCALE
1" = 150'

LEGEND
 ○ FIP FOUND IRON PIPE
 ● SIP SET IRON PIPE

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF)
 THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____ THIS _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF)
 I, _____ A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____ AND _____ (TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

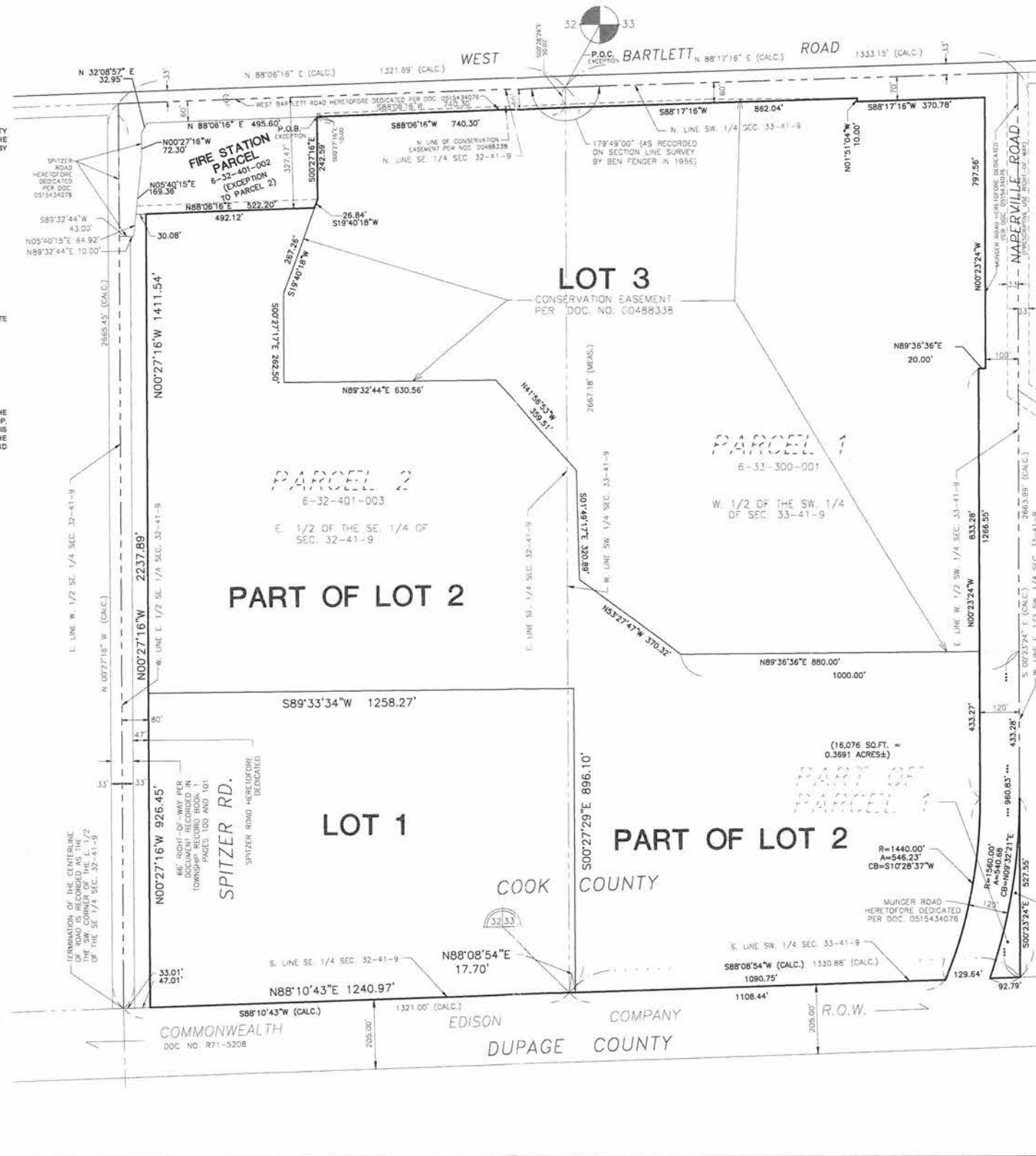
RECORDER'S CERTIFICATE

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF)
 I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF APRIL, 2019.

Christopher D. Bartosz
 CHRISTOPHER D. BARTOSZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
 MY LICENSE EXPIRES ON NOVEMBER 30, 2020
 V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000092
 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021
 cdbartosz@v3.com



LEGAL DESCRIPTION

PARCEL 1:
 THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PUBLIC RIGHT-OF-WAYS (WEST BARTLETT ROAD, NAPERVILLE ROAD AND MUNGER ROAD PER PLAT OF DEDICATION RECORDED JUNE 1, 2009 AS DOCUMENT NUMBER 0515434078)

PARCEL 2:
 THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PUBLIC RIGHT-OF-WAYS (WEST BARTLETT ROAD AND SPITZER ROAD) HERETOFORE DEDICATED.

AND ALSO EXCEPTING THEREFROM THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32, THENCE SOUTH 00 DEGREES 28 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 50.00 FEET TO THE NORTH LINE OF A CONSERVATION EASEMENT RECORDED JUNE 2, 2000 AS DOCUMENT NUMBER 00488338, SAID NORTH LINE OF CONSERVATION EASEMENT BEING 90.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF CONSERVATION EASEMENT 740.30 FEET TO THE NORTHWEST CORNER OF SAID CONSERVATION EASEMENT, THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID CONSERVATION EASEMENT, 10.00 FEET TO THE PLACE OF BEGINNING, THENCE THE FOLLOWING TWO COURSES ALONG SAID WEST LINE OF CONSERVATION EASEMENT: (1) THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS EAST, 242.59 FEET; (2) THENCE SOUTH 19 DEGREES 49 MINUTES 18 SECONDS WEST, 26.84 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST, ALONG A LINE 327.47 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 522.20 FEET TO THE EASTERLY LINE OF SPITZER ROAD PER DOCUMENT NUMBER 0515434078, THENCE THE FOLLOWING THREE COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST, 189.36 FEET; (2) THENCE NORTH 00 DEGREES 27 MINUTES 16 SECONDS WEST, 72.30 FEET; THENCE NORTH 32 DEGREES 58 MINUTES 57 SECONDS EAST, 32.95 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 16 SECONDS EAST ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 485.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF NEW LOTS

LOT 1:
 THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88 DEGREES 10 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 80.02 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 27 MINUTES 16 SECONDS WEST ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 926.45 FEET, THENCE NORTH 89 DEGREES 33 MINUTES 34 SECONDS EAST 1258.27 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 29 SECONDS EAST 896.10 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE 17.70 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32, THENCE SOUTH 88 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 A DISTANCE OF 1240.97 FEET TO THE PLACE OF BEGINNING.

LOT 2:
 THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88 DEGREES 10 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 80.02 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 16 SECONDS WEST ALONG A LINE 90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 926.45 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 33 MINUTES 34 SECONDS EAST 1258.27 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 29 SECONDS EAST 896.10 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88 DEGREES 06 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1313.18 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 80.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A CONSERVATION EASEMENT PER DOCUMENT NUMBER 00488338, THENCE ALONG SAID EXTENSION AND THE FOLLOWING SEVEN COURSES ALONG SAID SOUTH LINE AND WESTERLY LINE OF SAID CONSERVATION EASEMENT, THENCE SOUTH 89 DEGREES 38 MINUTES 38 SECONDS WEST 1000.00 FEET, THENCE NORTH 53 DEGREES 27 MINUTES 47 SECONDS WEST 370.32 FEET, THENCE NORTH 01 DEGREE 49 MINUTES 17 SECONDS WEST 320.89 FEET, THENCE NORTH 41 DEGREES 56 MINUTES 53 SECONDS WEST 399.51 FEET, THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST 630.56 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 17 SECONDS WEST 282.50 FEET, THENCE NORTH 19 DEGREES 49 MINUTES 18 SECONDS EAST 287.26 FEET, THENCE SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST ALONG A LINE 327.47 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 492.12 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS EAST ALONG SAID LINE 80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 1411.54 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DEDICATED FOR MUNGER ROAD PER DOCUMENT NUMBER 0515434078.

LOT 3:
 THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88 DEGREES 10 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 80.02 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 16 SECONDS WEST ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER 926.45 FEET, THENCE NORTH 88 DEGREES 06 MINUTES 16 SECONDS EAST ALONG A LINE 327.47 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 492.12 FEET TO THE WESTERLY LINE OF A CONSERVATION EASEMENT PER DOCUMENT NUMBER 00488338 FOR A POINT OF BEGINNING, THENCE THE FOLLOWING SEVEN COURSES ALONG SAID WESTERLY LINE AND SOUTHERLY LINE OF SAID CONSERVATION EASEMENT: (1) THENCE SOUTH 89 DEGREES 38 MINUTES 38 SECONDS WEST 1000.00 FEET, THENCE NORTH 53 DEGREES 27 MINUTES 47 SECONDS WEST 370.32 FEET, THENCE NORTH 01 DEGREE 49 MINUTES 17 SECONDS WEST 320.89 FEET, THENCE NORTH 41 DEGREES 56 MINUTES 53 SECONDS WEST 399.51 FEET, THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST 630.56 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 17 SECONDS WEST 282.50 FEET, THENCE NORTH 19 DEGREES 49 MINUTES 18 SECONDS EAST 287.26 FEET, THENCE SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST ALONG A LINE 327.47 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 492.12 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS EAST ALONG SAID WESTERLY LINE 26.84 FEET TO THE POINT OF BEGINNING.

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COMMUNITY DEVELOPMENT
VILLAGE OF BARTLETT
APR 10 2019



7325 Janes Avenue, Suite 100
 Woodridge, IL 60517
 630.724.9200 voice
 630.724.0384 fax

PREPARED FOR:
ELMHURST-CHICAGO STONE COMPANY
 400 WEST FIRST STREET
 ELMHURST, IL 60126
 630-R32-4000

REVISIONS	
NO.	DESCRIPTION

ASSESSMENT PLAT / PLAT OF SURVEY
BARTLETT QUARRY

VP10.16 ASS9428.ND_20190401
 FILE NAME: DRAWN BY: CDB CHECKED BY: CDB JOB NO.: 9428.ND SHEET NO. _____

SITE PLAN

SITE DATA	
SITE AREA	26.313 ACRES 1,146,179 S.F.
F.A.R.	34.87%
LANDSCAPE	
OPEN SPACE REQUIRED	15%
OPEN SPACE PROVIDED @ TIME OF FUTURE BUILDOUT (259,008 SF)	22.60%
GROSS BUILDING AREA	
OFFICE AREA	17,383 S.F.
WAREHOUSE/STORAGE/MANUFACTURING	382,313 S.F.
TOTAL BUILDING AREA	399,696 S.F.
FUTURE WAREHOUSE	75,000 S.F.
TOTAL FUTURE BUILDING AREA	474,696 S.F.
AUTO PARKING REQUIRED (PER I-2 "EDA" ZONING)	
OFFICE (1/275 SF)	63.2 STALLS
WAREHOUSE (1/1000 SF)	457.3 STALLS
TOTAL PARKING REQUIRED	521 STALLS
STANDARD STALLS PROVIDED	261 STALLS
ACCESSIBLE STALLS PROVIDED	11 STALLS
TOTAL PARKING PROVIDED (INCLUDING FUTURE)	272 STALLS
LAND BANKED PARKING PROVIDED	253 STALLS
TOTAL PARKING PROVIDED (INCLUDING FUTURE)	525 STALLS
TRAILER STALLS	30 TRAILER STALLS
EXTERIOR DOCKS	82 DOCKS
DRIVE-IN DOORS	2 DOORS

INDEX TO DRAWINGS	
A1.0	SITE PLAN, SITE DATA & DETAILS
A1.1	SITE DETAILS
A2.0	BUILDING ELEVATIONS
A3.0	OVERALL FLOOR PLAN

THIS BUILDING SHALL HAVE AN APPROVED STREET ADDRESS NUMBER, BUILDING NUMBER, OR VILLAGE APPROVED BUILDING IDENTIFICATION SIGN PLACED IN A LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ALL LETTERS AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ALL CHARACTERS TO BE 4" TALL MIN. WITH 1/2" STROKE WIDTH. FIELD VERIFY LOCATION, COLOR AND TYPE OF BUILDING IDENTIFICATION WITH THE LOCAL GOVERNING AUTHORITY.

CONSTRUCTION DATA	
BUILDING CODE	BBC ORDINANCE 2014-46-BC 2012
BUILDING HEIGHT	36'-0" CLEAR INSIDE 44'-0" TOP OF PRECAST (MAXIMUM)
ZONING	"I-2 EDA" ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT
CONSTRUCTION TYPE	TYPE 2B-UNPROTECTED NON-COMBUSTIBLE, UN-LIMITED AREA
OCCUPANCY TYPE	"B" BUSINESS (ACCESSORY TO MAJOR USE) "S-2" MODERATE HAZARD STORAGE
HANDICAPPED PARKING	HANDICAPPED PARKING AND SIGNS PER 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS
FIRE PROTECTION	BUILDING TO BE EQUIPPED THROUGHOUT WITH E.S.F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM REFER TO FIRE PROTECTION DRAWINGS BY OTHERS

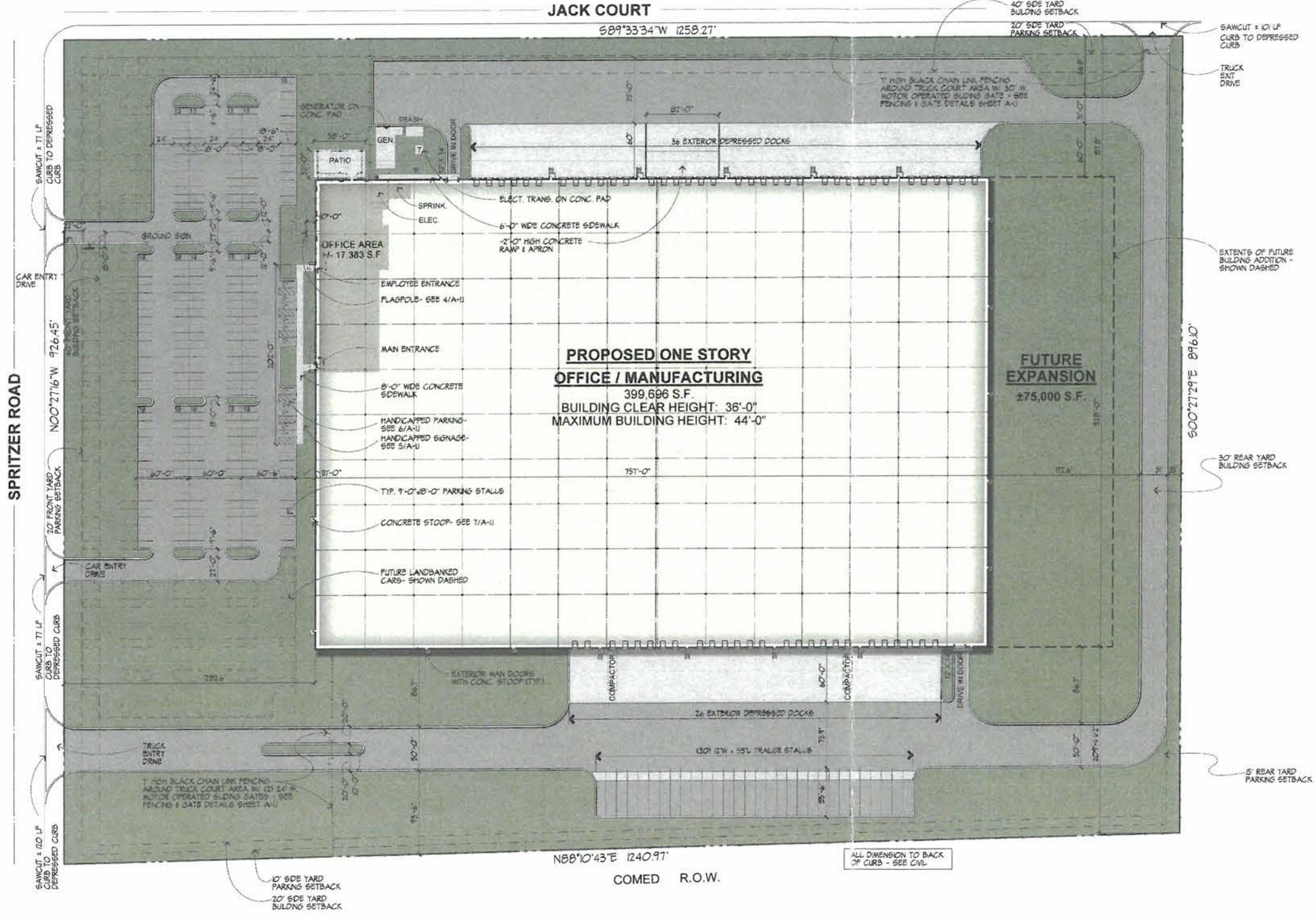
- GENERAL NOTES**
- SEE CIVIL ENGINEERING DRAWINGS 3. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.
 - ALL DIMENSIONS ARE FROM BACK FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.

"THIS IS TO CERTIFY THAT THE UNDERSIGNED IS FAMILIAR WITH THE BARTLETT BUILDING CODE, INCLUDING BUT NOT LIMITED TO, THE 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS 2012 INTERNATIONAL RESIDENTIAL CODE INCL. APPENDICES F, G & J W/AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS 2014 ILLINOIS STATE PLUMBING CODE W/AMENDMENTS 2011 NATIONAL ELECTRIC CODE W/AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS 2012 INTERNATIONAL FIRE CODE INCL. APPENDICES B, C, D. W/AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS LATEST EDITION ILLINOIS ACCESSIBILITY CODE EACH OF WHICH HAS BEEN INCORPORATED THEREIN BY REFERENCE, AND THE UNDERSIGNED IS FAMILIAR WITH THE VILLAGE DELETIONS, MODIFICATIONS, ADDITIONS AND AMENDMENTS TO SAID REFERENCED CODES AND REGULATIONS. IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT. FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY."

KELLY P. HARRIS

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COMMUNITY DEVELOPMENT
APR 10 2019
VILLAGE OF
BARTLETT

PROJECT NO. 2805
DRAWN BY: JMW
DATABASE: 2805P-ANDS
SHEET NO. A-1.0
2 OF 2 SHEETS



LOCATION PLAN
SCALE: N.T.S.

SITE PLAN
SCALE: 1/4" = 1'-0"





Signage

CONCEPTUAL ARCHITECTURAL RENDERING

PROJECT OAK
BARTLETT, IL

COMMUNITY DEVELOPMENT



CONCEPTUAL ARCHITECTURAL RENDERING

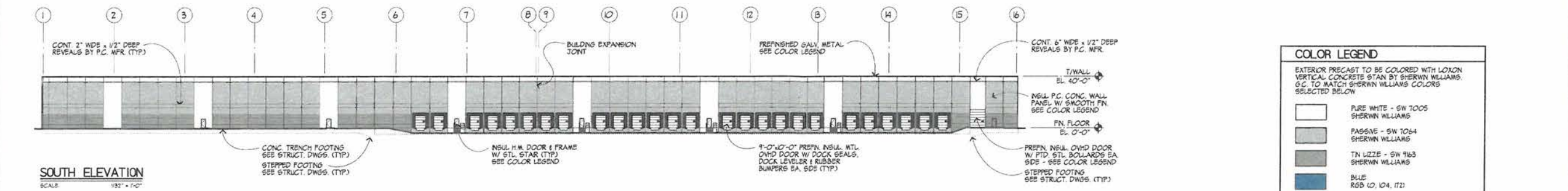
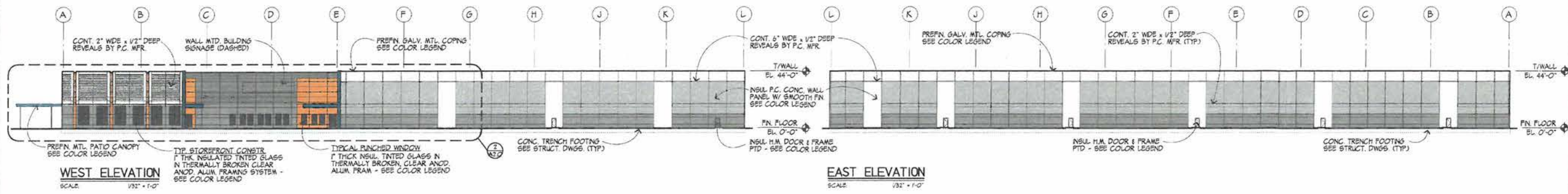
PROJECT OAK
BARTLETT, IL

APR 10 2019

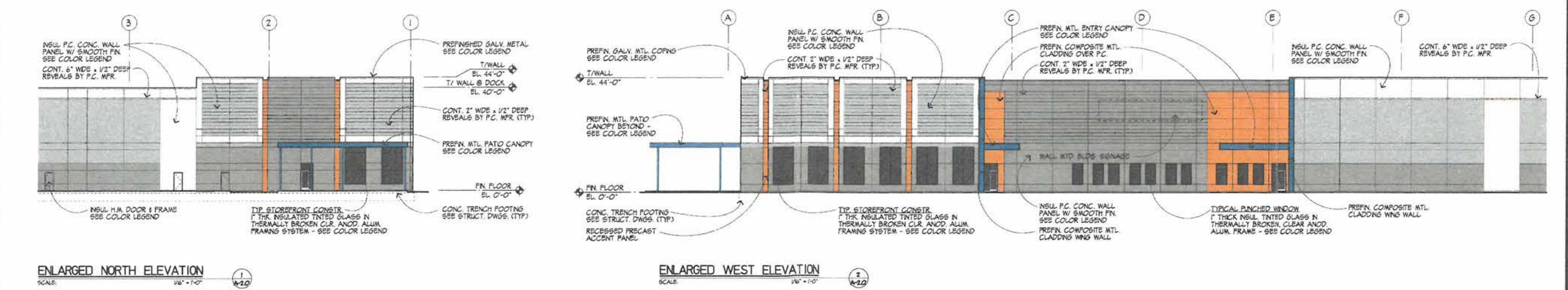


CONCEPTUAL ARCHITECTURAL RENDERING

PROJECT OAK
BARTLETT, IL



COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	PURE WHITE - SW 7005 SHERWIN WILLIAMS
	PASSIVE - SW 1064 SHERWIN WILLIAMS
	TN UZZE - SW 1963 SHERWIN WILLIAMS
	BLUE RGB (0, 124, 172)
	PANTONE H4C RGB (242, 88, 0)
FASCIA & GRAVEL STOP (MAIN FIELD) PAC-CLAD BONE WHITE	
FASCIA & GRAVEL STOP (ACCENT GRAY) PAC-CLAD CITYSCAPE	
STOREFRONT SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
PUNCHED WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
INSUL. MTL. DOORS/FRAMES FRAME - PAINTED TO MATCH PRECAST DOOR - PAINTED TO MATCH PRECAST	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	



TRIUMPH
CONSTRUCTION SERVICES CORPORATION

TRANSWESTERN
DEVELOPMENT COMPANY

HARRIS ARCHITECTS INC
4801 DEERON AVENUE PLAINFIELD, ILLINOIS 60542-7906 630.351.1155
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PROJECT OAK
SPITZER ROAD
BARTLETT, ILLINOIS

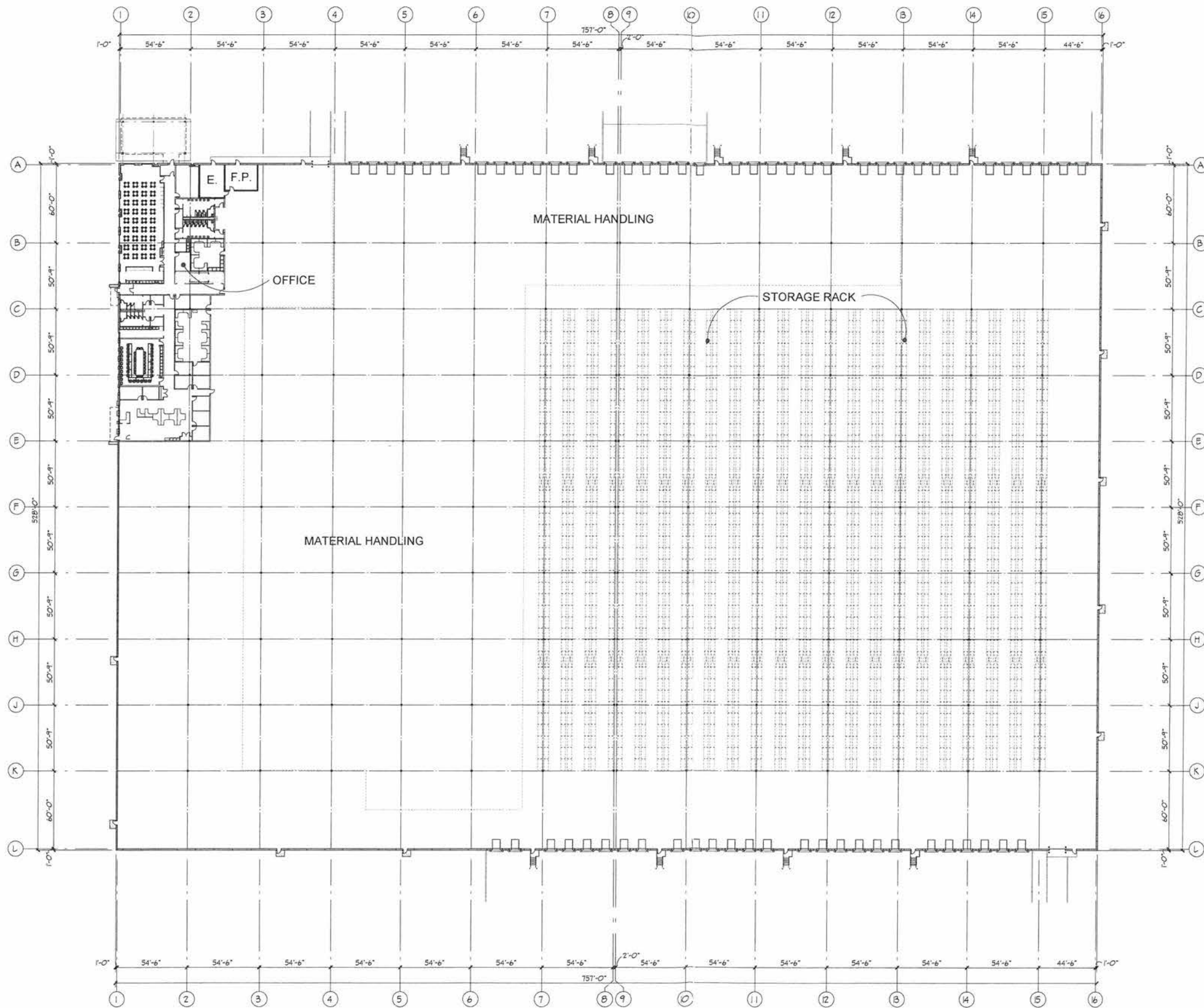
NEW OFFICE WAREHOUSE FACILITY FOR:

4-0849
ISSUED FOR SITE PLAN REVIEW

PROJECT NO. 218105
DRAWN BY: JMW
DATABASE: 218105.PLAN.DWG

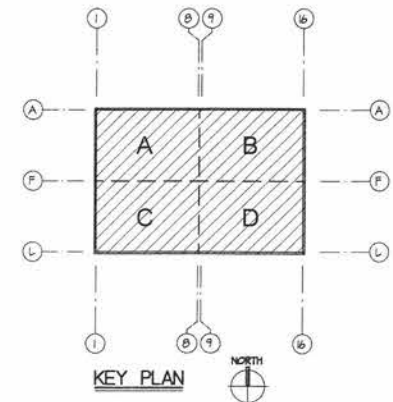
SHEET NO. A2.0
3 OF 3 SHEETS

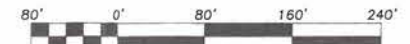
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VILLAGE OF BARTLETT



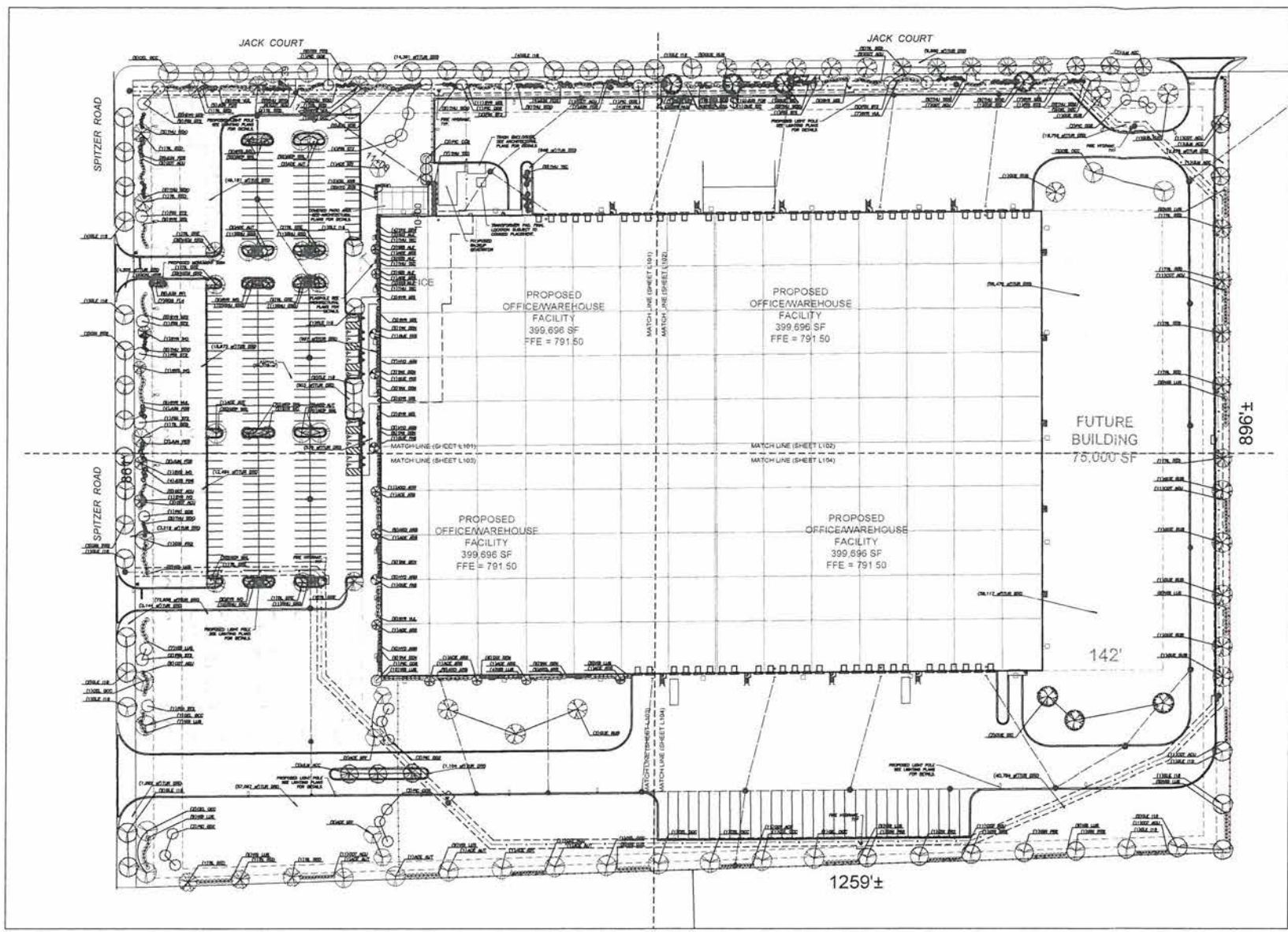
OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"

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Scale: 1" = 80'



SITE DATA

SITE AREA - 1,146,179 S.F. (26.313 AC.)
BUILDING AREA - 399,696 SF (FUTURE BUILDING AREA - 474,696 S.F.)
LANDSCAPE
 15% OPEN SPACE REQUIRED
 22.60% (259,008 S.F.) OPEN SPACE PROVIDED AT FUTURE BUILDOUT
PARKING REQUIREMENTS
 1/ 1000 FOR WAREHOUSE 457,313 S.F. = 457.3 STALLS
 1/ 275 FOR OFFICE 17,383 S.F. = 63.2 STALLS
 TOTAL = 521 STALLS REQUIRED
PARKING PROVIDED
 11 ACCESSIBLE STALLS
 261 STANDARD STALLS
 272 TOTAL
LAND BANK PARKING
 283 STANDARD STALLS
TOTAL PARKING PROVIDED
 525 STALLS
TRAILER PARKING PROVIDED
 30 TRAILER STALLS

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE MIY	ACER MIYABE 'MORTON' TM / MIYABE MAPLE	B & B	2.5" CAL	5
ACE ALT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5" CAL	12
ACE AR6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL	9
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	19
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL	18
GLE I18	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL	25
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	7
QUE FAS	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	2.5" CAL	4
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL	16
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	19
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	9
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL	8
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC CO2	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	8" HT.	20
PIN ST2	PINUS STROBUS / WHITE PINE	B & B	8" HT.	19
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	8" HT.	19
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL	12
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ARO ARB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' / BRILLIANT RED CHOKEBERRY	B & B	36" HT.	27
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	174
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	40
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	64
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	CONT.	#3	7
SYR MIS	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	36" HT.	65
SYR VUL	SYRINGA VULGARIS / COMMON LILAC	B & B	36" HT.	49
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	131
WEIG ALE	WEIGELA FLORIDA 'ALEXANDRA' TM / WEIGELA	B & B	24" HT.	15
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
JUN PFT	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD	6
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	52
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	44
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	30" HT.	88
GRASSES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
CAL XAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	20
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	78
NEPE WAL	NEPETA X FAASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	394
TUR DRO	TURF SEED / DROUGHT TOLERANT FESCUE BLEND	SEED	S.F.	432,317 SF

LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 3" OF A SOIL AMENDMENT ROTOTILLED TO A DEPTH OF 12", AND MULCHED WITH A MINIMUM OF 3" DEPTH OF LEAF MULCH TO MATCH EXISTING ON SITE. PLANTING BEDS TO BE AMENDED WITH MIDWEST TRADING 'ONE STEP SOIL CONDITIONER' OR APPROVED EQUAL.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SEED AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE SCARIFIED TO A DEPTH OF 3", GRADED SMOOTH AND TOPPED WITH AT LEAST 3" OF TOPSOIL. TOPSOIL TO BE LOCALLY SOURCED TOPSOIL, SCREEN AND PULVERIZED FROM MIDWEST TRADING OR APPROVED EQUAL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 19-6-0032220
 EXPIRES: 04/30/2019

PROJECT OAK
BREWSTER CREEK BUSINESS PARK
 BARTLET, ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/08/19	Issued for Village Submit

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 Design By: SSG Approved By: SSG Date: 03/28/19

Sheet Title:
OVERALL LANDSCAPE PLAN

Sheet No:
L1.0

EEA - X:\Gregory\Triumph - Project Oak Landscape\Drawings\Landscape Plan.dwg
 Plotter: 4/08/19 @ 4:00pm By: sgregory

RECEIVED
 COMMUNITY DEVELOPMENT
 APR 10 2019
 VILLAGE OF
 RADI



Agenda Item Executive Summary

Item Name 113 W Railroad Avenue (Bartlett Tap) Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting a **Special Use Permit** to allow live entertainment (indoor only) utilizing a small amplification device. The Petitioner plans to host live music, comedy nights, open mic events, and trivia nights on a recurring basis.

The subject property is located on the south side of W. Railroad Avenue between S. Oak Avenue and S. Main Street.

ATTACHMENTS (PLEASE LIST)

CD Memo, Location Map, Applicant Cover Letter, Special Use Permit Application, and Floor Plan

ACTION REQUESTED

- For Discussion Only - To review the Petitioner's Special Use Permit request and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning and Development Services Director

Date: 5/13/19

COMMUNITY DEVELOPMENT MEMORANDUM

19-059

DATE: May 13, 2019
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning and Development Services Director *RBG*
RE: **(#19-08) 113 W Railroad Avenue (Bartlett Tap)**

PETITIONER

John Castilla

SUBJECT SITE

113 W Railroad Avenue (south side of Railroad Avenue between S. Oak Avenue and S. Main Street)

REQUEST

Special Use Permit to allow live entertainment (indoor only)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Restaurant/Bar	Commercial	B-1
North	Commuter Parking	Commercial	B-1
South	Institutional	Institutional	P-1
East	Commercial	Commercial	B-1
West	Commercial	Commercial	B-1

ZONING HISTORY

This property is part of the original Village of Bartlett corporate limits. The property has been zoned for business uses throughout the history of the Bartlett Zoning Ordinance. A Special Use Permit was approved for this property, by Ordinance #2004-59, which allows for outdoor dining on the property.

DISCUSSION

1. The subject property is zoned B-1 Village Center.
2. The Petitioner is requesting a **Special Use Permit** to allow live entertainment inside the established restaurant/bar. The applicant constructed a stage as part of the recent remodeling of the space for the purpose of hosting live entertainment.
3. The Petitioner plans to host special events, such as: live music, comedy nights, open mic nights, and trivial night. These events will utilize a small amplification device, will occur entirely indoors, and will be held on a recurring basis.

RECOMMENDATION

The Staff recommends forwarding the petition to the Plan Commission for further review and to conduct the required public hearing on the Special Use Permit to allow live entertainment at 113 W Railroad Avenue (Bartlett Tap).

ATTACHMENTS

- Location Map
- Letter dated May 7, 2019 from John Castilla, Bartlett Tap Business Owner
- Village of Bartlett Special Use Permit Application received May 7, 2019
- Floor Plan for 113 Railroad Avenue prepared by Compass Architecture, LLC dated September 4, 2018

rwh/attachments

x:\comdev\mem2019\059_113W Railroad_Bartlett Tap_Special Use_vbc.docx

May 7,2019

To: President and Board of Trustees

From : John Castilla, Owner of Bartlett Tap

Subject: Special Use Permit

Dear President & Trustees,

The Bartlett Tap is excited to finally be open to the public and has received tremendous support. During my initial rehab I had built a stage in the corner (see diagram) to entertain my guest with "Live Music". Many patrons are excited tha the Bartlett Tap has this interior section to do such performances. The area was built to not only have live music, but a space to host comedy night, open mic night, trivia night. Due to such a limited venue space we prefer small amplification devices to assist the performer. I would like to ask all of you for the support on obtaining such necessary Permit(s).

Sincerely,

John Castilla
Bartlett Tap

RECEIVED
COMMUNITY DEVELOPMENT

MAY 07 2019

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 19-08
RECEIVED
COMMUNITY DEVELOPMENT
MAY 07 2019
VILLAGE OF
BARTLETT

PROJECT NAME Bartlett Tap

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: John CASTILLA

Street Address: 113 W. Railroad Ave

City, State: Bartlett, IL

Zip Code: 60103

Email Address: JohnCastilla@bartlett-Tap.com Phone Number: 630 855 6622

Preferred Method to be contacted See Dropdown com

PROPERTY OWNER INFORMATION

Name: Jay Hova

Street Address: 6150 N. Milwaukee

City, State: Chgo, IL

Zip Code: 60646

Phone Number: 773-934-3924

OWNER'S SIGNATURE: Jay Hova

Date: 5-3-2019

(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.)

Indoor live music to entertain patrons
ON a monthly basis.

PROPERTY INFORMATION

Common Address/General Location of Property: 113 W. Railroad Ave

Property Index Number ("Tax PIN"/"Parcel ID"): _____

Acreage: _____

Zoning: _____
(Refer to Official Zoning Map)

Land Use: See Dropdown

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

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

Attorney N/A

Engineer N/A

Other N/A

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use 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. 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.

Interior of restaurant to be utilized for live entertainment, for patrons visiting the establishment.

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.

Will be used to enhance the experience while visiting the Bartlett Tap.

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.

Will be used only to enhance the experience while dining or socializing with fellow residents or colleagues.

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: John Castilla

PRINT NAME: John CASTILLA

DATE: 5-3-19

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: N/A

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____

Bartlett Tap

113 W. Railroad Ave.

PIN: 06-34-409-002



