



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA
228 MAIN STREET
June 6, 2019**

7:00 P.M.

- I. Roll Call
- II. Approval of the April 4, 2019 meeting minutes
- III. (#19-07) **Project Oak**
Variations:
 - (a) To allow loading docks in the corner side yard (north side – Jack Court),
 - (b) To allow a 7 foot high fence where a 4 foot high fence is permitted in the corner side yard, and
 - (c) To reduce the number of required parking spaces from 525 to 272 (Landbanking 253 spaces)**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett
Zoning Board of Appeals Minutes
April 4, 2019

G. Koziol called the meeting to order at 7:00 pm.

Roll Call

Present: G. Koziol, B. Bucaro, L. Hanson and J. Banno

Absent: M. Werden, J. Rasmussen,

Also Present: K. Stone, Assistant Village Planner

Approval of Minutes

A motion was made to approve the minutes of the March 7, 2019 meeting.

Motioned by: L. Hanson

Seconded by: J. Banno

Roll Call

Ayes: G. Koziol, B. Bucaro, L. Hanson and J. Banno

Nays: None

Abstain:

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
April 4, 2019

Case (#19-06) 600 S. Bartlett Road

Variations:

- a) 20 foot reduction from the required 50 foot side yard (south property line)
- b) 16 foot reduction from required 50 foot side yard (north property line)
- c) 10 foot increase from the 15 foot maximum accessory building height

Public Hearing

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

Petitioner, **Charles Hankins** was sworn in by **G. Koziol**.

K. Stone stated this property was annexed into the Village of Bartlett in 1993 by Ordinance 93-10. Upon annexation the property was zoned ER-1 (Estate Residence). The existing buildings including the principal structures of the house and the metal barn are legal non-conforming structures and were grandfathered in.

In 1997 front yard and side yard variations were approved to allow the construction of a front porch and to bring the non-conforming house into conformance.

The Petitioner is requesting to construct a 60' x 60' detached 2-story garage behind the residence.

It will be located 30 feet from the south property line and 34 feet from the north property line.

Accessory structures that are for an agricultural use but are not being used for agricultural purposes, (in this case a garage) are required to be 50 ft. from the side yards this is the reason for the variance.

The Petitioner is also requesting a 10-foot variation from the maximum height of 15 feet for an accessory structure for the proposed 2 story garage.

The impervious surface of this lot is barely changing, with the removal of the two (2) sheds.

K. Stone asked **C. Hankins** if he had anything to add. **C. Hankins** stated they are just trying to improve the property, the two accessory sheds are beyond repair. They will be removed and everything will be put into one building.

G. Koziol asked if Staff received any calls, emails or comments regarding this petition. **K. Stone** stated she did have one resident who came in who resides on Jervey Lane and her daughter lives on Amherst Meadow. She was inquiring about construction in the rear of the property because that's where they live closest to. **K. Stone** explained the garage will be 50 ft. from the back of the principal structure. They had no concerns with that.



Village of Bartlett
Zoning Board of Appeals Minutes
April 4, 2019

G. Koziol asked if anyone had any questions or comments. **B. Bucaro** asked if the structure was used for nonagricultural purposes what the setback would be. **K. Stone** said they would actually be less, the setbacks would be 5 ft. but if the structure was used for livestock it would require a 100-foot setback.

There were no other comments from the board.

G. Koziol opened the Public Hearing portion of the meeting.

Tom Pavlik 246 Amherst Meadow stated he did have a question regarding the height of the current house and barn. **C. Hankins** answered his question prior to the meeting. The new building will be roughly the same height as the existing buildings. **Tom Pavlik** stated he has lived across from this property for 21 years and the property has been kept up very well and he doesn't have a problem with the new building that is going up.

G. Koziol asked for any comments from the board.

G. Koziol stated he thinks the proposed building is an attractive structure. **C. Hankins** stated the project has not gone into print yet, being he wanted to make sure this was approved. The drawing is very eye appealing and nothing will be changed on the exterior. **G. Koziol** stated **C. Hankins** was fortunate to have the forest preserve as the property to the south which makes the decision much easier. **C. Hankins** stated this building will be very visible to S. Bartlett Road and make the farm look more attractive. The property has been in the family for 29 years and he hopes his kids will take it.

B. Bucaro stated he also thought this is a nice looking building. He drives past this property about 10 times a week and sees the horses north of the property line so evidently there is an agreement with Com Ed. **C. Hankins** stated he has had a lease with Com Ed for the past 28 years that has worked out quite well.

G. Koziol asked if there were any comments from the board. There were no comments.

G. Koziol asked for a motion to approve. **B. Bucaro** made a motion to send a positive recommendation to the Village Board to approve case #19-06, 600 S. Bartlett Road regarding the requested variances.

G. Koziol closed the Public Hearing portion of the meeting.

Motioned by: **B. Bucaro**

Seconded by: **J. Banno**

Roll Call

Ayes: **J. Banno, G. Koziol, B. Bucaro, L. Hanson**

Nays: None

The motion carried.

G. Koziol asked **K. Stone** as to when this case will be on the Village Board agenda. **K. Stone** stated it should be on the two meetings in May.



**Village of Bartlett
Zoning Board of Appeals Minutes
April 4, 2019**

Old Business/ New Business

K. Stone stated it looks like there will not be a meeting in May. There was a possible fence application however it didn't sound promising once they talked to their neighbors.

G. Koziol asked if there was a motion to adjourn.

Motioned by: J. Banno
Seconded by: B. Bucaro

All in favor.

Motion Carried.

The meeting was adjourned at 7:11 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
19-68

DATE: May 22, 2019
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Roberta B. Grill, Planning & Dev Services Director
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

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. *(The Site Plan and Special Use will be reviewed by the Plan Commission at their meeting on June 13, 2019.)*
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

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals 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 a variation is based are unique to the property for which the variations are 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.

CD Memo 19-68

May 22, 2019

Page 4

- 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 Board of Appeals, sustains all the conditions enumerated above.

Background materials are attached for your review and consideration.

Rbg/attachments

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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 Staff)
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

X OWNER'S SIGNATURE:  JEFF BROWN ELMHURST CHICAGO STONE
Date: 4/9/19
(OWNER'S SIGNATURE IS REQUIRED OR 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 briege@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 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

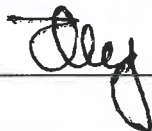
ADDRESS: 425 N. Martingale Rd Suite 1280

Schaumburg, IL 60173

PHONE NUMBER: 847 608 7982

EMAIL: toddh@triumphconstructionservices.com

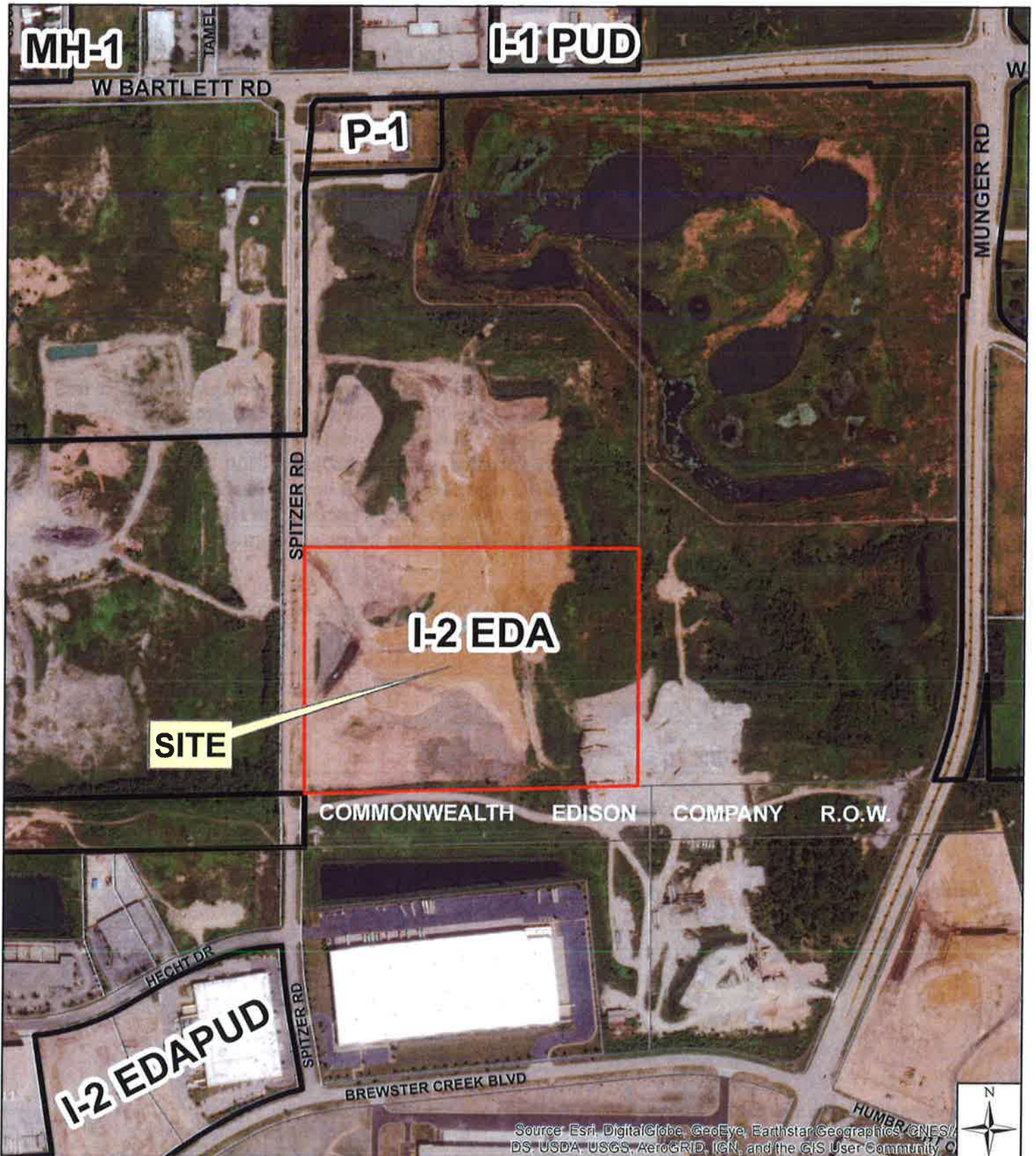
SIGNATURE: _____



DATE: 4/9/19

ZONING/LOCATION MAP

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



BARTLETT QUARRY ASSESSMENT PLAT / PLAT OF SURVEY

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



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE _____ IN 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)
) SS
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)
) SS
COUNTY OF DU PAGE)

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
V2 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
cdbartosz@v2co.com

AREA		
PARCEL 1 GROSS	3,549,581 SQ.FT.	81,487.2 ACRES
DEDICATED R-O-W	361,761 SQ.FT.	8,264.0 ACRES
PARCEL 1 NET	3,187,820 SQ.FT.	72,723.2 ACRES
PARCEL 2 GROSS	3,572,053 SQ.FT.	80,855.2 ACRES
DEDICATED R-O-W	283,257 SQ.FT.	6,502.7 ACRES
FIRE STATION PARCEL	138,468 SQ.FT.	3,178.8 ACRES
PARCEL 2 NET	3,100,328 SQ.FT.	71,173.7 ACRES
NET TOTAL	6,268,148 SQ.FT.	143,896.9 ACRES

OR ==

AREA		
LOT 1	1,146,654 S.F.	26,323.6 AC.
LOT 2	2,538,657 S.F.	58,279.5 AC.
LOT 3	2,582,837 S.F.	59,293.8 AC.
TOTAL	6,268,148 S.F.	143,896.9 AC.

BASIS OF BEARINGS

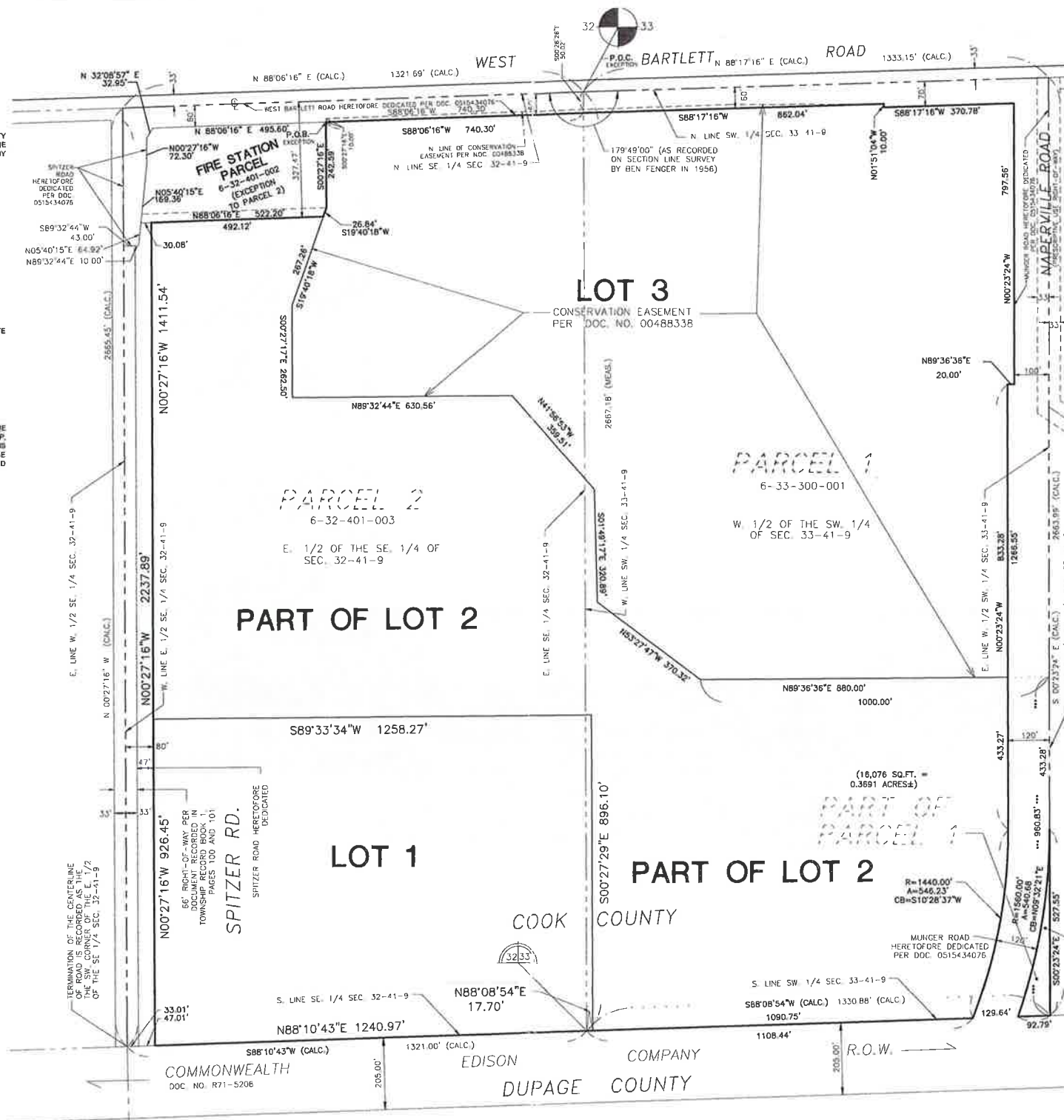
ASSUMED THE WEST LINE OF THE EAST HALF OF THE THE SOUTHEAST QUARTER OF SECTION 32-41-9 TO BE: N 00° 37' 16" W

GRAPHIC SCALE



LEGEND

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE



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, MAPERVILLE ROAD) AND MUNGER ROAD PER PLAT OF DEDICATION RECORDED JUNE 3, 2005 AS DOCUMENT NUMBER 0515434070.

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 10 DEGREES 28 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 50.02 FEET TO THE NORTH LINE OF A CONSERVATION EASEMENT RECORDED JUNE 2, 2000 AS DOCUMENT NUMBER 00488338; SAID NORTH LINE OF CONSERVATION EASEMENT BEING 50.00 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 EAST ALONG THE WEST LINE OF SAID CONSERVATION EASEMENT, 10.00 FEET TO THE PLACE OF BEGINNING; THENCE THE FOLLOWING 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 40 MINUTES 18 SECONDS WEST, 28.84 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 0515434076; THENCE THE FOLLOWING THREE COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST, 189.38 FEET; (2) THENCE NORTH 00 DEGREES 27 MINUTES 16 SECONDS WEST, 72.30 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 57 SECONDS EAST, 32.86 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 16 SECONDS EAST ALONG A LINE 90.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 495.60 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:

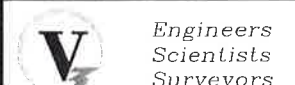
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7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax

PREPARED FOR:
ELMHURST-CHICAGO STONE COMPANY
400 WEST FIRST STREET
ELMHURST, IL 60126
630-832-4000

NO.	DATE	REVISIONS DESCRIPTION

ASSESSMENT PLAT / PLAT OF SURVEY
BARTLETT QUARRY
VP10.16 ASS0428.ND_20190401
FILE NAME: DRAWN BY: CDB CHECKED BY: CDB JOB NO.: 9428.IND SHEET NO.:

RECEIVED
COMMUNITY DEVELOPMENT
VILLAGE OF BARTLETT
APR 10 2019

SITE PLAN

SITE DATA	
SITE AREA	
26.313 ACRES	1,146,170 S.F.
F.A.R.	34.87%
LANDSCAPE	
OPEN SPACE REQUIRED	15%
OPEN SPACE PROVIDED @ TIME OF FUTURE BUILDOUT (250,000 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	
STANDARD STALLS PROVIDED	261 STALLS
ACCESSIBLE STALLS PROVIDED	11 STALLS
TOTAL PARKING PROVIDED (INCLUDING FUTURE)	272 STALLS
LAND BANKED PARKING PROVIDED	
LAND BANKED PARKING PROVIDED	253 STALLS
TOTAL PARKING PROVIDED (INCLUDING FUTURE)	525 STALLS
TRAILER STALLS	
TRAILER STALLS	30 TRAILER STALLS
EXTERIOR DOCKS	
EXTERIOR DOCKS	62 DOCKS
DRIVE-IN DOORS	
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 FOR OTHER DIMENSIONS, NOTES AND DETAILS.
- ALL DIMENSIONS ARE FROM BACK FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
- 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.

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

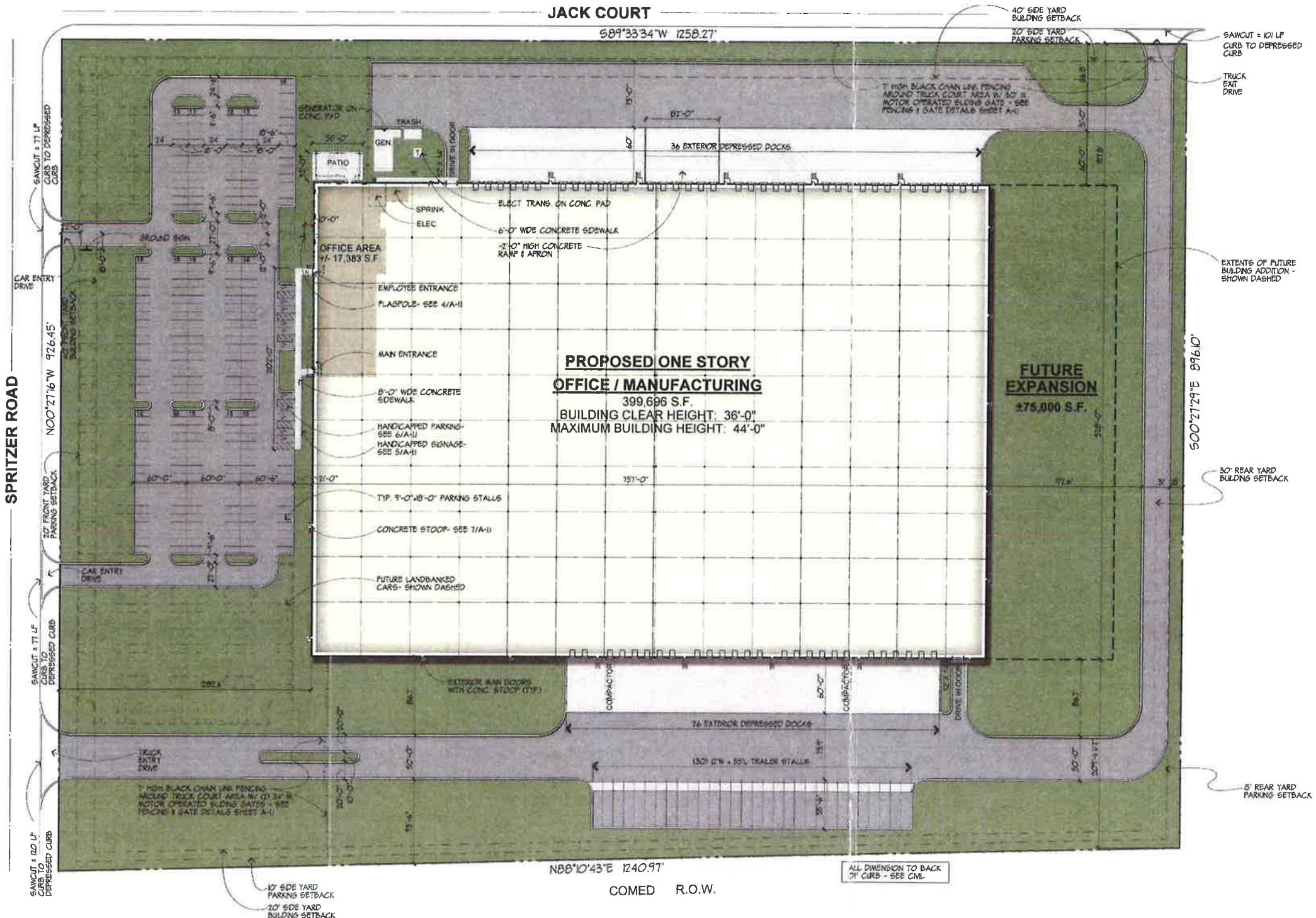
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VILLAGE OF
BARTLETT

PROJECT NO. 218105
DRAWN BY: JWH
DATABASE: 218105PLANDB

SHEET NO. A-1.0
2 OF 2 SHEETS



SITE PLAN
SCALE: 1/8"=1'-0"



LOCATION PLAN
SCALE: N.T.S.





CONCEPTUAL ARCHITECTURAL RENDERING

PROJECT OAK
BARTLETT, IL



CONCEPTUAL ARCHITECTURAL RENDERING

PROJECT OAK
BARTLETT, IL

APR 10 2019



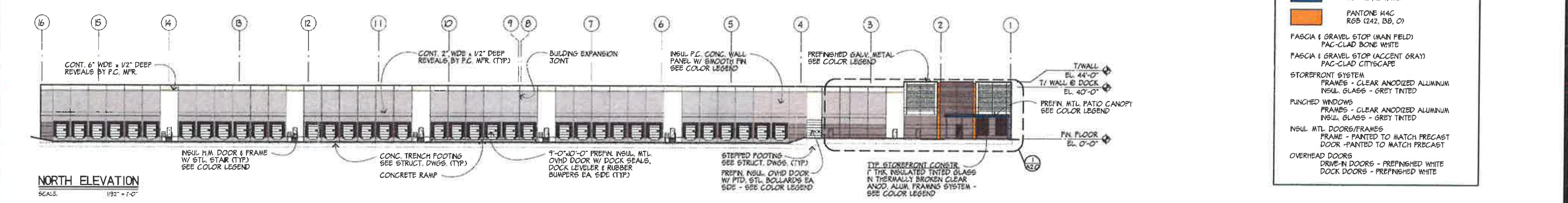
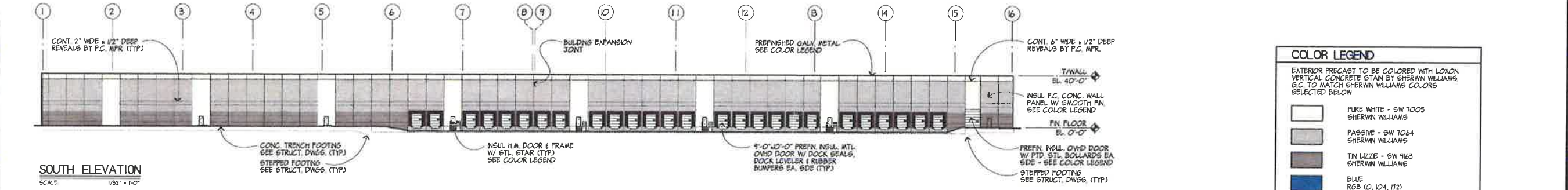
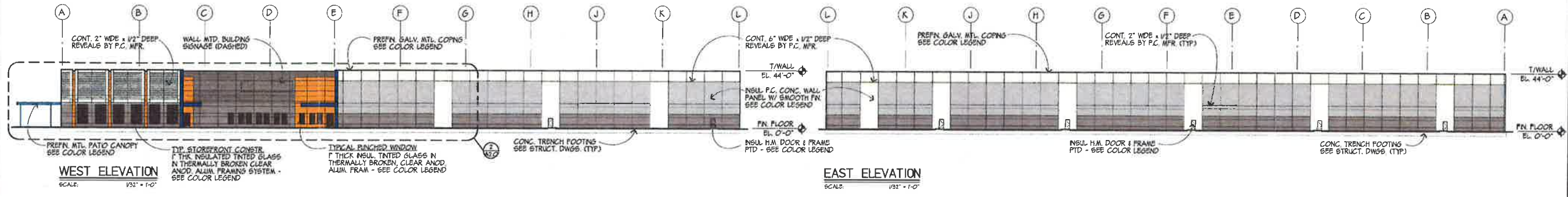
Signage

CONCEPTUAL ARCHITECTURAL RENDERING

PROJECT OAK

BARTLETT, IL

COMMUNITY DEVELOPMENT



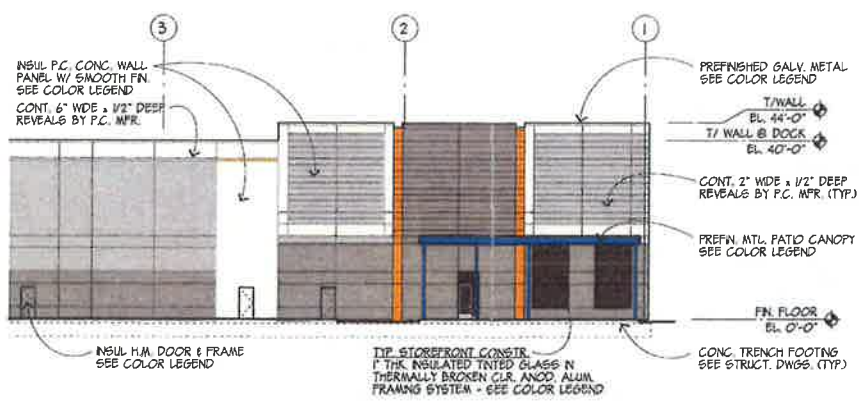
COLOR LEGEND

EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW

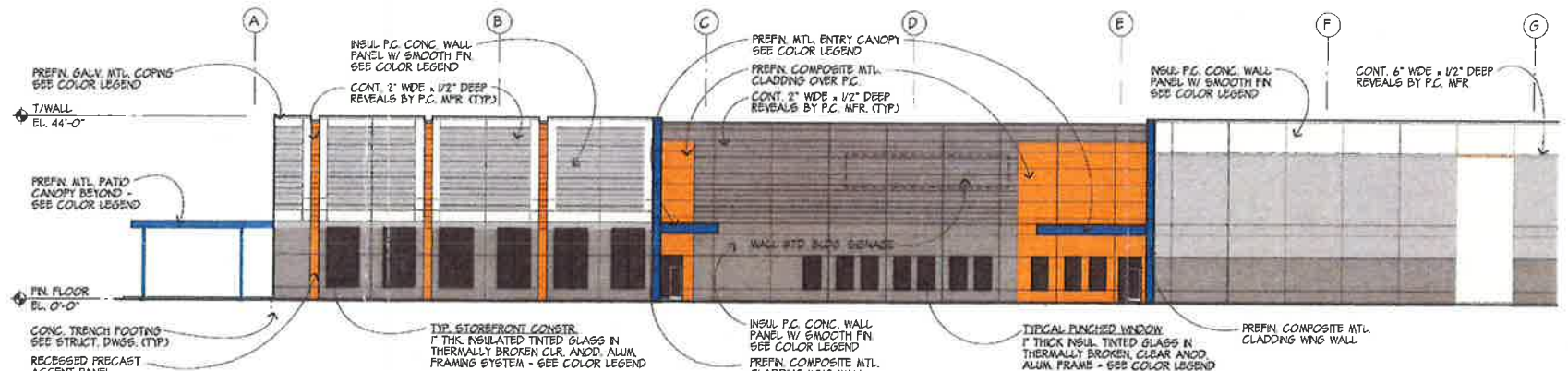
[White Box]	PURE WHITE - SW 7005 SHERWIN WILLIAMS
[Light Gray Box]	PASSIVE - SW 7064 SHERWIN WILLIAMS
[Dark Gray Box]	TN LZZE - SW 7163 SHERWIN WILLIAMS
[Blue Box]	BLUE RGB (0, 104, 172)
[Orange Box]	PANTONE 14C RGB (242, 88, 0)

FASCIA & GRAVEL STOP (MAIN FIELD) FAC-CLAD BONE WHITE
 FASCIA & GRAVEL STOP (ACCENT GRAY) FAC-CLAD CITYSCAPE

STOREFRONT SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED
 PUNCHED WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED
 NSUL. MTL. DOORS/FRAMES FRAME - PAINTED TO MATCH PRECAST DOOR - PAINTED TO MATCH PRECAST
 OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE



ENLARGED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



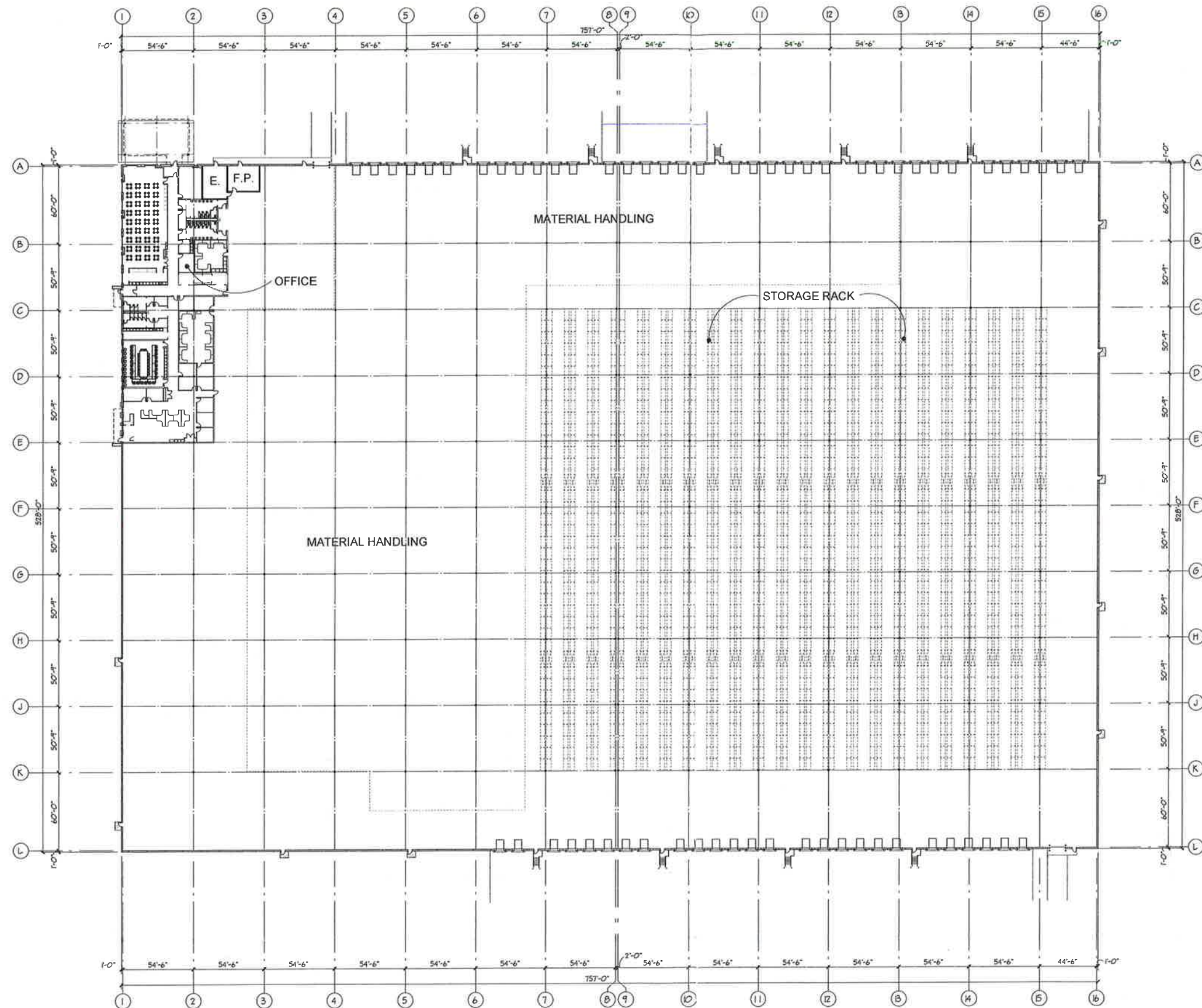
ENLARGED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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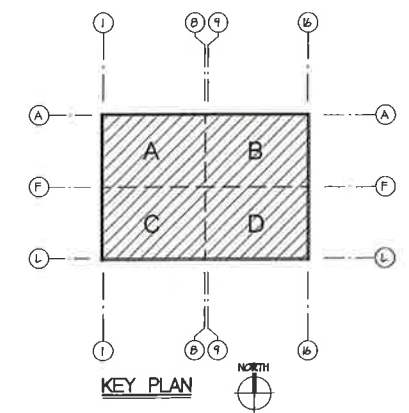
VILLAGE OF

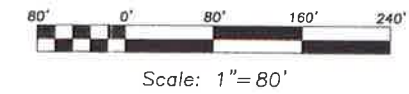
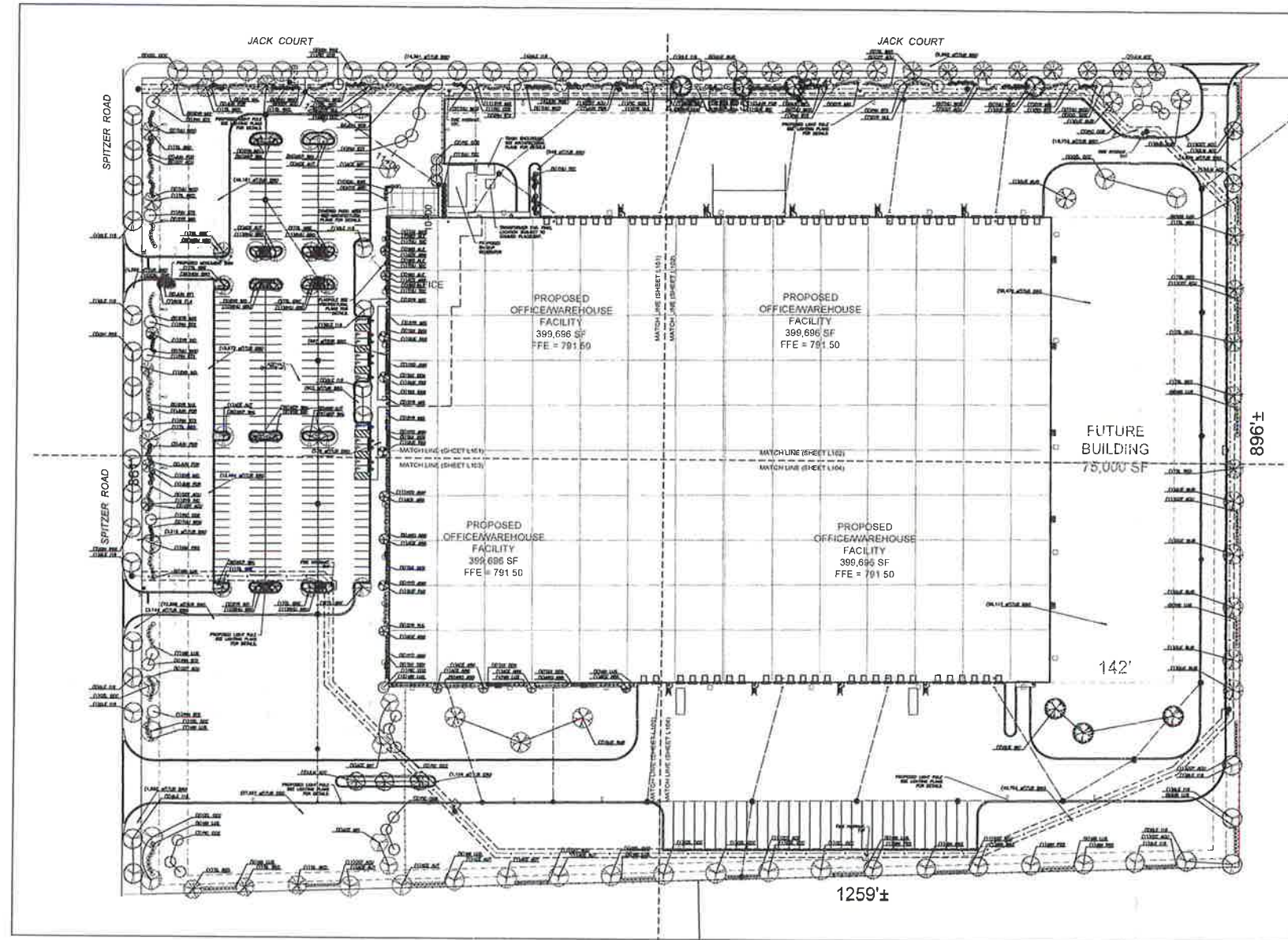


OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"

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COMMUNITY DEVELOPMENT

APR 10 2019





PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE MIY	ACER MIYABEI 'MORTON' TM / MIYABEI MAPLE	B & B	2.5" CAL	5
ACE AUT	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 118	GLEDITSIA TRIACANTHOS 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
TIU TEC	TIULIA 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 'BRILLIANTISSIMA' / 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
WEI ALE	WEIGELA FLORIDA 'ALEXANDRA' TM / WEIGELA	B & B	24" HT.	15
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
JUN PFI	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 KAR	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
NEP WAL	NEPETA X FASSENI '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.

SITE DATA

SITE AREA - 1,146,179 S.F. (26.212 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 BUILDTOUT

PARKING REQUIREMENTS
 1/1000 FOR WAREHOUSE 457,313 S.F. = 457.3 STALLS
 1/275 FOR OFFICE 17,383 S.F. = 63.2 S'ALLS
 TOTAL = 521 STALLS REQUIRED

PARKING PROVIDED
 11 ACCESSIBLE STALLS
 261 STANDARD STALLS
 272 TOTAL

TRAILER PARKING PROVIDED
 30 TRAILER STALLS

LAID BANK PARKING
 253 STANDARD STALLS
TOTAL PARKING PROVIDED
 526 STALLS

RECEIVED
 COMMUNITY DEVELOPMENT
 APR 10 2019
 VILLAGE OF

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. 184-003220
 EXPIRES: 04/30/2019

PROJECT OAK
BREWSTER CREEK BUSINESS PARK
 BARTLET, ILLINOIS

Reserved for Seal:

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

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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
 Plotted: 4/08/19 @ 4:00pm By: srgregory