



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
June 11, 2020
7:00 P.M.**

- I. Roll Call
- II. Approval of the May 14, 2020 meeting minutes
- III. **(#20-07) Culver's
Site Plan Review
Special Use Permits:**
 - a) To allow outdoor seating
 - b) To allow a drive-through establishment**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



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J. Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, Chair, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, D. Negele and T. Ridenour

Absent: J. Miaso, J. Kallas

Also Present: Roberta Grill, Planning & Development Services Director, Kristy Stone, Village Planner

Approval of Minutes

A motion was made to approve the March 12, 2020 meeting minutes.

Motioned by: A. Hopkins

Seconded by: T. Ridenour

Roll Call

Ayes: J. Lemberg, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, D. Negele

Abstain: T. Ridenour

The motion carried.



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(#19-19) 7-Eleven (555 W. Lake Street)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

J. Lemberg the petitioners, Dan Akroyd, Matt Anderson, Mitch Goltz, Jon Silverberg, and Jason Wiesbrock were sworn in.

K. Stone stated that this property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map as part of the Farming District. The property was rezoned commercial and automobile service stations were permitted in the zoning district. In 1963 the Zoning Ordinance changed and service stations were changed to special uses. The existing service station was considered a legal nonconforming use that was exempt from obtaining a special use permit as long as they stayed operational. The property was rezoned in 1978 to the B-3 Zoning District. The gas station that was previously there ceased operations and the Petitioners are having to request a special use permit.

The Petitioners are requesting Site Plan Review for a proposed 3,500 sq. ft. 7-Eleven convenience store and gas station at the northeast corner of N. Bartlett Rd. and Lake St. in the B-3 Zoning District. The existing building would be demolished for the new service station. It would have a maximum height of 18 ft. 10 in. and be constructed with fiber cement panels that have the appearance of brick and ribbed metal. A decorative metal canopy is located over the entrance of the convenience store. The fuel canopy is 17.5 feet tall.

In addition to the Special Use Permit for an automobile service station, the petitioners are also requesting a Special Use Permit to sell package liquor and for outdoor sales. The proposed hours of operation for the 7-Eleven gas station and convenience store are 24 hours, seven (7) days a week.

The previous site plan had four (4) curb cuts. The petitioners are proposing to close the two (2) closest to the intersection and have a right-in/right-out on Lake Street and full access on North Bartlett Road. Cook County Highway has jurisdiction over North Bartlett Road. They have seen these plans. They have approved the location of the curb cuts and IDOT has approved the Lake Street curb cut.

The petitioners requested several variations, which went before the Zoning Board of appeals last Thursday. The Zoning Board of Appeals voted unanimously to recommend approval of the requests.

The petitioners are providing 29 parking spaces, which exceeds the Zoning Ordinance requirement. To meet the stormwater requirements for the site, the Petitioner will be paying a fee in lieu of the required Post-Construction Best Management Practices (PCBMP) with DuPage County. The Village Engineer supports this request.



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The Petitioner is proposing a fence along the north and east property lines as required by the landscape ordinance. It will be a six (6) foot tall solid fence. The landscape plan is currently under review by staff. The photometric plan has been approved. The plan indicates the light fixtures under the canopy will be recessed and have full cut off. The Traffic Impact Analysis has been submitted by the Petitioner. It has been reviewed by the Village's Traffic Consultant who has no further comments. The Village's Environmental Consultant has reviewed the plans as well and has made recommendations to protect the public health and environment during the redevelopment of the site. His letter is attached for your reference.

The Petitioner made a couple of adjustments to the plans based on the Village Board Committee comments, including moving the fuel vents away from Lake Street as well as verifying that there is a safety shut-off system for filling tanks. Staff recommends approval of the petitioner's requests subject to the conditions and findings of the fact in your staff report.

J. Lemberg asked if the property is located in Cook County. **K. Stone** correct. **J. Lemberg** what does the property owner and previous owners do for the stormwater right now today? **K. Stone** it was existing. Back then, there were no standards for that. The previous gas station had been there since the 1960s. The storm water was over land. **J. Lemberg** it just flowed over the property? **K. Stone** correct. There was never a stormwater facility on the site. **J. Lemberg** if this property is located in Cook County, why is the petitioner paying a fee to DuPage County? **K. Stone** we follow the DuPage County Storm Water ordinance for the entire Village. **J. Lemberg** where is the water going to go? DuPage County or stay in Cook County. **K. Stone** the stormwater will go in Cook County, but they are paying the fee to DuPage County because we follow their ordinance. **J. Lemberg** what does the fee cover? Why is there a fee if DuPage County is not receiving the water? **K. Stone** the stormwater systems are connected. **J. Lemberg** how much is the fee to DuPage County? **J. Wiesbrock** answered, the fees are \$13,900. **J. Silverberg** agreed that is the correct amount. **J. Lemberg** asked if any of the members of the Commission had any questions for Staff at this time. **M. Hopkins** asked if all rooftop equipment was completely screened in pure elevation. **K. Stone** stated yes, they are behind the parapet walls. **M. Hopkins** asked if the petitioner was planning to broadcast music from under the canopy or use a loudspeaker under the canopy that would be audible at the property line? **D. Akroyd** stated that they do not broadcast music at the pumps. **T. Ridenour** asked if the white line on the first site plan was the property line. **K. Stone** correct. **T. Ridenour** stated that it looked like part of the parkway was on their site and part of it was on somebody else's property. **K. Stone** indicated on the map where the right-of-way limit is located and where IDOT's property is located along Lake Street. **T. Ridenour** asked if the variance that they are asking for is just for the width of their property or the total. **K. Stone** it is just for their property. **T. Ridenour** it actually is going to be a little bigger than the 7 feet. **K. Stone** correct, the parkway is bigger, but we only count what is going to be on their property. **T. Ridenour** where do the fuel trucks coming in west bound from Lake Street exit? **J. Silverberg** they will make a right onto Bartlett Road. **T. Ridenour** asked if six (6) feet is our usual fence height. **K. Stone** yes. **T. Ridenour** do we do eight (8) feet when we are that close to an apartment building? **K. Stone** they can do eight (8) feet, but six (6) feet is the minimum. **T. Ridenour** it seems like we are close on the east side. Should we consider making that eight (8) feet in the area of the building? Is all of the landscaping on the petitioner's side of the fence? **K. Stone** yes. **T. Ridenour** suggested that the fence be eight (8) feet on the east side, at



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least for part of it next to the building. Asked what is the double line on the east side on the map. **J. Wiesbrock** stated that has been revised. It was originally a decorative retaining wall, but it is no longer needed after we went through the BMP process with DuPage County and the Village. The double line on the site plan currently is not a retaining wall. **D. Negele** asked if the fence would be installed at the same time as the construction or are we waiting a year for the landscaping? When is the fence going up? **J. Silverberg** it will be one of the later parts of our construction, but we are not waiting a year to put in our landscaping. As long as we can get our building permit in a timely manner, we can get our site completed before the weather turns. We will get it in as soon as we can. **A. Hopkins** the exit along Bartlett Road, it is kind of hard to tell from these sketches here, but the width of that opening, if you have a car that wants to turn left out of there and a car waiting to turn right out of there. Would they both fit side-by-side? Just wondering about stacking issues. Obviously, if it is near rush hour where we are going to have three (3) cars trying to turn left or even just getting backed up there with people trying to move around in that section if that is going to be an issue. **J. Silverberg** yes, there is 36' lane there. People trying to go left on Bartlett Road will also be able to use the right out on Lake Street unless they want to go left, they have to go back to Oak Avenue. **M. Goltz** added that 36' feet is wide enough for three (3) lanes if two (2) exit and one enters. **A. Hopkins** asked what type of contamination is there and how will the cleanup of that go and how long would that take? **J. Silverberg** stated that they are doing all the necessary testing in order to obtain an NFR (No Further Remediation). Any contaminated dirt that is dug up and taken off site will be taken to a Subtitle D landfill site, which is an approved waste dump. Any contaminated dirt that goes off site will be disposed of properly and any contaminated dirt that is left on site will be encapsulated by both a vapor barrier and standard engineered barriers, which would include concrete and asphalt. We are required by the IEPA to adhere to their standards in order to obtain an NFR. **A. Hopkins** agrees with **T. Ridenour** that there definitely should be an eight (8) foot fence. I'm all for the package liquor alcohol sales. I think that would be a good location on the north end of town there for that. If that is approved by Village Board and down the road, if they wanted to create gaming there, would they be able to because they have alcohol sales? **R. Grill** no, they would not. They do not meet the parameters. In order to have gaming devices, you need to have liquor, but you also need to be considered a truck stop and this does not meet the parameters or the definition of a truck stop in accordance with the State of Illinois. **T. Ridenour** asked, do you think that the Bartlett Road curb cut should be striped so that we have a definite right out, left out, and entrance? **K. Stone** with arrows? **T. Ridenour** correct. **R. Grill** we can have the Petitioner revise their site plan to take off the retaining wall and they can add arrows. **T. Ridenour** it seems like with people exiting, if we give them a little more guidance, it is always helpful with a right turn lane, a left turn lane, and leaving the bottom part for the entrance. **R. Grill** asked, does the petitioner agree to that? **J. Silverberg** yes, we can do that. **D. Gunsteen** asked if the fence is PVC material. **K. Stone** it is a wood fence. **D. Gunsteen** does it meet the Village of Bartlett standards? **K. Stone** yes. It has metal posts, which is a required condition. **D. Gunsteen** what material is being used for the trash enclosure? I am assuming it matches the building. **K. Stone** the trash enclosure does architecturally match the building. **D. Gunsteen** does it have the brick veneer? What kind of doors are on the front? **J. Silverberg** they look like barn doors although they do not operate with a single slider on the top. They have a hinge. **D. Gunsteen** are they trimmed out with metal or is it wood? **J. Silverberg** I believe they are PVC with metal hinges. **D. Gunsteen** the reason I am asking is because the trash services typically break those off when they are cedar and it takes a long time for companies to get those fixed and being



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that this faces the intersection, that was one of my concerns. Has there been any discussion about having a sidewalk put in? I heard this 7-Eleven is a relocate from across the street and that 7-Eleven gets a lot of foot traffic, all day long every day, as well as kids leaving the middle school and walking to the 7-Eleven. Is a sidewalk required. **J. Silverberg** per the vehicular road jurisdictions, both Cook County and IDOT have requested and we have agreed to putting sidewalks along the south and west sides of the property lines. Those would all be on the civil drawings, which are not in the slide show. **D. Gunsteen** when I look at the canopy columns, it does not look like they are wrapped with material. It looks like they are just a standard steel beam painted. Does the city require all of our gas stations with canopy structures to have the steel uprights wrapped with materials that matches the building? **R. Grill** we have had that in the past with some other gas stations. We do not require it, but it is something that you could make a recommendation on. **D. Gunsteen** I do think the exits going out onto Bartlett Road do need to have a white-painted stop bar as well as the turn arrows on the pavement. How do the other commissions feel about the canopy columns? **R. Grill** if you'll recall, Bucky's columns have the same materials that were used on the front facade of the building. We actually have another gas station coming soon before you that I believe, that will also be using stone on their columns. **K. Stone** that project needs to submit the elevations for the canopies. **D. Gunsteen** it is my opinion that as this project is on a main thoroughfare that as you turn, you come into Bartlett, and secondly, I know that painted steel has a life expectancy of maybe two (2) years before it needs to be consistently grinded, sanded and painted. The Mobile gas station on Route 59 is rotted and rusted. I think we should add that as a condition. **D. Negele** asked, do you want it to go all the way to the top or half-way up the post? **D. Gunsteen** I think it could be 36" to 58" up the canopy column with a cap, which is the same type of cap used to go around the building. **J. Wiesbrock** in the past, with other gas stations we have done, when they covered, you do not know what is behind it. Seeing the painted columns and seeing potential corrosion, you can fix it. If you cover it up, sometimes you do not know that and it becomes more of an issue long term. **M. Hopkins** it is false brick. It is not as impervious as real brick. It is fiber cement, so it is not like we are protecting the columns with real brick if we were to steer the developer towards this. It would be esthetic and not utilitarian. **R. Grill** I think the 7-Eleven at Schick Road and Route 59 has brick columns. **M. Hopkins** what about the Circle K? The BP on Route 59 is just steel. **T. Ridenour** we have a chance right now to make future projects like this better or lesser. I think go for better. **D. Negele** function versus fashion. If we cannot see damage underneath the poles with that, like the petitioner said, that compromises the integrity. **J. Allan** I think the supports should be fine the way they are. At least you can tell what is going on this way other than wrapping it and not knowing what is going on behind it. **M. Hopkins** stated that on Google street view, looking at the 7-Eleven on Route 59 and Schick Road, it does not have any wraps. **A. Hopkins** looking on street view, the Circle K does have brick pillars, at least it looks like brick, but I do not know if it is fake or not. **D. Gunsteen** the aesthetics are a big part of what we approve in the Village of Bartlett. I think we should keep that as our minimum standard to keep our trash enclosures, our buildings, and our canopy columns, whether it be a drive through canopy or gas canopy so that we do not have just raw steel or painted steel. When we are approving something, we have to think about it for the long term, not the short term. **A. Hopkins** I agree with that statement. **D. Negele** we need to make it long lasting. **D. Gunsteen** I believe if it is installed correctly it can be done in a fashion that will not cause future damage or decay behind it. I think adding it to a 48" maximum, not less than 3' is a good compromise. **M. Hopkins** it should be to the top of the pumps. **D. Gunsteen** I agree, it should go all the way up. **M. Goltz** the posts on the



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rendering go through a concrete base and when you widen that, it may not fit within the base. In addition, part of the reason it is left exposed and does not have brick is that unfortunately, some people do not like to walk to the garbage cans and will put garbage on the ledge. If there is a ledge there within arms-distance, often times there are drinks and food left on that ledge. Aesthetically, it may not be exactly what some may want, but looking at the pillars at the Circle K, those pillars go all the way down to the ground and these are on a base. **M. Hopkins** looking at the Circle K on Google Street View, the island is not any wider if it is boxed out for the brick-finished material than it would be otherwise. **D. Gunsteen** I agree in that the weight of the product that they would have to utilize, I do not think they would have to upgrade or thicken the slab. **M. Hopkins** that is right, but the Building Department will require a foundation to the frost line. That is standard. Looking at the Circle K, the island was not widened. It is 3-brick wide, so it is 24" inches wide. That could just be wrapped very tightly to the column. The island does not have to get any bigger. **M. Goltz** what if we wrap it with the Nichiha that is on the building? How high do you want it? **T. Ridenour** all the way up. **M. Goltz** Okay. **D. Gunsteen** I would like to add that as a condition of approval. I would also like to tell the petitioners that I think this is the highest and best use for this property. It is great to see something built here. **M. Hopkins** I agree. **D. Negele** we will add the eight (8) foot fence to that one side as well. **K. Stone** it can go to the end of the parking. It stops at the setback line. **D. Gunsteen** is the fence back further than the trash enclosure or would the petitioner want to incorporate the fence and the trash enclosure as one so people are not hiding between those two units? **J. Silverberg** the trash enclosure is a masonry unit and the fence is a wooden unit. I am not worried about people hiding back there unless it is a concern of the Board's. **R. Grill** the fence cannot go beyond the setback line, but it can stop before it hits the line of the trash enclosure. **D. Gunsteen** I agree. **R. Grill** asked the Petitioner, are you okay with having a six (6) foot fence on the north property line going to an eight (8) foot fence on the east property line? **J. Silverberg** that is agreeable. **J. Lemberg** on the site plan the driveway entrance going into the property says it is 35' wide, but it has an island in the middle. How wide is that island that it is taking up 35 feet? **J. Silverberg** that is a porkchop that ensures that only right ins and right outs are happening. It is also part of the truck route. It is a mountable median for a large vehicle such as a fuel tanker. The exact dimensions are on the civil plans. **J. Lemberg** how wide is the driveway going to be for a vehicle to come in? **J. Wiesbrock** it is a right in, right out as we have had it through IDOT. It is 12' feet and 12' feet out at a minimum and we have actually revised the out to 15 feet per IDOT's request. There is plenty of room. The mountable curb is a three (3) inch high curb so that a truck can go over it to get it. Curb to curb is 15' in and out, which gives it a 12' driving lane outside of the curb line in the gutter line. **J. Lemberg** along Lake Street there you have what looks like a drawing of a fuel truck. Is that where the fuel trucks are going to load? **J. Wiesbrock** yes, correct. **J. Lemberg** when the fuel truck is coming in off of Lake Street, how far does it have to drive into the property before it makes a left hand turn to park where it is at in this diagram? **J. Wiesbrock** we did run all of this through and Auto-Turn Program to verify that it does work. It does make the turn in left and then straighten out with plenty of room for a standard tanker that we use at 7-Eleven and the truck movements work fine here. We can get that to you if you would like. **J. Lemberg** it is not going to cut it short and drive over the porkchop island? **J. Wiesbrock** it will. That is the idea of the M 3.12 curb that is mountable. The truck can drive over it. **J. Lemberg** how long will that curb last? **J. Wiesbrock** the curb is per IDOT specifications. It is 35 PSI and rated for that reason. We do this all the time with IDOT. It is their right in-right out design in detail that we are proposing and know that it is going to be driven over with a



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loaded semi. **J. Lemberg** the diagram for the building itself has a sidewalk in front of it that looks like it is seven (7) feet wide. **K. Stone** yes. **J. Lemberg** you are putting planters there that are 18" inches wide. Now the sidewalk is cut down about five (5) feet. There are some big trucks that would cover the sidewalk. Are there going to be wheel stops there so that cars cannot go that far and their bumpers cannot hang over the sidewalk? If there is a bumper hanging over the sidewalk that is two (2) feet and planters that are almost two (2) feet people are going to struggle to get through. **J. Wiesbrock** typically, an 18-inch overhang and an 18-inch planter, which is three (3) feet, there is a four (4) foot walkway. That was the intent. **M. Goltz** the seven (7) foot sidewalk is there. We also have 20-foot parking spaces, which are in many cases, two (2) feet longer than most municipalities. We actually have between a two (2) and four (4) foot buffer. **M. Hopkins** I agree with **J. Lemberg**. If we are going to let the sidewalk work and you are going to put planters up against the building, why would we have a 20-foot parking space and then let people snug up to the curb and then take 18 inches out of the sidewalk and the planter out of the sidewalk too. In other municipalities, there is a standard dimension of 18 feet and then even go to 16-1/2 feet if you are going to allow an overhang for the bumper. People will snug up until they feel their tire hit the curb and then all of the sudden, they are pinching the sidewalk. Maybe that curb should be moved south 18 inches or put up wheel stops. **M. Goltz** part of the reason we like to stay away from wheel stops is that sometimes they can become problematic in the winter when they are plowing snow. If we are able to do it within code and widen the sidewalk between (eight and a half) 8-1/2 and 9 inches. I am not opposed to that if that was deemed appropriate. **M. Hopkins** right, so why not, it is the same dimension and you would not have to move the gas islands. **J. Silverberg** if you widen the sidewalk something has to shift and you have a 30-foot set back in the rear. **D. Gunsteen** where are the planters located? **K. Stone** they are proposing three (3) landscape planters by the doors. **D. Gunsteen** is that required by code or is that the petitioner. **K. Stone** we require a four (4) foot wide strip of landscaping. They are doing the planters, which is pretty common to meet the intent of the landscape ordinance. **R. Grill** we will have the petitioner work with staff to widen the width of the sidewalk in the front or the length of the parking stalls. We can work with the petitioner to get that changed. **M. Hopkins** that is a good plan. **J. Lemberg** for your outdoor sales, are you going to have anything sitting on the sidewalk like wood for a fireplace or bags of salt or something like that, or is it going to stay open all the time? **D. Aykroyd** at this point, we are working with the franchisee and intend to sell only propane. We also do a small section of wash fluid. Those would be the only items.

J. Lemberg opened the Public Hearing portion of the meeting. No one came forward. The public hearing was closed.



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T. Ridenour made a motion to pass along a **positive recommendation** to the Village Board to approve **Case (#19-19) 7-Eleven (555 W. Lake Street)** subject to the Findings of Fact and conditions outlines in the Staff Report and with following additional conditions: (1) the posts for the canopy shall be wrapped with the same materials as the building, (2) the fence along the east property line shall be eight (8) feet in height, (3) a painted stop bar and directional arrows be added to the N. Bartlett Road curb cut, and (4) the Petitioner shall increase the width of the sidewalk in front of the building by two (2) feet.

Motioned by: T. Ridenour
Seconded by: A. Hopkins

J. Lemberg closed the Public Hearing portion of the meeting.

Roll Call

Ayes: J. Lemberg, J. Allen, D. Gunsteen, A. Hopkins, J. Kallas, J. Miaso, D. Negele,
Nays: None

The motion carried.



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Old Business/ New Business

K. Stone we will be having a meeting next month and anticipate that we will be having it in person at the Village Hall, but will be implementing social distancing.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: M. Hopkins

Seconded by: T. Ridenour

Motion passed by unanimous voice vote.

The meeting was adjourned at 8:03 pm.

COMMUNITY DEVELOPMENT MEMORANDUM
20-063

DATE: June 2, 2020
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner *K.S.*
RE: **(#20-07) Culver's**

PETITIONER

Chris McGuire, McCON Building Corporation

SUBJECT SITE

Lot 2 of the Illini Partners VII Unit 2 Subdivision

REQUESTS

Site Plan

Special Use Permits:

- a) To allow outdoor seating
- b) To allow a drive-through establishment

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	PD
North	Commercial	Commercial	PD
South	Commercial	Commercial	PD
East	Single Family	Single Family	R-1*
West	Townhomes	Attached Residential- Low Density	PD

*DuPage County - Single Family

ZONING HISTORY

The subject property was annexed to the Village in 1988 and zoned PD (Planned Development) as part of the Woodland Hills Property by Ordinances 1988-13 & 1988-14 (An Ordinance Annexing the Wayne Joint Venture Property to the Village of Bartlett and An Ordinance Approving and Granting Special Uses for the Planned Development of the Woodland Hills Property.) All development within this area is guided by the approved Preliminary Site Plan for the Woodland Hills Planned Development; unless otherwise amended. The subject property is designated for B-3 Neighborhood Shopping uses per the Woodland Hills Planned Development.

In 1997, the subject property was part of Lot 1 of a three (3) lot subdivision known as the Preliminary/Final Plat of Subdivision for Illini Partners VII, Unit 2 and was approved by Ordinance #1997-81.

In 2005, Lot 1 of the Illinois Partners VII Unit 2 Subdivision was resubdivided into two (2) lots, Lot 1 (Goodwill) and Lot 2 (the subject property) by Ordinance #2005-104, *An Ordinance Approving the Final Planned Unit Development Plan for Goodwill Industries of Southeastern Wisconsin, Inc. and the Preliminary/Final Plat of Resubdivision of the Illini Partners VII Unit 2 Subdivision.*

CURRENT DISCUSSION

1. The Petitioner is requesting **Site Plan Review** for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59, north of Schick Road.
2. The proposed building elevations will primarily be constructed of manufactured stone and Hardie Plank siding with a limited amount of EIFS. The walls are capped with blue coping to match the blue canvas awnings located on all sides of the building. The parapet walls will screen the rooftop mechanicals from view. The building has a mean height of 18'-10" and a maximum height of 23'.
3. The Petitioner is requesting a **Special Use Permit to allow an outdoor seating area** with 24 seats. The outdoor seating area would be located under a pergola with seating walls proposed to separate the outdoor seating from the parking lot and drive-thru area. The proposed sit-down restaurant would have 99 seats inside for patrons.
4. The Site Plan identifies a total of 61 parking spaces, including three (3) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 45 parking spaces. The parking spaces located on the north and west sides of the building will primarily be used by employees.
5. The Petitioner is also requesting a **Special Use Permit to allow a drive-through establishment.** The drive through pick-up window will be located on the north side of the building. The menu/order board will be located on the east side of the building where six (6) stacking spaces will be provided. Six (6) additional stacking spaces are located after the pick-up window for customers waiting to receive their orders. The petitioner is also proposing a second menu/order board drive-through lane that may be installed in the future.
6. Access to the site would be via two full curb cuts on private drives. The first, off of Quincy Bridge Road, would be located on the south side of the site. (Quincy Bridge Road has a right-in/right-out curb cut at Route 59.) The second would be via the existing cross access drive located on the west side of the site that would allow patrons to enter/exit the site via Schick Road and ultimately to a signalized intersection. There would be no direct access from Rt. 59 to the Culver's site.

7. The typical hours of operation are 10 am to midnight daily. Each shift will have approximately 12 employees.
8. The Landscape, Photometric and Engineering Plans are currently under Staff Review.

RECOMMENDATION

1. The Staff recommends approval of the Petitioner's requests for a Site Plan and Special Use Permits subject to the following conditions and Findings of Fact:
 - A. Staff approval of the Landscape and Photometric Plans;
 - B. Village Engineer approval of the Engineering Plans;
 - C. Signage shall be reviewed and approved separately by the Planning and Development Services Department in accordance with the Sign Ordinance;
 - D. Building permits shall be required for all construction activities;
 - E. At the time of a building permit application, a fee shall be paid in accordance with Resolution #2005-122R A Resolution Authorizing the Execution of a Private Roadways and Public Improvements Completion Agreement Between the Village of Bartlett and Illini Partners VII;
 - F. A 50-cent per square foot Municipal Building Donation is required and due upon the issuance of a building permit;
 - G. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services Development for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - H. Landscaping must be installed within one year of the issuance of a building permit;
 - I. Findings of Fact (Site Plan):
 - i. That the proposed restaurant is a permitted use in the PD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That 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;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)

- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- I. Findings of Fact (Special Use Permits):
 - i. The proposed Special Uses are desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed Special Uses will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Background materials are attached for your review and consideration.

May 8, 2020

Attn: President and Board of Trustees
Village of Bartlett Planning & Development Services
228 S. Main Street
Bartlett, IL 60103

Re: Culver's of Bartlett

To All Concerned:

Enclosed please find the Special Use Permit application and supporting documents for a proposed Culver's restaurant located at 1430 S. IL Rt. 59, at the northwest corners of IL 59 and Quincey Bridge Rd. Culver's is a quick serve franchise serving fresh, made to order dinners, sandwiches, salads, and a premium ice cream known as frozen custard. The proposed size of the restaurant is 4,403 square feet, with an indoor seating capacity of approximately 104 guests. The outdoor patio area will seat another 20 guests. The restaurant will also have a drive-thru.

The site is currently vacant. The site is planned to have open space on site of 37.7%. The existing zoning for the site is PD. A special use is requested for the outdoor dining and drive-thru. The store hours are planned from 10 am to midnight daily. There are typically twelve persons working at any given shift.

The total number of proposed parking spaces is 58, which would exceed Bartlett's requirement of 45 for a restaurant with 1,872 total square feet of customer service area. We currently work in twenty states and have opened more than 180 new Culver's restaurants. Culver's has more than 750 stores. Our experience has proven we function best with 55 to 60 parking spaces.

Please contact me at any time if you need additional information. I look forward to working with the Village of Bartlett on this project.

Best regards,
McCON Building Corporation



Christopher J. McGuire
President



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # #2020-07
RECEIVED
PLANNING & DEVELOPMENT
(Village Stamp)
MAY 05 2020
VILLAGE OF
BARTLETT

PROJECT NAME Culver's of Bartlett IL

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Chris McGuire

Street Address: [REDACTED]

City, State: Highland, WI

Zip Code: 53543

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: The Shiner Group

Street Address: [REDACTED]

City, State: Wilmette, IL

Zip Code: 60091

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: 5/1/2020

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

ACTION REQUESTED (Please check all that apply)

- Annexion
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage):
New Culver's Restaurant - 4,403 SF - 104 seats
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Drive-thru & Outdoor Dining
 - Variation: _____

SIGN PLAN REQUIRED? See Dropdown

(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: 1430 S. IL Rt. 59

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

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: PD

Proposed: Commercial

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

Acreage: 2.17

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 _____

Engineer Cage Civil Engineering - Brad Hovanec, P.E.
3110 Woodcreek Drive, Downers Grove, IL 60515
(630) 598-0007 ext 105 bhovanec@cagecivil.com

Other Owner - Merch Network One, LLC c/o Ashish Merchant
1208 Glenview Rd, Glenview, IL 60025
(312) 404-5858 amerch810@gmail.com

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.

A restaurant is permitted in this PD zoning district.

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

The site has been designed to be complimentary and respectful of the neighboring properties with emphasis on the detention and buffer toward the townhouses. The parking lighting, landscaping, drainage will meet or exceed all requirements.

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.

The site has been designed to be compliant with all local and state traffic engineering practices. This in turn makes it intuitive to the guests which makes it safe and convenient for all persons on the site and adjacent roadways.

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

We have placed special emphasis on the safety of all persons on the site with separation of the drive-thru from the majority of the parking spaces. We are very aware of ensuring all persons feel safe walking anywhere on the site.

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)

We have designed the landscaping to be in compliance with the landscaping requirements. We have focuses on low and colorful around the building and keeping good safe site lines.

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

The dumpster corral is well designed for a long life and compliments the building materials.

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 Culver's restaurant with a drive-thru will provide a valuable service to the neighborhood which will include a wide range of food options in a quick and convenient method of delivery. This has been especially evident in recent months.

The proposed Culver's restaurant outdoor dining has been designed to accommodate guests in a safe and convenient location so they may enjoy the many wonderful days of sunshine in a semi sheltered and very attractive space.

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.

Culver's is a family orientated fast casual dining which is typically open from 10 am to 11 pm daily. The drive-thru has been designed to initiative to the guests as well as respectful of the neighboring properties. The menu board speaker is designed as part of the order confirmation so the sound will be lower and close to the guest. This is furthest away from the townhouses. The outdoor dining has been designed to be aesthetically pleasing and functional. The space will have accent lighting and low volume music.

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.

Culver's intends to honor all regulations and conditions stipulated for granting the special use of the drive-thru and outdoor dining.

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: Christopher J. McGuire

DATE: 4/30/2020

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: McCON Building Corporation

ADDRESS: 1059 Circle Drive
Highland, WI 53543

PHONE NUMBER:  _____

EMAIL:  _____

SIGNATURE:  _____

DATE: 4/30/2020

Location Map

2020-07 Culver's

Site Plan Review, Special Use Permits - Outdoor Seating & Drive Through

PIN: 01-16-203-092





REAR LEFT (SWC)



REAR RIGHT (NWC)



FRONT RIGHT VIEW (NEC)



CAN LIGHTING RECESSED
IN SOFFIT

FRONT LEFT VIEW (SEC)



LEFT / (SOUTH) PERSPECTIVE

RIGHT / (NORTH) PERSPECTIVE

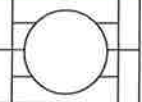


©2020

NEW CULVER'S RESTAURANT
NW Corner of Quincey
Bridge Rd & IL-59
Bartlett, IL 60103
County of DuPage



OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone



ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.
Date: 5-5-2020 Revision:

2020-042

A3

REPRESENTATION MATERIAL COLOR

UPPER COPING	"HARBOR BLUE"
LOWER COPING	"MEDIUM BRONZE"
EIFS @ PIERS	"TIKI HUT" SW 7509
AWNING CANVAS (BY OTHERS)	"ROYALBLUE" 4617
WINDOW & DOOR FRAMES	NATURAL ALUM
SCONCE FIXTURES	DARK BRONZE
SIDING	"KHAKI BROWN" HARDIE PLANK
MFGR'D STONE w/ STONE SILL TRIM	"WOLF CREEK" BORAL



SOUTH / MAIN ENTRY ELEVATION



EAST / FRONT ELEVATION



WEST / REAR ELEVATION



NORTH / DRIVE THRU ELEVATION

©2020

NEW CULVER'S RESTAURANT
NW Corner of Quincey
Bridge Rd & IL-59
Bartlett, IL 60103
County of DuPage

Culver's
Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7960

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.
Date: 5-5-2020 Revision:

2020-042

A2

REGIONAL
DETENTION
BASIN

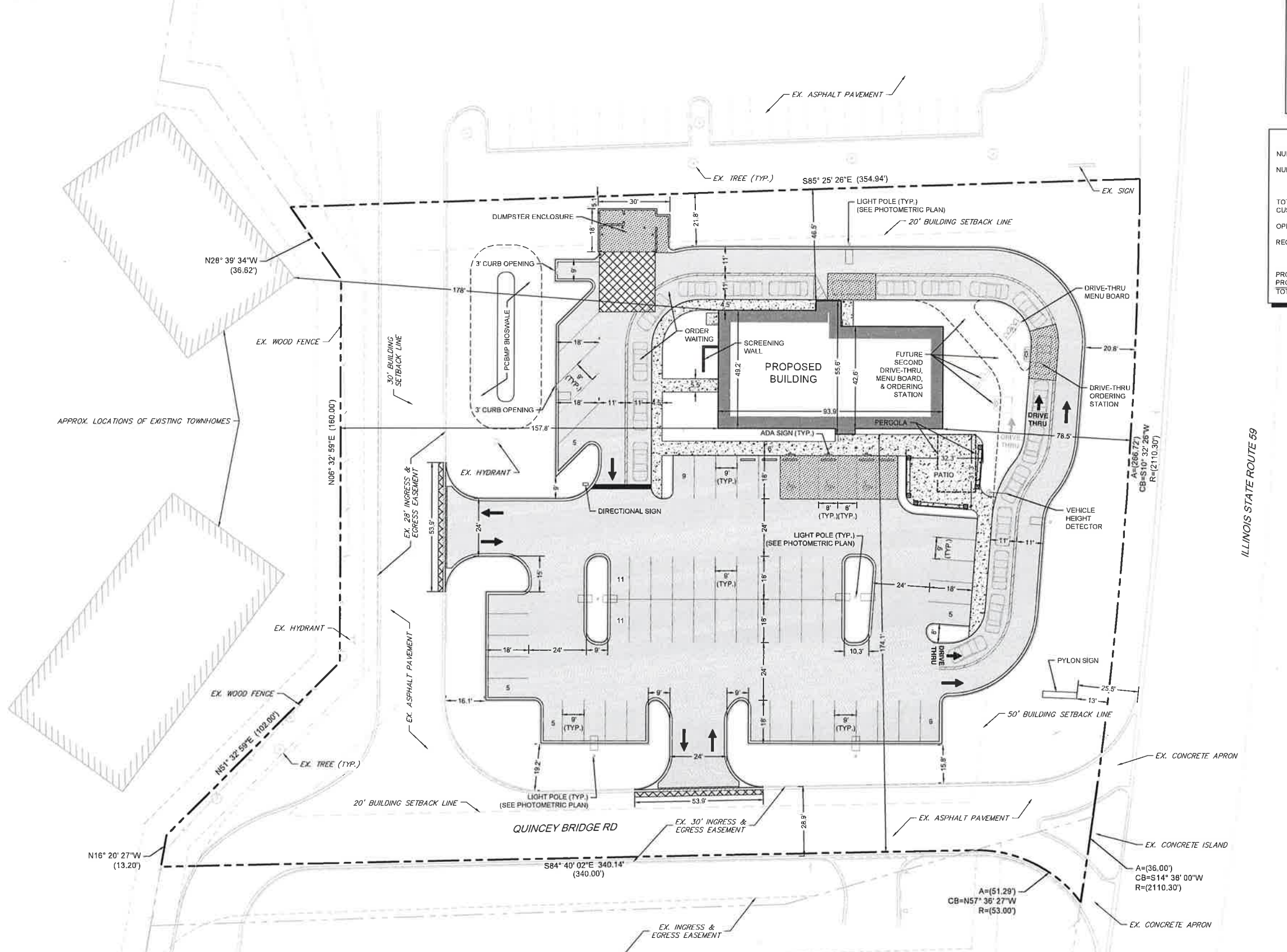
PAVING LEGEND

	STANDARD DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT PATCH (MATCH EX. PAVEMENT SECTION)

SITE DATA TABLE

NUMBER OF EMPLOYEES	12
NUMBER OF SEATS	
INSIDE	104
OUTSIDE	20 (APPROX)
TOTAL BUILDING SIZE	4,403 SF
CUSTOMER FLOOR SIZE	1,872 SF
OPEN SPACE AREA ONSITE	37.7%
REQUIRED PARKING STALLS	45
(1 STALL PER 3 SEATS +	
1 STALL PER 3 EMPLOYEES)	
PROV. STANDARD PARKING STALLS	58
PROV. ADA PARKING STALLS	3
TOTAL PROV. PARKING STALLS	61

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0077
WWW.CAGECIVIL.COM



REVISIONS

NO.	DESCRIPTION

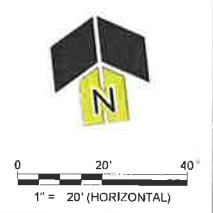
REVISION SITE PLAN CHANGE & VOLUME COMMENTS

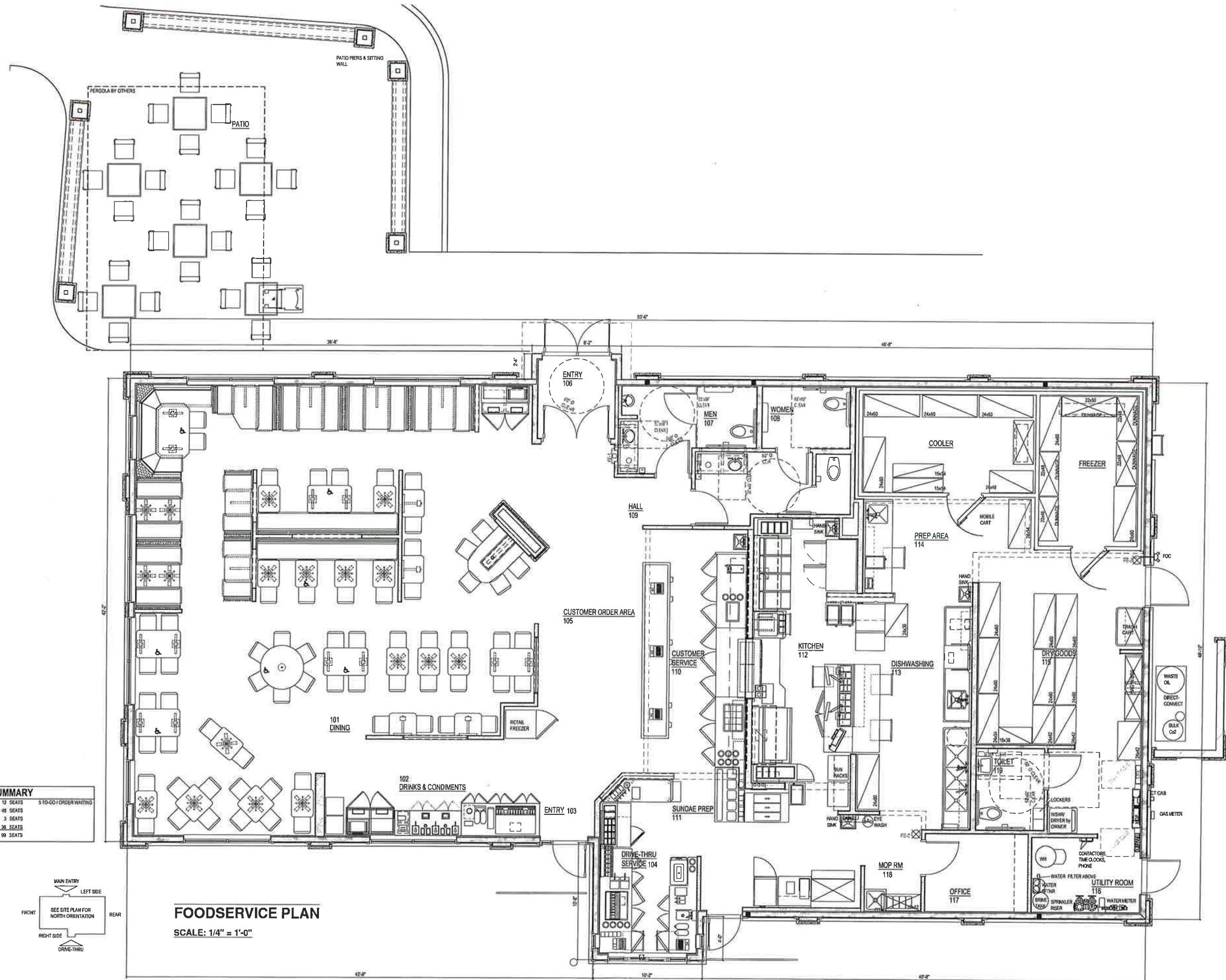
PRELIMINARY ENGINEERING FOR
CULVER'S RESTAURANT
NW CORNER OF QUINCEY BRIDGE RD & ILLINOIS RT 59
BARTLETT, ILLINOIS

PROJECT NO: 200045
DESIGNER: BPH
DATE: 04/28/20

SHEET TITLE
SITE LAYOUT PLAN

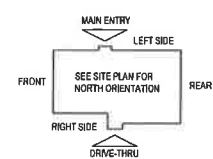
SHEET NUMBER
C2
3 OF 5





SEATING SUMMARY

7 8-PERSON TABLES = 56 SEATS	5 10-GO / ORDER WAITING
12 4-PERSON TABLES = 48 SEATS	
1 3-PERSON TABLES = 3 SEATS	
18 2-PERSON TABLES = 36 SEATS	
33 TOPS	99 SEATS



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

© 2020

NEW CULVER'S RESTAURANT
NW Corner of Quincey Bridge Rd & IL-59
Bartlett, IL 60103
County of DuPage



OWNER:
1208 Glenview Rd
Glenview, IL 60025
Ashish Merchant
312-404-8558

OLLIVANN ERNEST MARTIN ARCHITECTS
200 South State Street
Beverly Hills Illinois 61008
815-544-7780 Phone

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FLOOR PLAN
Date: 5-1-2020

2020-042
A1

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	2.5" CAL	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B
SOD	2.5" CAL	2	GYMNOCADUS DIOIC 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	B&B
GBP	2.5" CAL	4	GINKGO BILOBA 'PN12720'	PRINCETON SENTRY GINKGO	B&B
CTC	2.5" CAL	5	CLAYTONIA ALBA 'COLUMBIANA'	GRABALL STAR LINDEN	B&B
TCR	2.5" CAL	5	TILIA CORDATA 'REDMOND'	REDMOND LITTLELEAF LINDEN	B&B
ULH	2.5" CAL	2	ULMUS 'REGAL'	REGAL ELM	B&B
ORNAMENTAL TREES					
AGP	6" MULTI	1	AMELANCHIER GRAN 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
BNH	6" MULTI	2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B
MDW	6" MULTI	1	MALUS SPP. 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	B&B
DECIDUOUS SHRUBS					
AAB	36" HT	25	ARONIA ARBUT 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
CAM	36" HT	14	CORNUS ALBA 'ARGENTEO MARG'	CREAM EDGE DOGWOOD	B&B
FOS	36" HT	17	FORSYTHIA X INTERMED 'SUNRISE'	SUNRISE FORSYTHIA	B&B
FVB	24" W	27	FORSYTHIA VIRID 'BRONXENSIS'	BRONX GREENSTEM FORSYTHIA	B&B
HYA	30" HT	10	HYDRANGEA ARBOR 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
RAG	24" W	51	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SYM	30" HT	22	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VCC	30" HT	3	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	B&B
VTC	36" HT	37	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
JCK	24" W	5	JUNIP. CHIN 'KALLAY'S COMPACTA'	KALLAY COMPACT JUNIPER	B&B
TMT	24" W	35	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
TME	24" W	5	TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT	48	CALAMAGROSTIS ACUT 'STRICTUS'	STRICTUS FEATHER REED GRASS	
MSZ	#3 CONT	10	MISCANTHUS SIN 'LITTLE ZEBRA'	LITTLE ZEBRA DWARF JAP. SILVER GRASS	
GROUND COVER / PERENNIALS					
ACH	#1 CONT	24	ACHILLEA MILLE 'PAPRIKA'	PAPRIKA YARROW	18" O.C.
ALS	#1 CONT	57	ALLUM TANGUT 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT	30	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	12" O.C.
GEM	#1 CONT	92	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
LAV	#1 CONT	54	LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
SED	#1 CONT	39	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SOD	SQ. YD.	1,456	SODDED LAWN - SEE NOTE 13		
SEED	SQ. YD.	230	BIOSWALE / DETENTION SEED MIX		

BIOSWALE / DETENTION SEED MIX
 SEED MIX - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI., 1-800-476-9453. WWW.PRAIRIENURSERY.COM

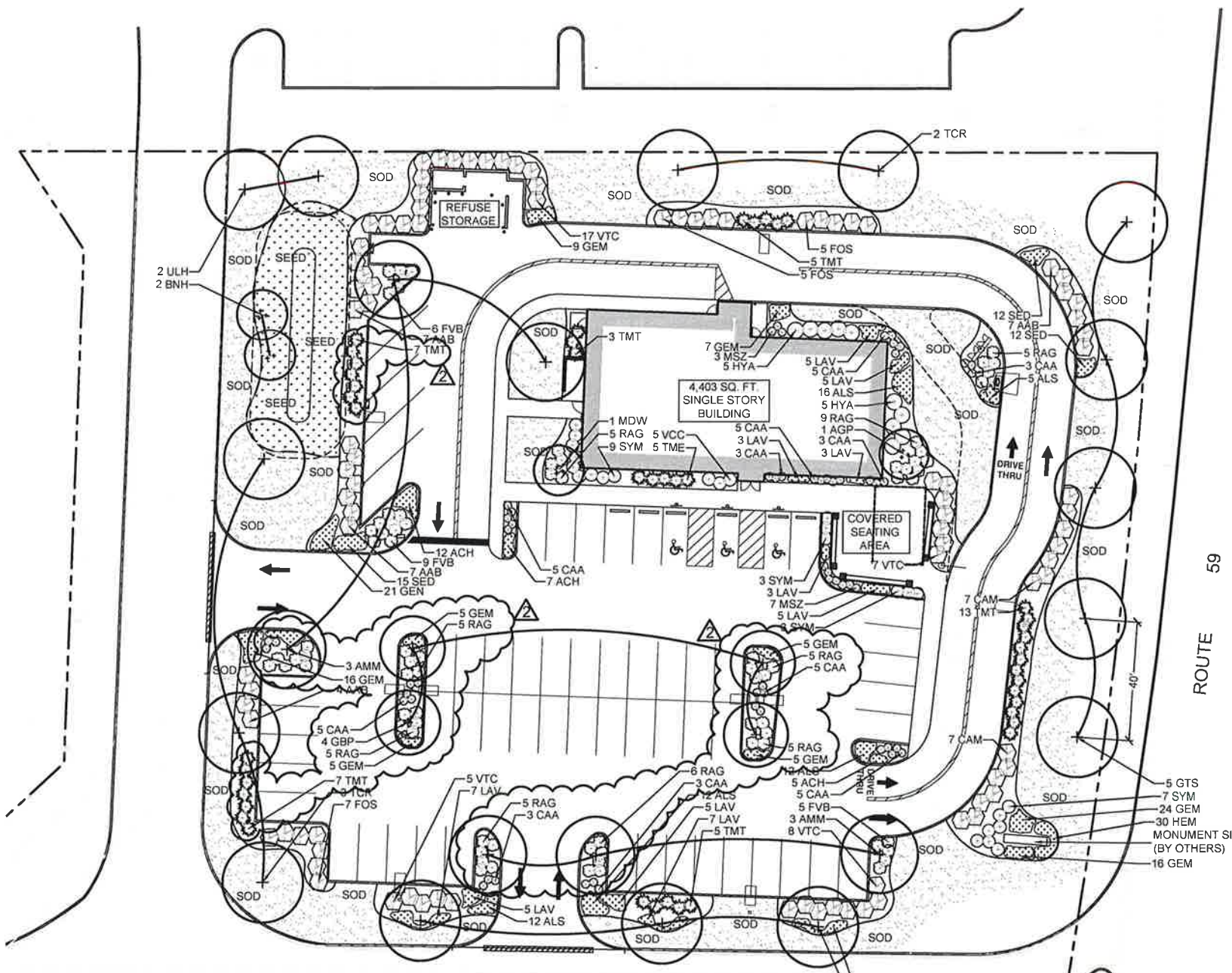
APPLICATION RATE 10LBS PER ACRE

SEED SPECIES CONTAINED
WILDFLOWERS: NODDING PINK ONION, RED MILKWEED, NEW ENGLAND ASTER, WHITE FALSE INDIGO, PALE INDIAN PLANTAIN, WILD SENNA, JOE PYE WEED, BONESET, DOGTOOTH DAISY, OX EYE SUNFLOWER, WILD IRIS, BLUE FLAG IRIS, PRAIRIE BLAZINGSTAR, DENSE BLAZINGSTAR, GREAT BLUE LOBELIA, BERGAMOT, YELLOW CONEFLOWER, BLACK EYED SUSAN, SWEET BLACK EYED SUSAN, BROWN EYED SUSAN, ROSINWEED, CUPPLANT, PRAIRIE DOCK, OHIO GOLDENROD, STIFF GOLDENROD, BLUE VERVAIN, IRONWEED, GOLDEN ALEXANDERS

GRASSES: BIG BLUESTEM, BEBB'S SEDGE, BOTTLEBRUSH SEDGE, PORCUPINE SEDGE, AWL FRUITED SEDGE, FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, SWITCHGRASS, DARK GREEN BULRUSH, INDIANGRASS, PRAIRIE CORDGRASS, ANNUAL RYE NURSE CROP

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF A VACANT LAND WITH SEEDED GRASS OVER THE EXTENTS. THERE ARE NO TREES OR SHRUBS LOCATED WITHIN THE PROPERTY LIMITS.



1 LANDSCAPE PLAN

LG Workshop, LLC
 Landscape Architecture
 Site Planning
 Illustration
 2324 W. Armitage Avenue
 Chicago, IL 60647
 ph. 773.697.4388
 www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:
CAGE
 CIVIL ENGINEERS



Culver's Restaurant
 Bartlett, Illinois

DRAWING ISSUED
 NO. TITLE DATE
 Issued for Review 4/29/2020
 Rev's per Comments 6/04/2020

SET TYPE
 LANDSCAPE PLANS

PROJECT NUMBER
 2004022

DATE
 04-28-2020
DRAWN BY: LCG **APPROVED BY:** LCG

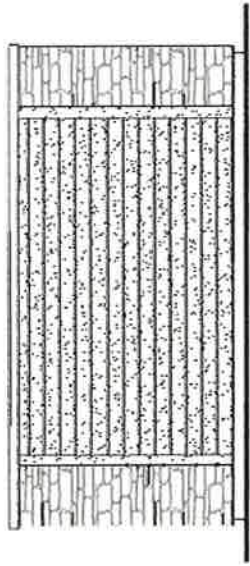
SHEET TITLE
 LANDSCAPE PLAN

SHEET NUMBER
 L.1

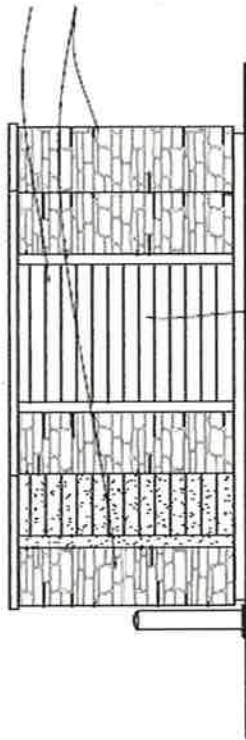
LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED EVERGREEN SHRUB
	PROPOSED SHADE TREE		PROPOSED LOW SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED ORNAMENTAL GRASS
	PROPOSED LARGE SHRUB		PROPOSED PERENNIAL PLANTING
	PROPOSED MEDIUM SHRUB		SODDED LAWN (SEE NOTE 13)
			SEEDED BIOSWALE / DETENTION



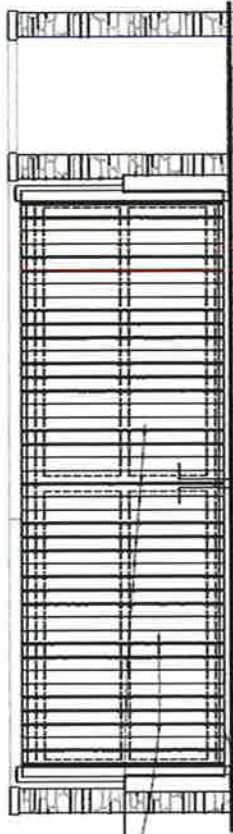


SIDE VIEW 1



PROVIDE CTRL JOINTS ALIGNED WITH CMU CONTROL JOINT.

SIDE VIEW 2



GATE VIEW

- SIDING TO MATCH BLDG
- MFGRD STONE VENEER TO MATCH BLDG
- CEDAR PLANK 2x6s w/ 1/2" GAP BTWN ANCHORED TO METAL GATE FRAME. PAINT PLANKS TO MATCH SIDING
- BOTTOM OF GATE FRAME & FACING TO BE A MINIMUM OF 4" ABOVE GRADE TO ALLOW FLOW-THROUGH DRAINAGE
- CANE BOLTS, (1) PER LEAF

ENCLOSURE ELEVATIONS

E2

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