



**VILLAGE OF BARTLETT
PLAN COMMISSION
(HYBRID MEETING)
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
November 12, 2020
7:00 P.M.**

This meeting will be held in person and virtually through "Zoom." You may join the meeting online via <https://zoom.us/j/95777800947> or call (312) 626-6799 using **Webinar ID: 957 7780 0947**

Public comments will be accepted during the meeting or may be emailed in advance to planningdivision@vbartlett.org

- I. Roll Call
- II. Approval of the September 10 , 2020 meeting minutes
- III. **(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)
Site Plan Amendment**
- IV. **(#20-08) Bucky's on Stearns
Site Plan Review
Special Use Permits:**
 - A. To allow an automobile service station
 - B. To sell package liquor
 - C. To allow outdoor sales**PUBLIC HEARING**
- V. **(#20-17) Brewster Creek Business Park, Lot 2A
Site Plan Review**
- VI. Old Business/New Business
- VII. Adjournment



Village of Bartlett
Plan Commission Minutes
September 10, 2020

J. Lemberg called the meeting to order at 7:05 pm.

Roll Call

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

Also Present: Village Planner, Kristy Stone

Approval of Minutes

A motion was made to approve the August 13, 2020 meeting minutes

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

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, T. Ridenour, and J. Lemberg
Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
September 10, 2020

(#20-10 Cylwik Resubdivision)

Preliminary/Final Plat of Subdivision

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone stated that Staff has researched this property and it was part of the original incorporation of Bartlett in 1891 and was shown on the Village's first Zoning Map in 1941 as part of the Farm District. According to the 1962 Zoning Map, the property was zoned R-1 Single Family Residence. During the rezoning of 1978, the property was rezoned to the SR-3 Suburban Residence Zoning District. The Petitioner is requesting a Final Plat of Resubdivision for portions of Lot 47. This is two (2) parcels that consists of 1.10 acres, which would be resubdivided to create two (2) single-family lots while keeping the existing house on Lot 1. Both lots meet the minimum lot width requirements and the minimum lot size requirements. The existing house, detached garage and swimming pool will remain on Lot 1 of the property. Lot 2 will be buildable for a single-family house in the future. The property will have all of the required easements along all of the property lines. No detention is required for the subdivision. The Petitioner will be planting the required parkway trees along S. Western Avenue. The Petitioner has requested a variation to allow a pool in the side yard, which the Zoning Board of Appeals conducted a Public Hearing and recommended approval at their meeting on September 3, 2020. This project would result in a net density of 1.8 dwelling units per acre and is consistent with the Comprehensive Plan which designates the area as Suburban Residential, two (2) to five (5) dwelling units per acre. We will assign a new address to Lot 2 once a building permit is submitted. Staff recommends approval of the Petitioner' request subject to the three (3) conditions in your Staff report.

J. Lemberg asked if the Petitioner was present and if she would like to add anything. The Petitioner **Katarzyna Cylwik** was present and answered no, she did not wish to add anything.

J. Lemberg asked if there were questions from the commission. There were no questions or comments.

M. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#20-10) Cylwik Resubdivision** Preliminary/Final Plat of Subdivision subject to the conditions and Findings of Fact outlined in the Staff report.

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour

Nays: None

The motion carried.



**Village of Bartlett
Plan Commission Minutes
September 10, 2020**

Old Business/ New Business

K. Stone I believe we will have a meeting next month, but I am not sure. It depends on when we get applications submitted. If we get something in by the end of next week, we will have a meeting. **D. Gunsteen** is it something in the business park? **K. Stone** it is actually Prestige Creative Markets on Army Trail Road. They are looking to request special uses to their property for events. **T. Ridenour** what about MoRE Brewing? **K. Stone** I believe they closed on the property. They are going forward.

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


Motioned by: D. Negele

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:12 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
20-178

DATE: November 6, 2020
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner 
RE: **(#20-02) Rana Cold Storage**

PETITIONER

Rana Meal Solutions

SUBJECT SITE

1320 -1340 Brewster Creek Blvd – Lot 8 in Brewster Creek Business Park Unit 2

REQUEST

Site Plan Amendment

SURROUNDING LAND USES

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

DISCUSSION

1. This site was approved on December 19, 2006 by Ordinance #2006-139 granting approval of a 300,600 square foot spec building. The building was originally designed for a single tenant (Dania Furnishings) with an office area, retail outlet store and warehouse space which included a total of 64 exterior loading docks on the north and east sides of the building. The building was completed in 2008.
2. In 2017, Axis Warehouse moved into the western 139,600 square feet of the building. In 2020, Rana Meal Solutions expanded their cold storage operations (approximately 1320 coolers) into the eastern 161,000 sq. ft. of the building.

3. The petitioner is requesting a **Site Plan Amendment** to add four (4) – eight (8) loading docks on the south side of the building and an additional curb cut on Brewster Creek Boulevard which would provide access to the proposed loading docks.
4. The Petitioner is also requesting a Variation to allow loading docks in the corner side yard (along Brewster Creek Blvd.). *The Zoning Board of Appeals will conduct the public hearing of the variation request at their December 3, 2020 meeting.*
5. Trucks utilizing the new loading docks would enter the site via the new curb cut and exit the loading area via the existing curb cut.
6. Ordinance #2006-139 also granted a variation to reduce the required parking by 229 spaces. There are currently 110 parking spaces on this site with 6 accessible spaces; the requirement at the time of the original site plan (based on Dania's floor plan) was 339 parking spaces. The proposed changes to the building do not change the amount of parking required.
7. A minimal amount of existing landscaping will be removed from this area and new landscaping will be planted in the interior parkway to screen the proposed loading docks. Staff has approved the Landscape Plan.
8. The loading dock addition will be painted to match the existing building.
9. Engineering plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends approval of the Petitioner's requests for a Site Plan Amendment subject to the following conditions and Findings of Fact:
 - A. Building permits shall be required for all construction activities;
 - B. Staff approval of the Landscape and Photometric Plans;
 - C. Village Engineer approval of the Engineering and Stormwater Plans;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning and Development Services Department for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
 - F. Signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;

- H. Findings of Fact (Site Plan):
- i. That the existing warehouse building and proposed additional loading docks are a permitted use in the I-2 EDA 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.

2. Background materials are attached for your review and consideration.

/attachments

x:\comdev\mem2020\178_rana cold storage_pc.docx



7/22/20

To: President and Board of Trustees

Hello and thank you for your time in assisting the Rana family in our growth of our product in America.

With our sales and product growing as quickly as it is, we had to expand into a new building next to our plant 1320 Brewster Creek.

We chose this building because of its position in relation to our other building, but the only issue is that it does not have any cross docks.

We are requesting that you can help us with this request.

We have provided all necessary drawings to explain what it is we are planning on construction.

We hope you will approve this for the Rana family.

Thanks again and I look forward to hearing back from you soon.

Have a nice day

Salvatore Trupiano /Construction Manager



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2020-02
RECEIVED
PLANNING & DEVELOPMENT
JAN 31 2020
VILLAGE OF
BARTLETT

PROJECT NAME Rana Cold Storage

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Rana Meal Solutions

Street Address: 1320 Brewster Creek Pkwy

City, State: Bartlett IL

Zip Code: 60103

Email Address: strupiano@rana.us

Phone Number: 630-277-0415

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: 1340 Brewster Creek LLC

Street Address: 1307 SChiferl Rd

City, State: Bartlett

Zip Code: 60103

Phone Number: 630-580-0371

OWNER'S SIGNATURE: *Ron D'Alora*
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

Date: 1/29/2020

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): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: OF SITE PLAN

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: 1340/1320 Brewster Creek PKWY

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

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

Land Use: Existing: See Dropdown

Proposed: See Dropdown

Proposed: See Dropdown

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

Acreage: _____

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 PARTNERS IN DESIGN
7610 LAKE COOK RD
RIVERWOODS, IL 60015

Other _____

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

THE PROPOSED USE IS A WAREHOUSE AND STORAGE FACILITY WHICH IS A PERMITTED USE.

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

THE PROJECT IS A SMALL ANGLED DOCK ADDITION WITH A NEW ACCESS DRIVE FOR FOUR NEW DOCKS. THE ADDITIONAL DOCKS, NEW LIGHTING AND MODIFICATION TO THE LANDSCAPING ARE COMPATIBLE WITH THE EXISTING DOCK USAGE OF THE BUILDING AND BUSINESS PARK. EXISTING OFF-STREET PARKING IS NOT BEING MODIFIED.

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 PROPOSED DOCKS ARE ACCESSED BY A NEW ACCESS DRIVE AND ALLOW FOR TRUCKS TO ENTER AND EXIT THE DRIVE WITHOUT BACKING INTO THE BOULEVARD PER OUR TRUCK TURNING EXHIBIT.

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

NO ADDITIONAL PEDESTRIAN WALKWAYS ARE PROVIDED WITHIN THE SITE. THE NEW ACCESS DRIVE CROSSES THE EXISTING SIDEWALK WITH THE SAME CONFIGURATION AS OTHER EXISTING CURB CUTS.

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)

ANY NEW LANDSCAPING IS DESIGNED TO CONFORM TO ZONING REQUIREMENTS AND WILL MATCH OR BE IN HARMONY WITH THE EXISTING LANDSCAPING.

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

NO NEW OUTDOOR STORAGE AREAS ARE PROPOSED.

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: Salvatore Tropicano

PRINT NAME: Salvatore Tropicano

DATE: 1-29-20

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: Ron DeRosa - G4 Construction Group, LLC

ADDRESS: 1307 Schiferl Rd.
Bartlett, IL 60103

PHONE NUMBER: 630-580-0750

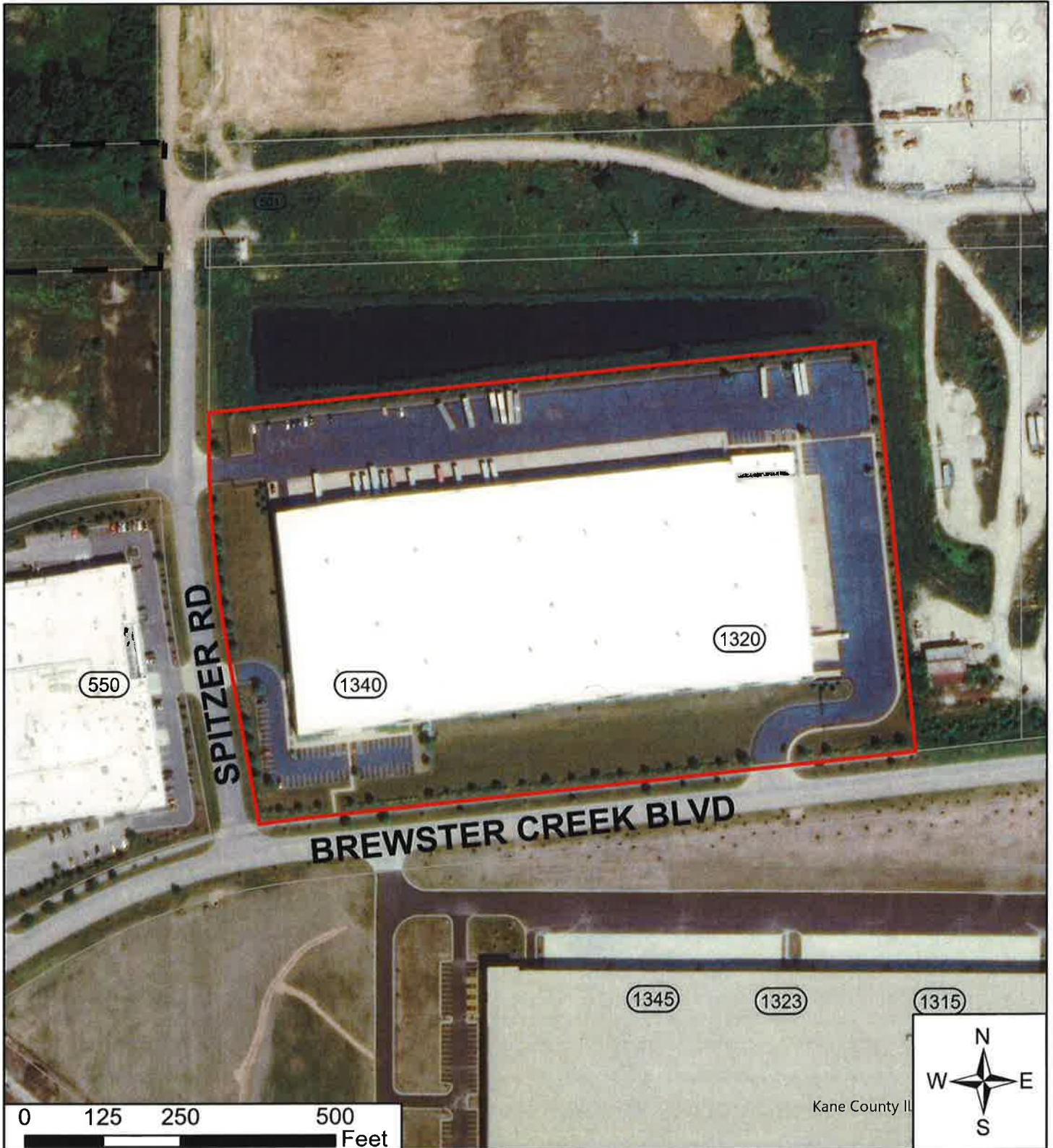
EMAIL: rderosa@grecoandsons.com

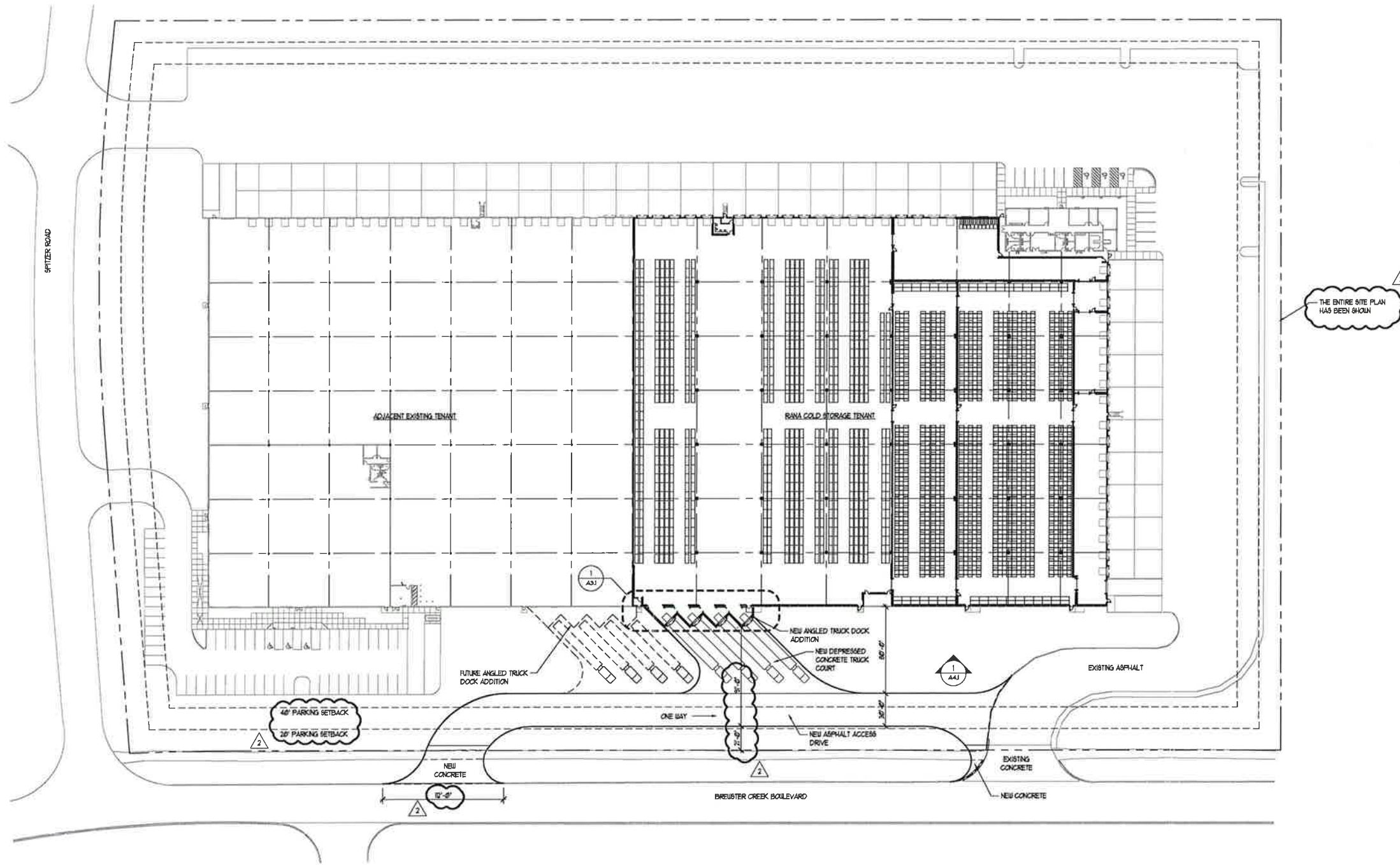
SIGNATURE: Ron DeRosa

DATE: 1/29/2020

Location Map

2020-02 1320-1340 Brewster Creek Blvd.
Site Plan Amendment
Variation - Docks in the Corner Side Yard
PIN: 01-05-201-006





1 SITE PLAN
A1.1 1" = 50'-0"



PARTNERS IN DESIGN ARCHITECTS	
26.0 Lake Cook Road Suite 200 Rosewood, IL 60015 Ph.: (847) 940-0300 www.pidarchitects.com	
RANA COLD STORAGE DOCK ADDITION 1320 Brewster Creek Parkway, Bartlett, IL SITE PLAN	
PROJECT NO: 2019161	DRAWN BY: CTS
CHECKED BY: WHB	DATE: 08.27.20
SHEET NO: A1.1	

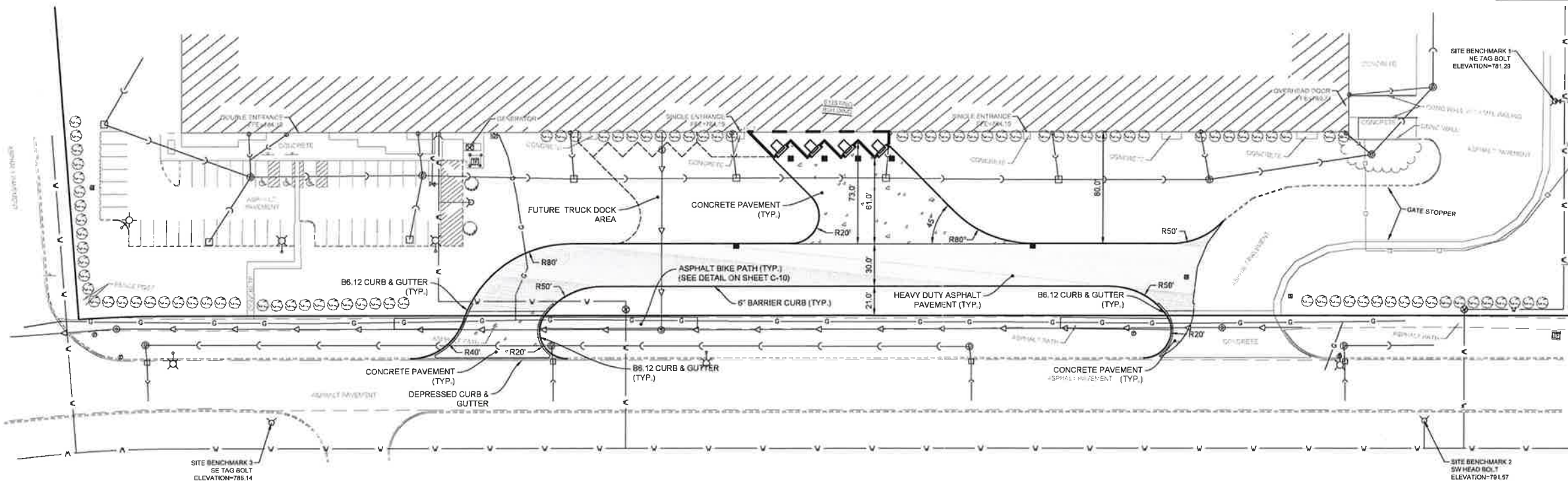
DRAWN: [REDACTED] CHECKED: [REDACTED] DATE: 11/22/20
 PROJECT: 1340 BREWSTER CREEK BLVD - 2.1.13 - 2.1.13
 SHEET: C-4 SITE DIMENSIONAL & PAVING PLAN
 CLIENT: [REDACTED]

SITE DIMENSIONAL AND PAVING NOTES

1. ALL PROPOSED CURB AND CUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
4. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
5. REBAR / TIEBARS SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE ABUTS OTHER CONCRETE FEATURES (i.e. SIDEWALK ADJACENT TO FOUNDATION WALL, PAVEMENT, AND SIDEWALK ADJACENT TO CURB & GUTTER). TIEBAR SIZE AND SPACING SHALL BE PER IDOT SPECIFICATIONS.
6. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
7. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
8. REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
9. REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.
10. COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR, AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL.

LEGEND

- CONCRETE APRON & DOCK AREA (SN=4.78)
- 8" PORTLAND CEMENT CONCRETE WITH 6"x6" - 1.4 x 1.4 WAVE
- 6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
- ASPHALT PAVEMENT (HEAVY DUTY) (SN=3.35)
- 2" BIT. SURFACE COURSE, HMA, MIX D, N50, 9.5mm NOMINAL SIZE, PG64-22 (R.A.S. NOT PERMITTED)
- 2" BIT. BINDER COURSE, HMA, IL-19, N50, 19.0mm NOMINAL SIZE, PG64-22
- 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30)
- 8" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
- B-6.12 CURB & GUTTER
- DEPRESSED B-6.12 CURB & GUTTER
- 6" BARRIER CURB



www.pinnacle-engr.com

SITE DIMENSIONAL & PAVING PLAN

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 CHICAGO OFFICE: 1051 E. MARK ST. | SUITE 217
 EAST BUNDELE, IL 60318
 (847) 551-5300
 CHICAGO | MILWAUKEE | NATIONWIDE

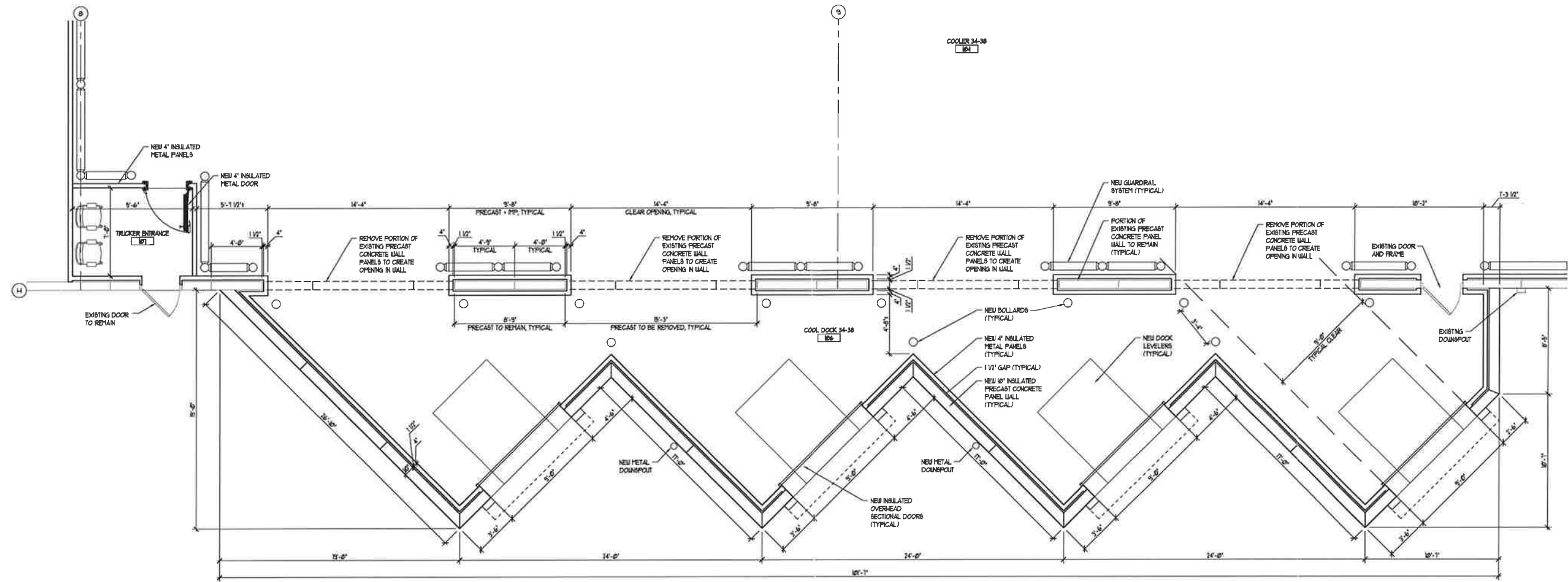
PLAN | DESIGN | DELIVER
TRUCK DOCK & ACCESS IMPROVEMENTS
1340 BREWSTER CREEK BOULEVARD
BARTLETT, IL

REVISIONS

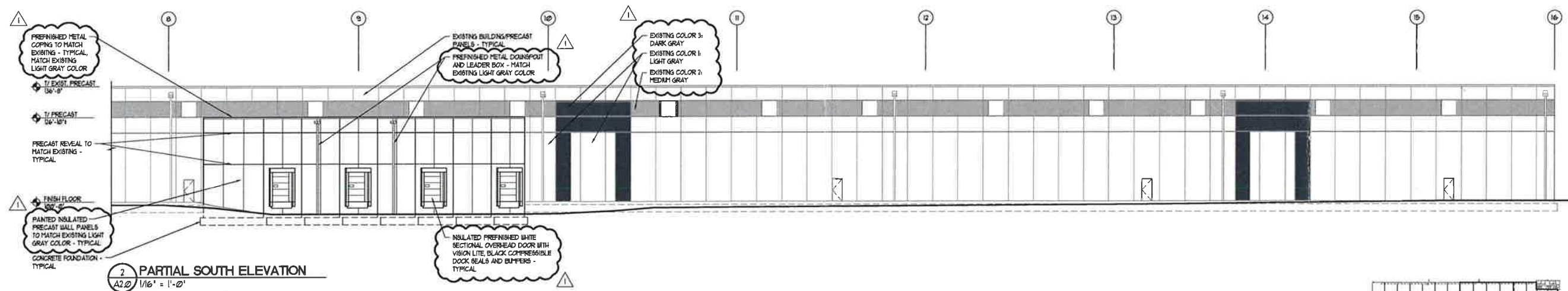
NO.	DESCRIPTION	DATE
1.	PER VILLAGE REVIEW	8/31/20

SITE DIMENSIONAL & PAVING PLAN
 GRAPHICAL SCALE (FEET)
 0 1" = 40' 80'

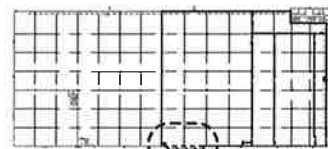
 SHEET C-4 of C-10
 PROJ. NO. 1831.00-01
 DATE 11/22/20



1 PARTIAL FLOOR PLAN - B
A2.0 1/4" = 1'-0"



2 PARTIAL SOUTH ELEVATION
A2.0 1/16" = 1'-0"



KEY PLAN
NOT TO SCALE

FANA COLD STORAGE DOCK ADDITION
1320 Brewster Creek Parkway, Bartlett, IL
FLOOR PLAN & EXTERIOR ELEVATION

2610 Lake Cook Road
Suite 200
Brewster, IL 60115
Ph: (847) 940-0300
www.pidsarchitect.com

Partners in Design
ARCHITECTS

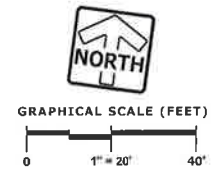
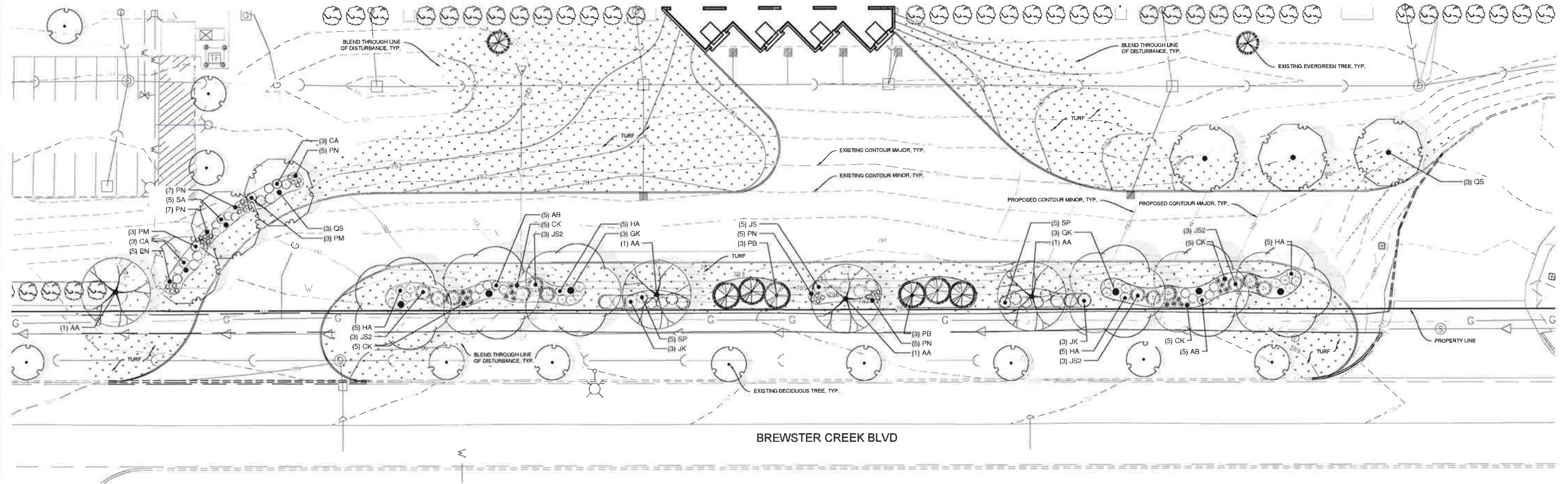


PROJECT NO:
92019161
DRAWN BY: CTS/KJP
CHECKED BY: WHB
DATE: 12.19.19
SHEET NO:

A2.0

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AA	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5' Cal.	4	50' T x 40' W
GK	Gymnocladus dioica	Kentucky Coffee Tree	2.5' Cal.	6	60' T x 45' W
OS	Quercus x schuettii	Swamp Bur Oak	2.5' Cal.	6	70' T x 65' W
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
PB	Picea glauca 'Densata'	Black Hills Spruce	6' Ht.	6	30' T x 15' W
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	2' Ht.	10	7' T x 4' W
CA	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2' Ht.	6	4' T x 4' W
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	2' Ht.	20	4' T x 5' W
SA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2' Ht.	5	3' T x 4' W
SP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	2' Ht.	10	4' T x 5' W
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
JK	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	2' Ht.	6	3' T x 7' W
JS2	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2' Ht.	12	5' T x 7' W
JS	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5' Ht.	5	16' T x 8' W
PM	Pinus mugo pumilo	Dwarf Mugo Pine	2' Ht.	6	4' T x 5' W
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
CK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	20	36" T x 30" W
PN	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	34	48" T x 27" W
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY	REMARKS	
		Turf Hydroseed		Drought Tolerant Fescue Blend 26,890 sf	



PINNACLE ENGINEERING GROUP
 CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217
 EAST DUNDEE, IL 60118
 (847) 551-9300
 CHICAGO | N.E. | MICHIGAN | NATIONWIDE

TRUCK DOCK & ACCESS IMPROVEMENTS
1340 BREWSTER CREEK BOULEVARD
BARTLETT, IL

REVISIONS	
1. PER VILLAGE REVIEW	8/31/20

LANDSCAPE PLAN

REG. NO. 182180011
 REG. EX. 182180011
 START DATE: 11/22/21
 SCALE: 1" = 20'

SHEET **L-2** OF **L-3**

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
20-179

DATE: November 6, 2020
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner *KS*
RE: **(#20-08) Bucky's on Stearns**

PETITIONER

Richard McMahon on behalf of Buchanan Energy

SUBJECT SITE

900 S Route 59 (Southwest corner of Stearns Rd and Route 59)

REQUESTS

Site Plan Review,

Special Use Permits –

- a) to allow an automobile service station,
- b) to sell package liquor,
- c) to allow outdoor sales

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Gas Station	Commercial	B-4
North	Gas Station/ Retail Center	Commercial	B-3 & B-3 PUD
South	Retail Center	Commercial	B-4
East	Bank	Commercial	B-3
West	Car Wash	Commercial	B-4

ZONING HISTORY

This property annexed into the Village of Bartlett and was rezoned to the Commercial District by Ordinance 1963-07. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the B-4 (Community Shopping) Zoning District. Automobile service stations were listed as permitted uses in the 1978 Zoning Ordinance. The Mobil gas station was issued a building permit in 1982. The 1983 Zoning Ordinance Amendment listed automobile service stations as a Special Use in the B-4 Community Shopping District, making the existing Mobil gas station a nonconforming use.

DISCUSSION

1. The Petitioner is requesting **Site Plan Review** for a proposed Bucky's convenience store and gas station on two lots (currently Mobil & Sonic) at the southwest corner of Route 59 and Stearns Road in the B-4 (Community Shopping) Zoning District.
2. The 4,700 sq. ft. convenience store will be located on Lot 4 of the Home Depot Subdivision (Sonic). The 10 pump islands (20 total stations), fuel canopy and fuel tanks will be located on the existing Mobil site. The existing Mobil building, fuel canopy, Sonic and drive-in canopies will be demolished. The existing underground fuel tanks will be removed and replaced in accordance with the State Fire Marshall's standards. The Village's Environmental Consultant has provided recommendations to protect the soil and groundwater associated with the tank removal and redevelopment of the site.
3. The Petitioner is requesting **Special Use Permits** (a) for an automobile service station to bring the existing use into conformance, (b) to sell package liquor and (c) for outdoor sales.
4. The new convenience store would be oriented towards Route 59 and would operate 24 hours, seven (7) days a week. The building is accessible to patrons from both the east and west sides. It would have a maximum height of 22 feet and be constructed with concrete masonry units that have the appearance of brown brick and fiber cement panels in three (3) earth tones. A decorative metal canopy is located over the entrance of the convenience store. The posts for the fuel canopy are wrapped with the same material as the building.
5. The existing gas station originally had three (3) full access curb cuts, two (2) on Route 59 and one (1) on Stearns Rd. Sonic did not have direct access to Stearns Road. The northernmost curb cut on Route 59 was eliminated during the IDOT's intersection improvements and the remaining curb cut became a right-in/right-out due to the construction of a barrier median. At the request of DuPage County Highway, the curb cut on Stearns Road will be moved further west from the Route 59 intersection, it also functions as a right-in/right-out since a barrier median is in place along Stearns Road.
6. The site is also accessible on Stearns Road from the full access curb cut for the internal access drive in the Home Depot Subdivision and via two (2) existing cross access points from the parking lots to the south.
7. The Petitioner has submitted plans to IDOT (Route 59) and DuPage County Highway Department (W. Stearns Rd.) for their review. Both agencies and the Village's Traffic Consultant have approved the curb cut locations.

8. The Petitioner is requesting the following setback Variations:
 - A 34 ft variation from the required 60 ft. corner yard to allow the fuel pump canopy 26 feet from the north property line (W. Stearns Rd),
 - A 25 ft variation from the required 60 ft. front yard to allow the fuel pump canopy 35 feet from the east property line (Route 59)
9. A Variation is also being requested to reduce the interior parkway landscaping requirements. The Landscape Ordinance requires a 25-foot wide interior parkway that includes 1 tree per 30 feet of frontage and 3-ft tall shrubs that screen 75% of the parking areas. Due to the installation of sidewalks and land takings as part of the intersection improvements, the interior parkway varies in width. The Petitioner is proposing ornamental grasses and shrub plantings along Route 59 and W. Stearns Road where there is adequate width; one tree is proposed along Route 59. The Petitioner is replacing the existing evergreen shrubs along the Home Depot access drive with ornamental grasses and has agreed to keep several of existing deciduous trees on the Sonic property. *(The Zoning Board of Appeals conducted the public hearing and recommended approval of the three (3) variation requests at their November 5, 2020 meeting.)*
10. The Zoning Ordinance requires a total of 33 parking spaces, 13 parking spaces for the convenience store and two (2) parking spaces for each pump island. Thirty-five (35) spaces including one (1) accessible space are designated for the convenience store and two (2) parking spaces are at each island for the fuel center.
11. The Landscape Plan is currently under review by the Staff.
12. The Photometric Plan is under review by the Staff. The Plan indicates that the light fixtures under the fuel center canopy will be recessed into the canopy.
13. A revised Traffic Impact Analysis has been submitted by the Petitioner and is currently being reviewed by the Village's Traffic Engineer.

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. Building permits shall be required for all construction activities including, but not limited to, tank removal, demolition and new construction;
 - B. Staff approval of the Landscape, Photometric and Sign Plans;
 - C. Village Engineer approval of the Engineering Plans;
 - D. Approval by the Village's environmental consultant of the environmental remediation work and confirmation that all conditions and recommendations outlined in the Deigan & Associates, LLC letter dated June 17, 2020 have been satisfied;

- E. Signage shall be reviewed and approved separately by the Planning and Development Services Department in accordance with the Sign Ordinance;
- F. DuPage County Highway approval of the permit for the curb cut on W. Stearns Road;
- G. No tanker deliveries shall be allowed from 7:00 a.m.-9:00 a.m. and from 3:00 p.m.-7:00 p.m.;
- H. A 50-cent per square foot Municipal Building Donation is required and due upon the issuance of a building permit;
- I. Landscaping must be installed within one year of the issuance of a building permit;
- J. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services Development for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
- K. Findings of Fact (Site Plan):
 - i. That the proposed convenience store is a Permitted Use and the proposed automotive service station is a Special Use in the B-4 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.
- L. 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.

2. Background materials are attached for your review and consideration.

/attachments
x:\comdev\mem2020\051_7eleven_555wlake_zba.docx

Buck's Inc.

2500 BRICKVALE ROAD, ELK GROVE VILLAGE, IL 60007

(402) 718-6724

RMcMahon@BuchananEnergy.com

5 June 2020

President Kevin Wallace and Members of the Board of Trustees
Village of Bartlett
228 South Main Street
Bartlett, Illinois 60103

Dear President Wallace;

Buck's Inc., as the development arm of Buchanan Energy, is applying for the necessary Village entitlements to allow us to raze and rebuild the Mobil branded c-store we own on the southwest corner of the intersection of IL 59 and Stearns Road.

After the recent IDOT right of way takings the existing store, built in 1982, now sits on a lot containing only 30,000 s.f. which is far too small for a modern convenience store with fuel sales. To solve this problem, Buck's Inc. has entered into a contract to purchase the neighboring Sonic property which will add approximately 42,000 square feet.

For over a year, engineers and architects have designed and redesigned the site plan to keep all gasoline infrastructure on our Mobil lot and entirely off the Sonic lot which shall remain part of the Home Depot Subdivision and therefore is subject to the Home Depot Subdivision covenants. This site plan we are presenting positions the convenience store entirely on the Home Depot Lot 4 and keeps all fuel tanks and piping isolated on our Mobil lot. We have retained all the existing interior cross access points, the driveway on IL 59 recently rebuilt by IDOT, and we plan to move the Stearns Road driveway recently rebuilt by IDOT further west away from the intersection.

Stormwater management on the Mobil lot will be handled entirely on the Mobil lot and stormwater on the Sonic lot will continue to be managed as part of the Home Depot subdivision.

The 38 year old fuel storage tanks and all piping will be completely removed and any soil contamination discovered shall be remediated under the auspices of both the State Fire Marshall and the Illinois EPA. The new fuel tanks and piping will be state-of-the-art double walled systems.

The existing 690 s.f. convenience store with 6 fuel dispensers will be replaced by a 4,700 s.f. convenience store with 10 fuel dispensers reflecting the new dynamism of the neighborhood. When the store was built in 1982 Stearns Road carried little traffic west and hosted a Clark gas station on the northeast corner on what is now the Walgreen's pharmacy.

To make this happen we are requesting a Special Use for an automobile service station, package liquor sales, outdoor sales for propane and seasonal items and certain variations to the Village setback, signage, and landscape requirements.

We believe these improvements shall be a positive contribution to the community on many different levels.

FOR THE COMPANY:

A handwritten signature in cursive script that reads "Richard J. McMahon". The signature is written in dark ink and is positioned above the printed name.

Richard J. McMahon



VILLAGE OF BARTLETT
DEVELOPMENT APPLICATION
REVISED AND RESUBMITTED

For Office Use Only
Case # 2020-08
RECEIVED
SEP 25 2020
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME Bucky's on Stearns Road

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Richard McMahon

Street Address: 2500 Brickvale Drive

City, State: Elk Grove Village, IL

Zip Code: 60007

Email Address: RMcMahon@BuchananEnergy.com

Phone Number: 402-718-6724

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Two Owners (See Attached)

Street Address:

City, State:

Zip Code:

Phone Number: 402-718-6724

OWNER'S SIGNATURE: Date:
(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): Neighborhood Shopping- 4,700 s.f. retail
Unified Business Center Sign Plan
Other (please describe)

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The proposed 4,700 s.f. convenience store is a permitted use in the B-4 zoning district (10-6D-3) and retail motor fuel sales through an automobile service station is a special use (10-6D-4).

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

The proposed development will replace an existing automobile service station with ancillary convenience store built in 1982 and is designed to be compatible with surrounding land uses. All existing cross access points into the surrounding Home Depot subdivision shall remain, and parking, lighting, drainage are designed to not only meet Village standards but to comply with the Home Depot Restrictive Covenants and Easement Agreement. The proposed development will have minimal impact upon adjacent land uses.

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 access driveway onto IL 59 is unchanged from what IDOT recently installed during the intersection redesign. The proposed driveway onto Stearns will be safer than the new driveway constructed during the intersection redesign in that it is moved further west from IL 59. Traffic circulation within the site and onto adjacent private driveways is safe and provides efficient and convenient movement of traffic. Cross access points with the Home Depot center shall be maintained.

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

The open unobstructed site plan provides clear visibility of those customers choosing to walk from their vehicles at the fuel pumps to the convenience store. Adequate parking for non-fuel customers is provided at both the east and west entrances to the c-store.

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)

The site is designed to provide a pleasing appearance to the public consistent with the unique functional activities within this proposed development as a high-volume service station/gas station. Any deviations from the strict adherence with Chapter 10-11A are being sought through requested variations. (see Chapter 10-11A-4C and 10-11A-4E) Despite the IDOT takings along both Stearns and IL 59, total provided green space on the property is 31.6% of the total site (23,104 sf/73,229 sf)

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

The trash dumpster and outdoor storage enclosure shall be screened in accordance with the Village's regulations.

FINDINGS OF FACT FOR SPECIAL USES

Automobile Service Station

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 location has been operated as an automobile service station since 1982. The current facility is functionally and aesthetically obsolete both above and below ground. The proposed raze and rebuild including a 4,700 s.f. convenience store will allow the petitioner to continue to serve the public at this high traffic key intersection with the same conveniences but through a modern, updated facility including the potential to host EV charging in the future.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The proposed development, surrounded with B-4 and B-3 commercial uses, will enhance the surrounding property values. Replacing the 38 year old underground petroleum storage tanks and piping with state-of-the-art double walled tanks and piping with alarm sensors and automatic shutoff systems will be safer for the environment than than the current facility.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Special Use as an automobile service station will conform with the regulations and conditions specified in the Village B-4 Community Shopping District which is intended to be located at the intersection of two (2) arterials for the express purpose of providing for community shopping needs of persons residing throughout the Village and surrounding municipalities.

FINDINGS OF FACT FOR SPECIAL USES

Package Liquor Sales

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.

Large well managed convenience stores coupled with retail motor fuel sales provide a necessary public service to the community. The distinction between such a facility and a pharmacy is increasingly recognized as a distinction without a difference.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The requested special use for alcohol sales in a large 4,700 s.f. c-store will not be detrimental to the health, safety, morals, or general welfare of persons living and working in the area as is evidenced by the petitioner's faithful adherence to recent ordinance amendments in Carol Stream and in Wheaton allowing the petitioner to sell package alcohol in convenience stores with retail motor fuel sales recently razed and rebuilt within those communities.

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.

Adherence to the Village ordinances governing the sale of package liquor is a trust taken seriously by Steve Buchanan, the founder and owner of Buck's Inc. This is best evidenced by the record and the daily actions of the company and its employees.

FINDINGS OF FACT FOR SPECIAL USES

Outdoor Sales

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.

Convenience stores by their nature are where the public purchases propane and seasonal items because these items can be easily and safely loaded into their vehicles. Other convenience stores in the area also provide this service and failure to allow this expected public service would put this project at a competitive disadvantage.

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.

Offering this service to the public shall not be detrimental to the health, safety, morals, or general welfare of those living and working in the vicinity and shall not be detrimental to property values or improvements in the vicinity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Special Uses shall conform with the regulations and conditions specified in this Title.

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: Richard J. McMahon, Attorney-in-fact

PRINT NAME: Richard J. McMahon

DATE: 25 September 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: Buck's Inc. c/o Richard McMahon

ADDRESS: 2500 Brickvale Drive, Elk Grove Village, IL 60007

PHONE NUMBER: 402-718-6724

EMAIL: RMcMahon@BuchananEnergy.com

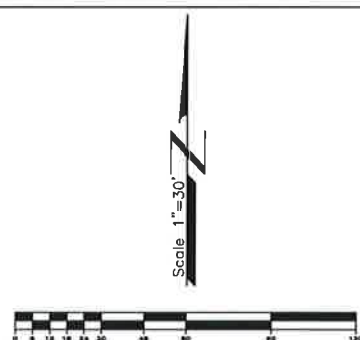
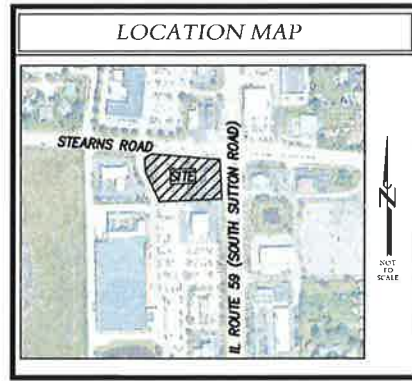
SIGNATURE: Richard J. McMahon Attorney-in-fact

DATE: 25 September 2020

LOCATION MAP

20-08 Bucky's on Stearns
PINs: 01-23-403-403 & 01-04-403-035
Site Plan, Special Use Permits, Variations





SITE ANALYSIS

SITE
 SW Corner of IL Route 59 (Old Sutton Road) & County Route 29 (Stearns Road)
 Bartlett, IL

Proposed Use: Convenience Store/Cat Station (Service Station, Outdoor Merchandise & Storage)
 Existing Zoning: B-4 Community Shopping District
 Required Zoning: B-4 Community Shopping District

Parcel Area: 73,229 sf ±1.68 Acres
 Building Area: 4,700 sf Service Station
 Floor Area Ratio: 0.06
 Employees: 2 - Service Station

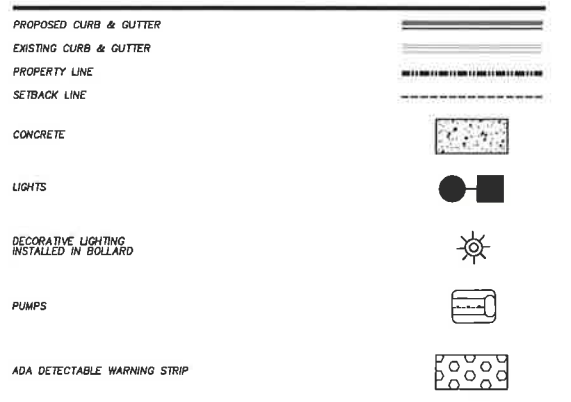
PARKING

Quantity Req'd: 12 = 2,359/200 (1 space for each 200 sf of customer floor area)
 1 = 2/2 (1 space per each 2 employees - 2 employees total)
 13 Required

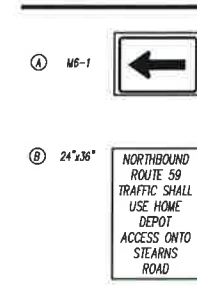
Provided: 35 = 33 Standard + 2 ADA
 Stall Size Required: 9' x 20' (Standard), 10' x 18' (Standard)
 Provided: 9' x 20' (Standard), 16' x 20' (ADA)

Driveway Width Minimum: 24'
 Provided: 24'

LEGEND



SIGN LEGEND



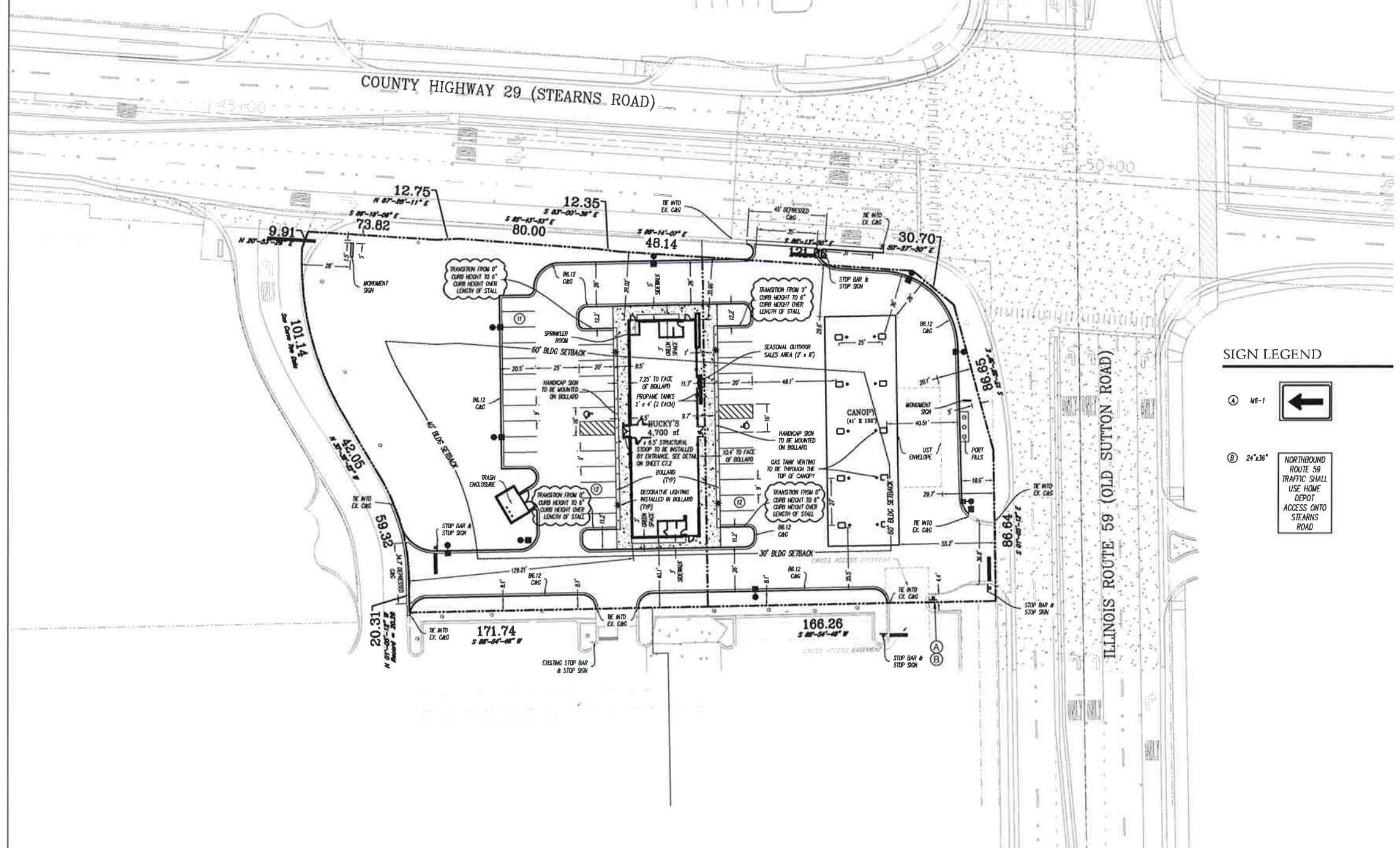
SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA = 54,954 SF OR 1.26 ACRES
 PROPOSED IMPERVIOUS AREA = 50,344 SF OR 1.16 ACRES
 PROPOSED IMPERVIOUS AREA DECREASE = 4,610 SF OR 0.11 ACRES

VOLUME CONTROL IS NOT REQUIRED FOR THIS DEVELOPMENT PER SECTION 15-64 OF THE DUPAGE COUNTY CSFPO, AS THE NET NEW IMPERVIOUS AREA IS LESS THAN 2,500 SF.

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF P.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE 06:12 UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE WHITE TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.



REVISIONS

NO.	DATE	DESCRIPTION
3	10/26/20	DOUBLE DOOR ADDED TO REAR
4	10/16/20	PER HOME DEPOT COMMENTS
3	9/22/20	SETBACK MATRIX REMOVED
2	9/17/20	PER DUDOT COMMENTS
1	7/28/20	PER VILLAGE COMMENTS
6	10/28/20	PER VILLAGE COMMENTS

SITE PLAN

BUCKY'S
 SWC IL 59 & STEARNS ROAD
 BARTLETT, ILLINOIS

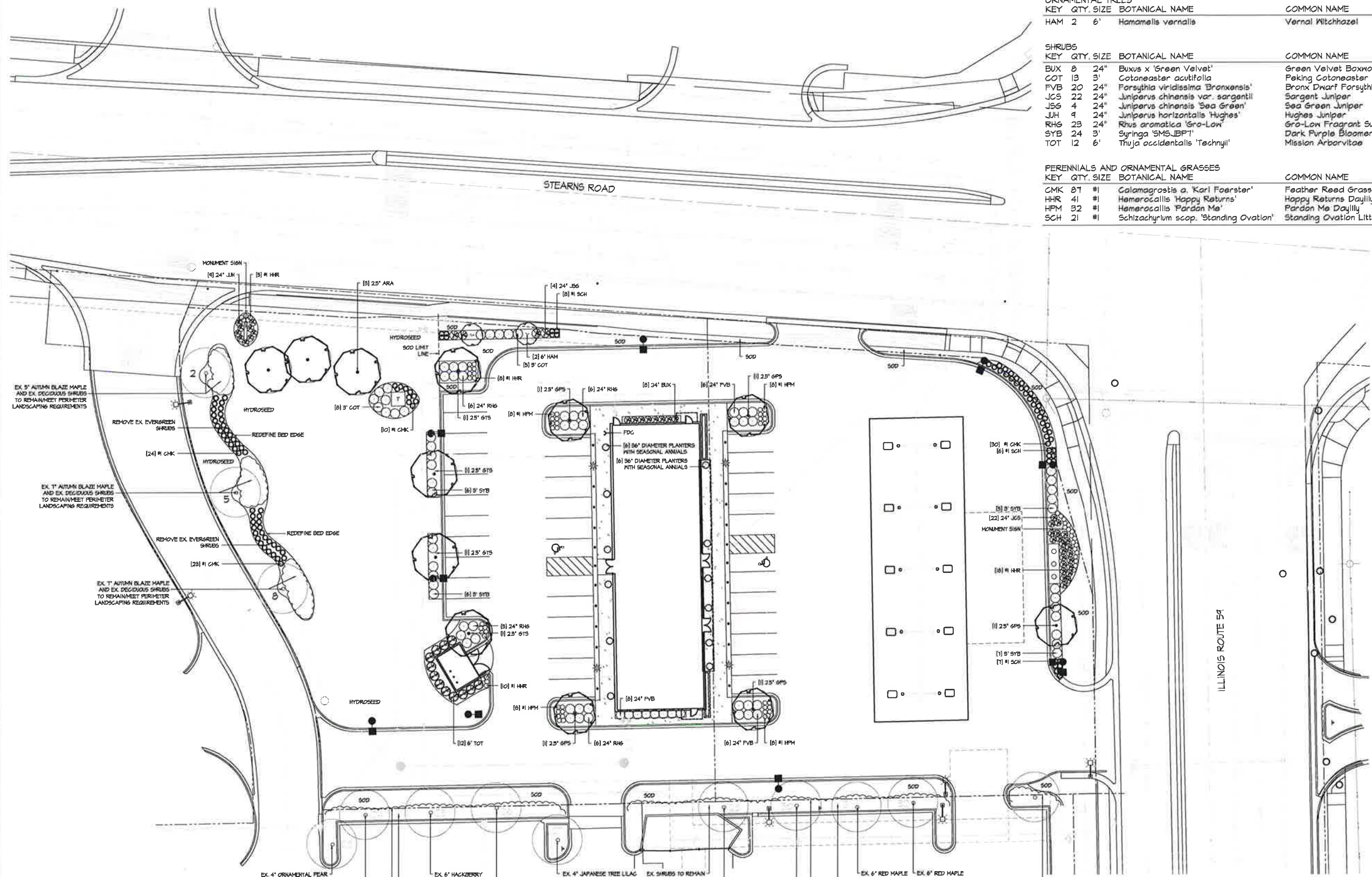
Craig R. Knoche & Associates
 Civil Engineers, P.C.

11th Commerce Drive • Geneva, IL 60134 • phone (815) 845-1270 • fax (815) 845-1275

DATE: 6/2/20
 FILE: 19-043 C10
 ADD. NO.: 515

C1.1
 SHEET NO.

BUCKY'S BARTLETT, ILLINOIS



LANDSCAPE PLAN
 SCALE: 1"=20'-0"
 0 10' 20' 30' 40' 60'

PLANT LIST

SHADE TREES				
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
ARA	3	2.5"	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple
GPS	5	2.5"	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo
GT5	4	2.5"	<i>Gleditsia triacanthos</i> var. 'Skyline'	Skyline Thornless Honeylocust

ORNAMENTAL TREES				
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
HAM	2	6'	<i>Hamamelis vernalis</i>	Vernal Witchhazel

SHRUBS				
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
BUX	8	24"	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood
COT	13	3'	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster
FVB	20	24"	<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Dwarf Forsythia
JCS	22	24"	<i>Juniperus chinensis</i> var. 'sargentii'	Sargent Juniper
JSG	4	24"	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
JUH	4	24"	<i>Juniperus horizontalis</i> 'Hughes'	Hughes Juniper
RHG	23	24"	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac
SYB	24	3'	<i>Syringa</i> 'SMSJBPT'	Dark Purple Blooming Lilac
TOT	12	6'	<i>Thuja occidentalis</i> 'Technyl'	Mission Arborvitae

PERENNIALS AND ORNAMENTAL GRASSES				
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
CMK	87	#	<i>Colomacrostis</i> a. 'Karl Foerster'	Feather Reed Grass
HHR	41	#	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily
HPM	32	#	<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily
SCH	21	#	<i>Schizachyrium scop.</i> 'Standing Ovation'	Standing Ovation Little Bluestem

CLIENT NAME:
Buck's Inc.

LANDSCAPE ARCHITECTURE
pamelaself

202 South Cook Street Ste #214
 Barrington, Illinois 60010
 847.438.4222
 www.pamelaself.com

LICENSE # 157.000883
 STAMP:



ARCHITECT:

CIVIL ENGINEER:

GENERAL CONTRACTOR:

BUCKY'S
 900 S. Illinois Route 59 and
 1121 W. Stearns Road
 Bartlett, Illinois

No.	Description	Date
1	Site Plan Revisions	03.18.20
2	Light Pole Additions	05.19.20
3	Per Owner Comments	05.19.20
4	Per Village Comments	07.29.20
5	Site Plan Revisions	09.22.20
6	Per Village Comments	10.27.20

Design by: PKS
 Drawn by: KWS
 Checked by:
 Start date: 12.09.2019
 Project no.

LANDSCAPE PLAN

L-1.0

NOT FOR CONSTRUCTION



Google Earth
© 2010

SWC IL 59 & STEARNS ROAD
Bartlett, IL

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMENSIONS LISTED ON THE ILLUSTRATIONS PROVIDED.

RLAtechnology.com
513-574-9500

RLA TECHNOLOGY
SOLUTIONS



© 2020 RLA

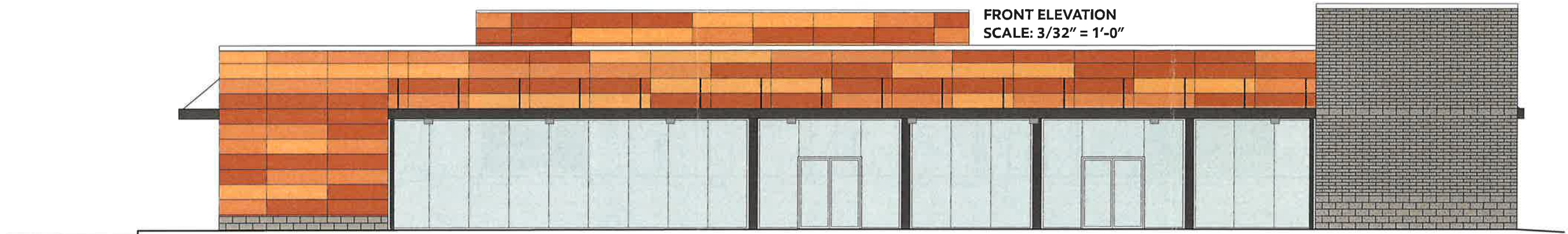
SWC IL 59 & STEARNS ROAD
Bartlett, IL

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMENSIONS LISTED ON THE ILLUSTRATIONS PROVIDED

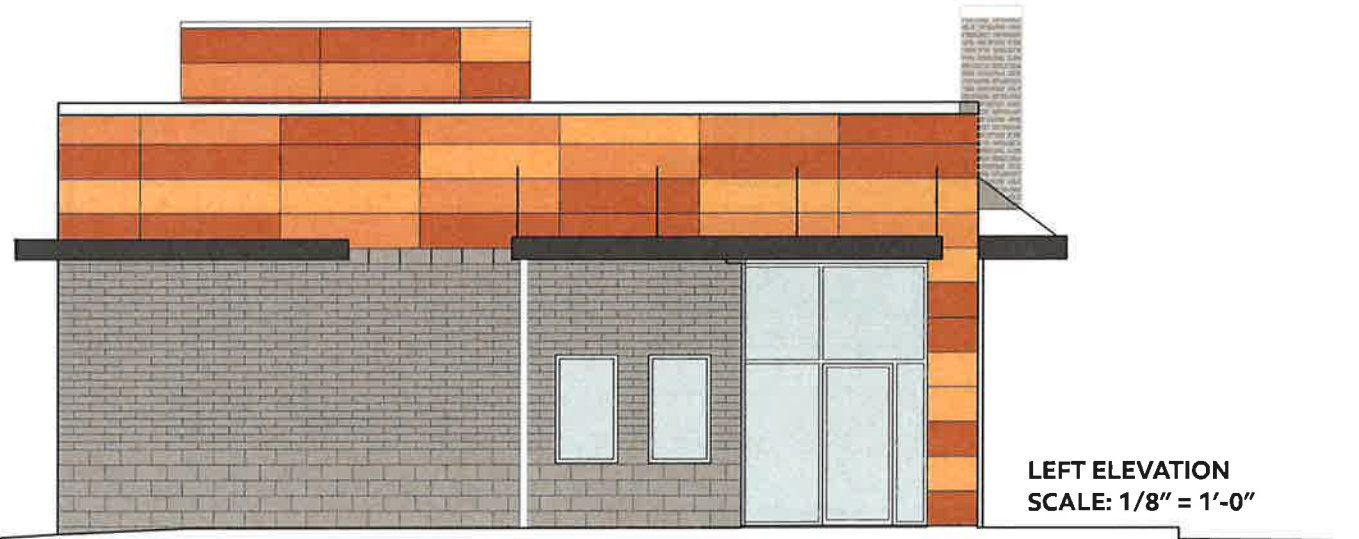
RLAtechnology.com
513-574-9500



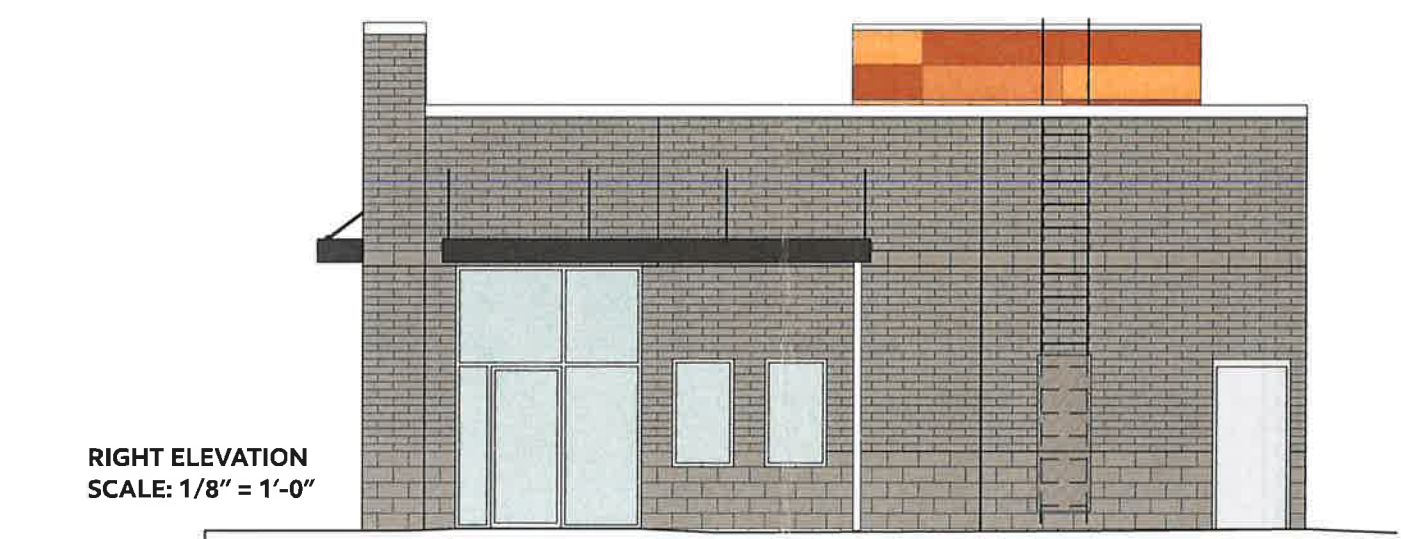
**STORE #515
BUILDING ELEVATIONS**



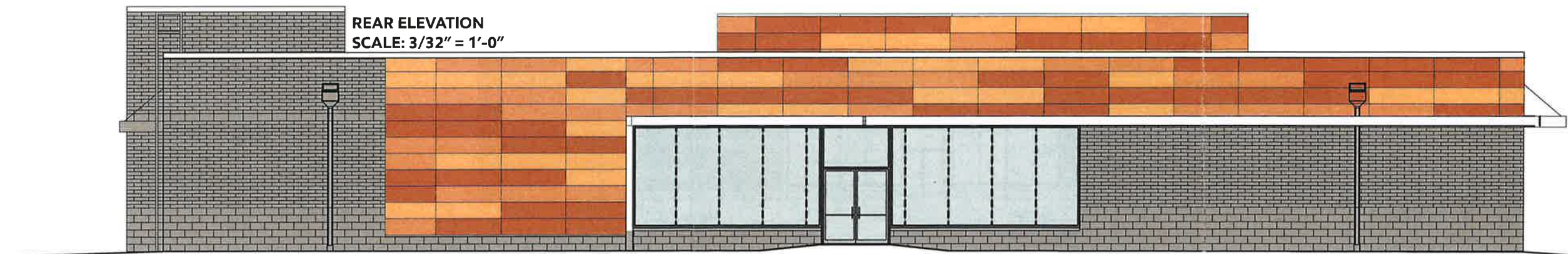
**FRONT ELEVATION
SCALE: 3/32" = 1'-0"**



**LEFT ELEVATION
SCALE: 1/8" = 1'-0"**



**RIGHT ELEVATION
SCALE: 1/8" = 1'-0"**



**REAR ELEVATION
SCALE: 3/32" = 1'-0"**



1120 N 18th Street - Omaha 68102
402.341.6077 • 402.341.7654 fax
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 125608
PROJECT ID: 23111

SALES PERSON: Troy Panagiotis
DRAWN BY: Pat Hamell

DATE: 10.08.20
Revised:
DATE: 000000



Store #515
900 S Rt. 59
Barlett, IL 60103

NOTICE:

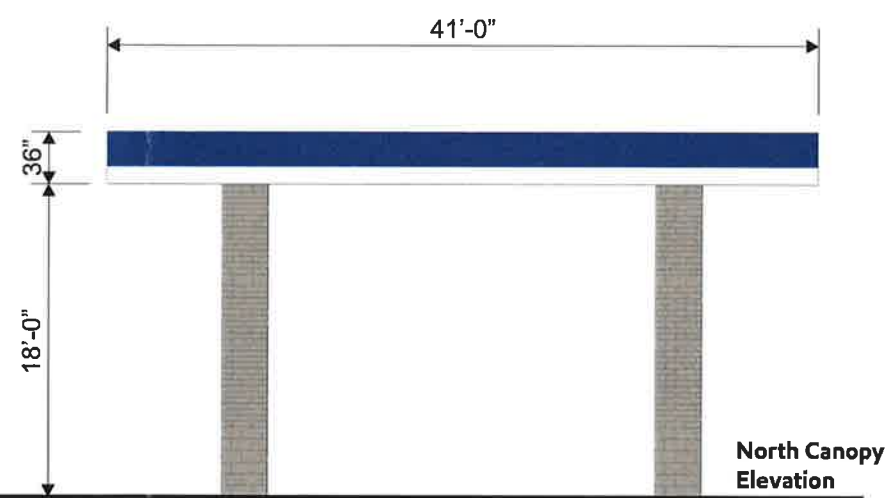
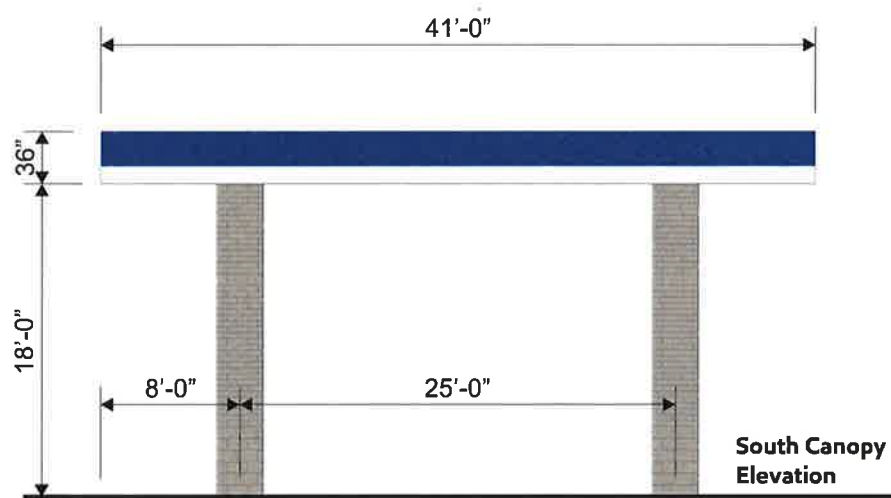
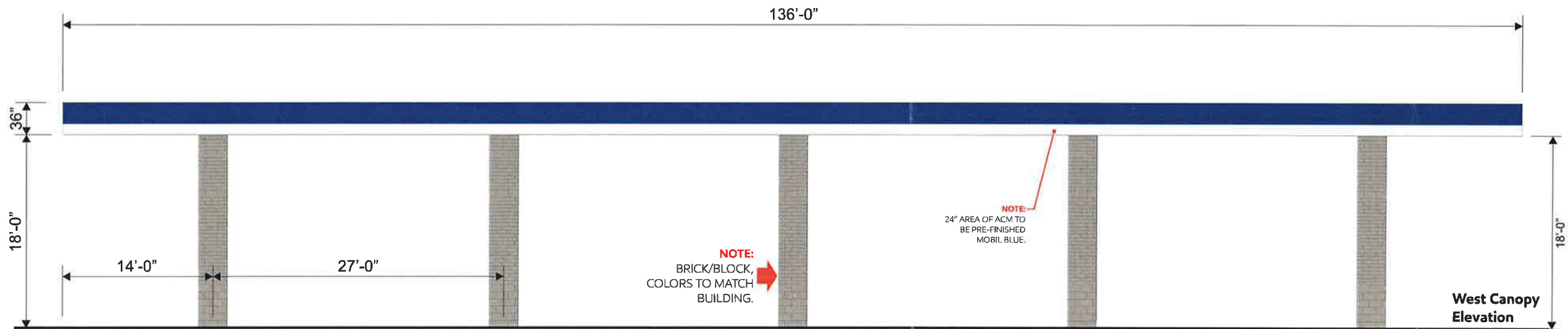
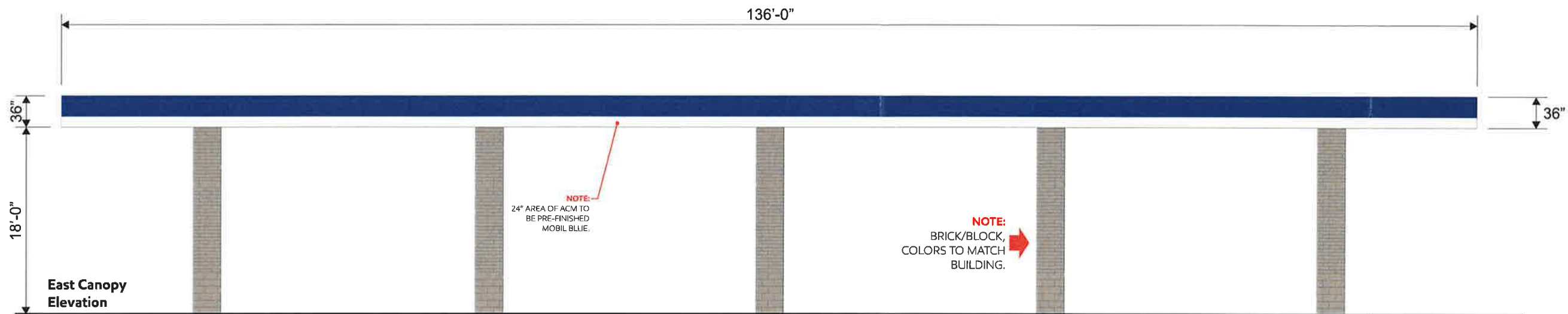
ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**STORE #515
GAS CANOPY ELEVATIONS**



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 125614
PROJECT ID: 23111

SALES PERSON: **Troy Panagiotis** DATE: 10.09.20

DRAWN BY: **Pat Hamell**

Revised:
DATE: 000000



Store #515
900 S Rt. 59
Barlett, IL 60103

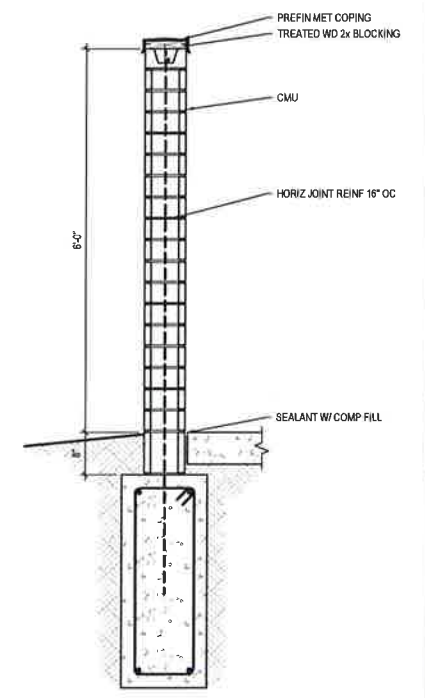
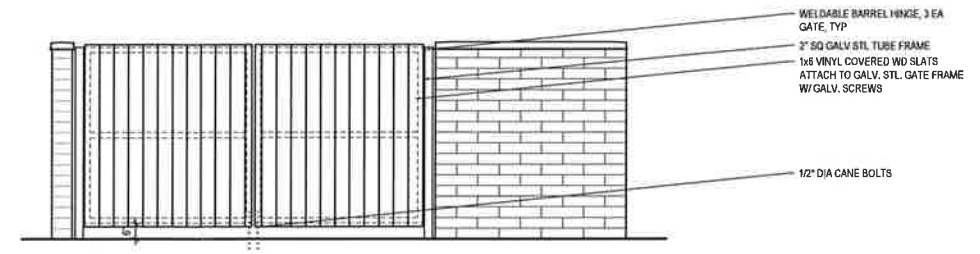
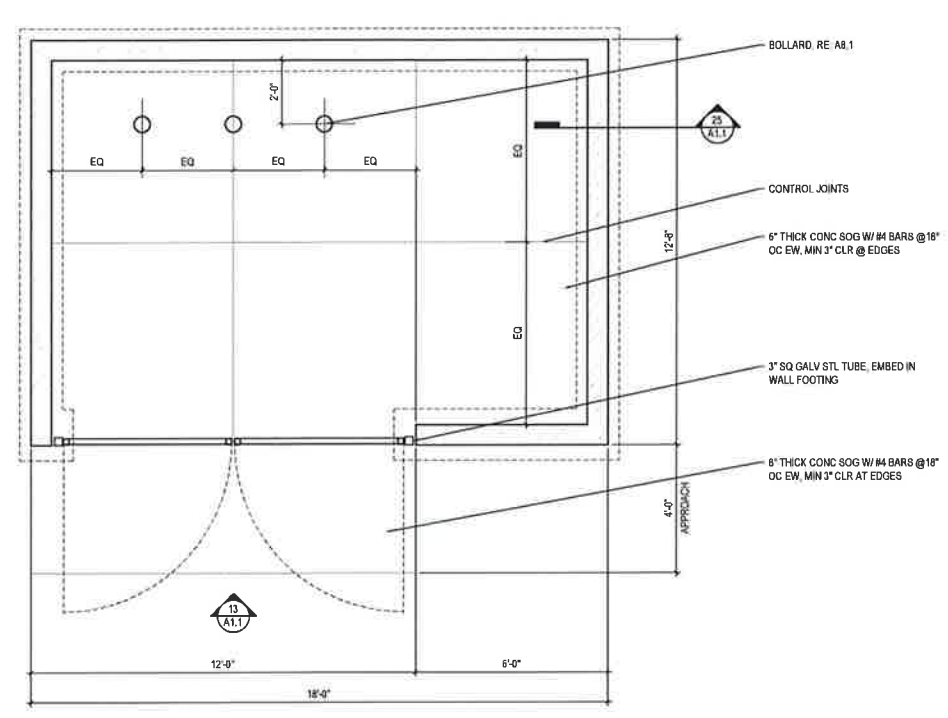
NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

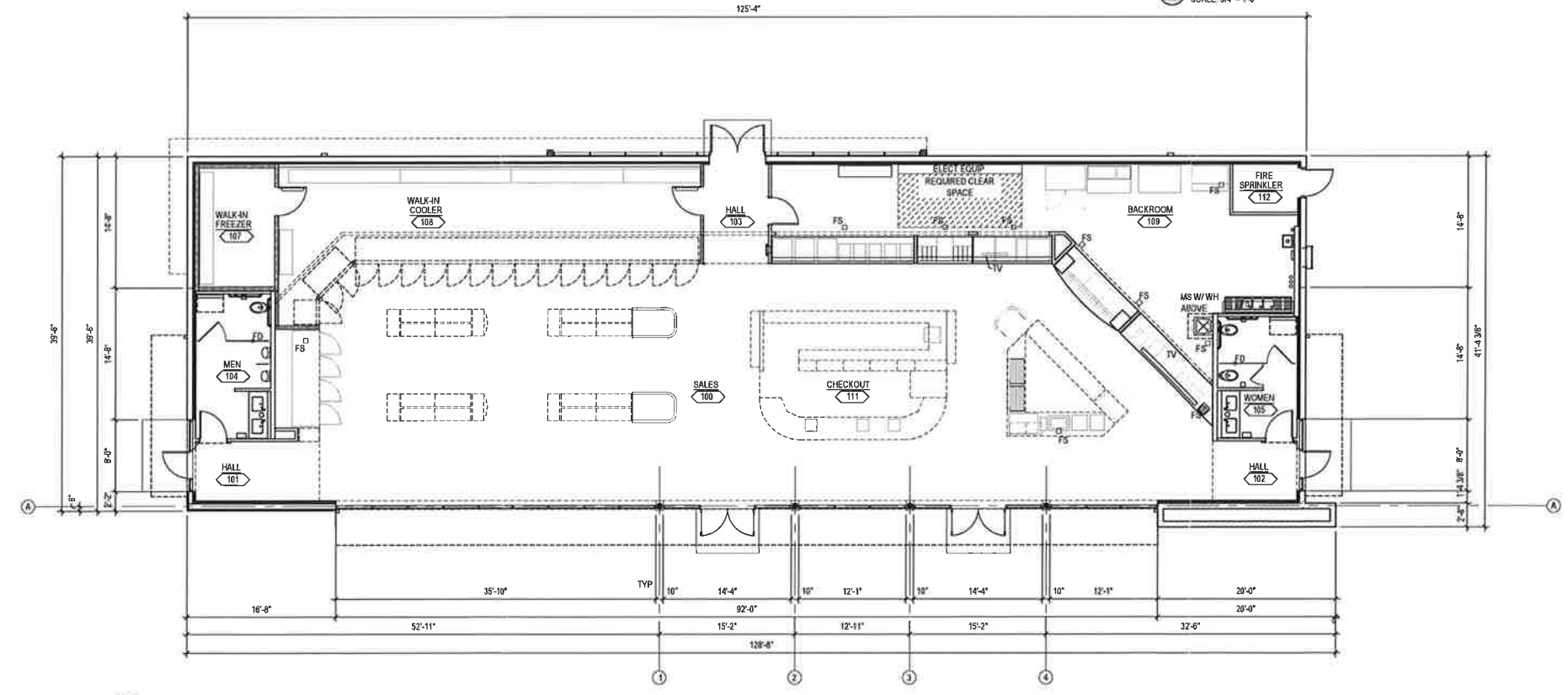




21
A1.1
DUMPSTER SCREEN PLAN
SCALE: 3/8" = 1'-0"

22
A1.1
DUMPSTER SCREEN ELEVATION
SCALE: 3/8" = 1'-0"

23
A1.1
SECTION
SCALE: 3/4" = 1'-0"



REAR
FRONT
N
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROGRESS
PRINT
(NOT FOR
CONSTRUCTION)

BUCKY'S
HIGHWAY 59 & STEARNS ROAD
BARTLETT, ILLINOIS

RWE ROBERT W. ENGEL AND
ASSOCIATES, ARCHITECTS
2443 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email: RWEArchitects@RWEArchitects.com

Issue Date:	September 18, 2020
Revisions to the Set	
No.	Date

Project Number: GS
Drawn by: RWE
Checked by:
Sheet Name: PRELIMINARY FLOOR PLAN

A1.1



Deigan & Associates, LLC
Environmental Consultants

Our 22nd Year of Client Service! - 1998 to 2020

28835 N Herky Dr. Unit 120

Lake Bluff, Illinois 60044

Phone 847.578.5000

Fax 847.549.3242

www.deiganassociates.com

June 17, 2020

Village of Bartlett
Planning & Development Services
Attn: Kristy Stone, Village Planner
228 S. Main Street
Bartlett, Illinois 60103

Re: Proposed Bucky's
SWIC IL 59 & Stearns
Bartlett, Illinois 60103

Dear Ms. Stone:

The Village of Bartlett has hired Deigan & Associates, LLC to provide consultation regarding the Proposed Bucky's to be constructed at the intersection of Stearns Road and Illinois Route 59.

We have conducted a thorough review of the documents provided by the Village of Bartlett and the IEPA Document Explorer to ascertain the petroleum release location for this site. With this information, we have prepared recommendations to have in place while constructing the new facility to remain in compliance with the existing IEPA No Further Remediation (NFR) Letter.

Please contact me if you have any questions or require any additional information.

Sincerely,

Deigan & Associates, LLC

Gary Deigan
Principal

Attachments:

Table 1: Recommendations

Figure 1: Demolition Plan

Figure 2: Utility Plan

Figure 3: Proposed Site Plan

Appendix A: (NFR) Letter Dated January 30, 2008

Appendix B: 35 IAC 742.1210

Tables

Table 1 Recommendations

TABLE 1

7N120 State Route 59, Bartlett Illinois
Bucky's Redevelopment (Fueling Station)

Prepared by: G. Deigan & L. Herrnreiter

Background Summary/Basis of Review Comments

Portions of the proposed development site experienced prior use as a Gasoline filling station having a documented petroleum release reported on May 21, 2004 as IEPA LUST Incident number 20040742. This incident number was closed out and received an IEPA No Further Remediation (NFR) letter dated January 30, 2008 (Attachment A). The NFR allowed for residual petroleum contamination to remain underground at the property within soil and shallow groundwater. The NFR requires that the following restrictive conditions be maintained:

- Groundwater under the site shall not be used as a potable water supply
- A concrete/asphalt barrier must remain over the contaminated soil to prevent the inhalation and ingestion of the petroleum contaminated media. This barrier is to be properly maintained as an engineered barrier.
- Land use limitation may be revised if
 - Further investigation or remedial action has been conducted and the objectives appropriate for the new land use are completed
 - A new NFR Letter is obtained and recorded in accordance with the site remediation program and regulations adopted thereunder.

The proposed redevelopment must also account for and abide by these existing, protective NFR conditions or must request a new NFR corresponding to current, proposed site development plans. The comments below serve this purpose of ensuring compliance with NFR conditions and protection of human health and the environment.

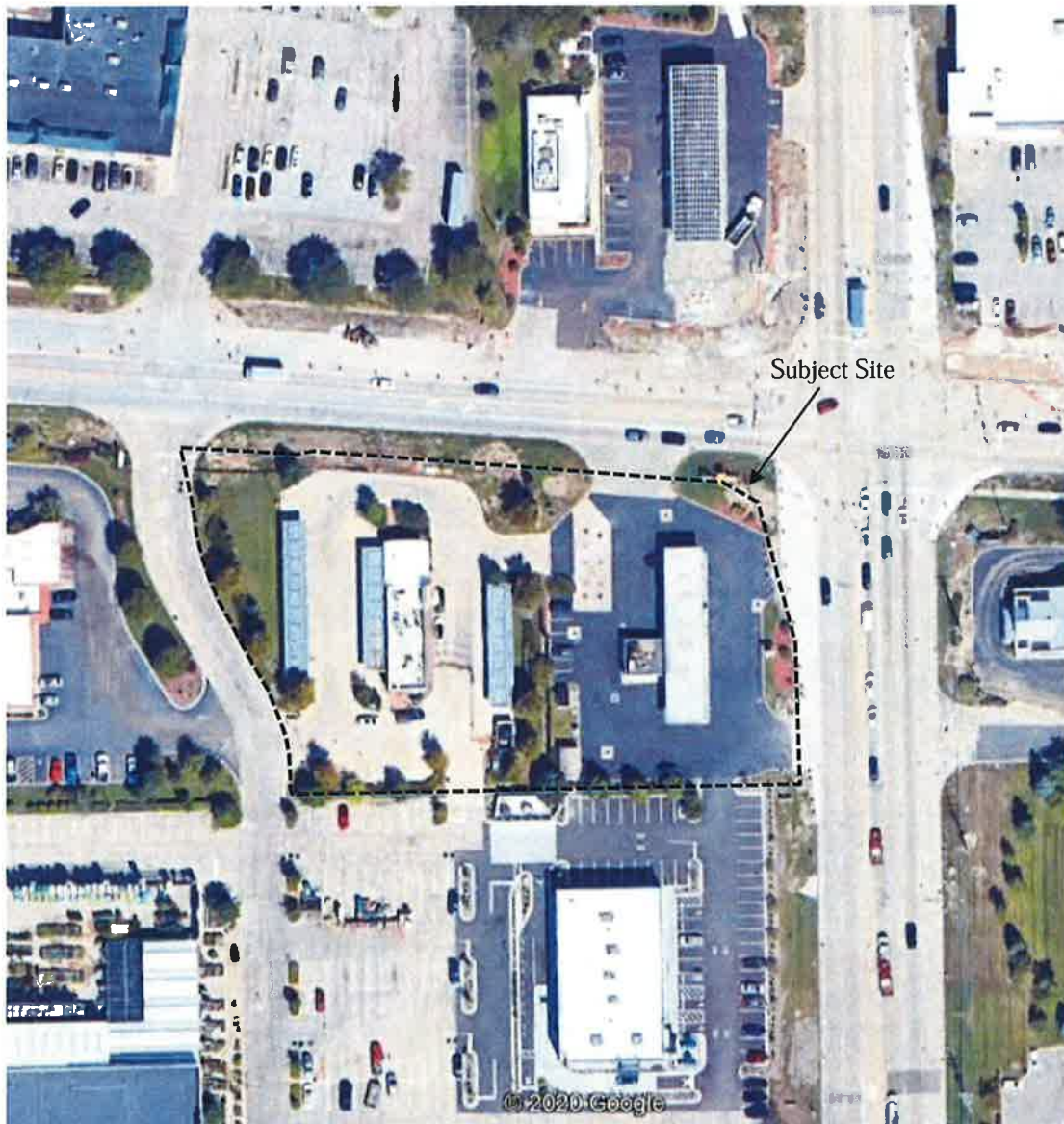
Proposed Site Development Work	Comments by Village of Bartlett's Environmental Consultant	Site Plan	Applicable information in NFR Letter
Removal of existing underground storage tanks	The developer should provide a proposed plan and schedule for removal of the existing UST System and related dispenser piping as it relates to redevelopment schedule. This UST removal may determine that a new petroleum release may have occurred and require corrective action prior to or during the proposed Bucky's Development. The developer shall notify the Village if a new LUST incident is determined during UST removals. This may warrant additional review/comment related to the planned development.	Refer to the Demolition Plan, Figure 1	Page 4
Demolition within areas of existing petroleum contamination defined in NFR.	Utilities and a portion of the new canopy run through an area of the site requiring an engineered barrier per the NFR. Area of contaminated soil will be disturbed by removal of the canopy, pumps, and existing storm water pipes.	Refer to the Demolition Plan, Figure 1	Page 3 & Page 4

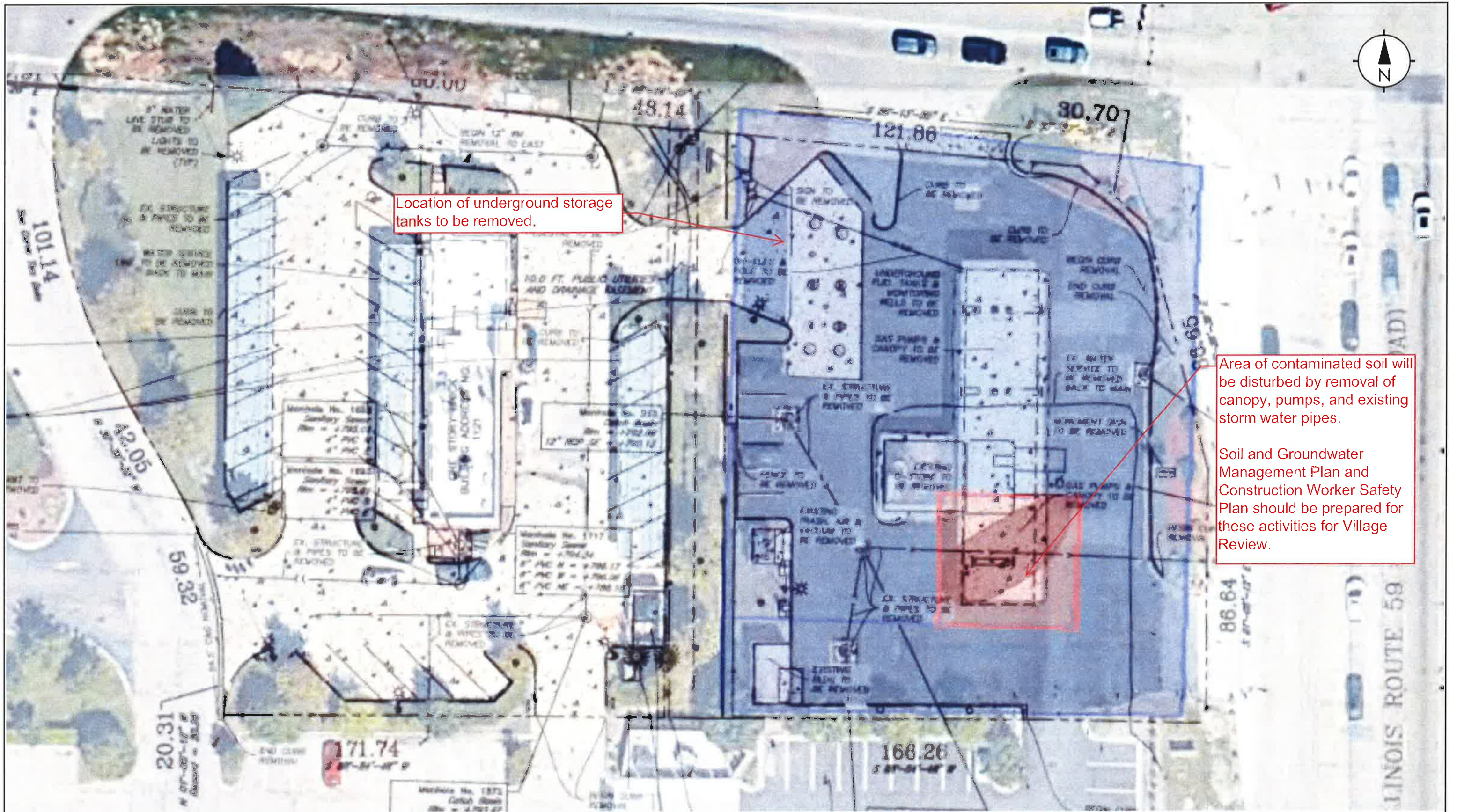
	<p>According to the 2007 documentation (August 14, 2007, Corrective Action Plan), Xylenes (indicative of petroleum contamination) exceed Tier 1 Construction Worker Inhalation Remediation Objectives. We advise implementing a Soil and Groundwater Management Plan and Construction Worker Safety Plan for these demolition/removal activities and submitted for Village review.</p> <p>Depending on the excavation plan, remove and haul could be an option for contaminated soil, ultimately no longer requiring an engineered barrier (Updated NFR would be required).</p>		
<p>Utility Installation</p>	<p>Utilities leading to the new building (which are within 5 feet of the building entrance) could be a preferential pathway for vapor intrusion. The existing NFR pre-dates current regulations for protecting buildings and structures from an indoor inhalation pathway. Indoor Inhalation exposure routes should be evaluated by performing soil gas vapor sampling and analysis following IEPA protocols. Alternately, we suggest that the proposed building be designed with a vapor control building control that meets IEPA standards in 35 IAC 742.1210 (Appendix B).</p> <p>New storm water piping and canopy foundations are proposed to be constructed within the area of petroleum contaminated soil and groundwater. If feasible, we recommend that subsurface stormwater controls and structures be located outside of the boundary of petroleum contamination. If not feasible, we recommend that storm water piping and structures be designed to prevent inflow/infiltration of petroleum contaminated groundwater and vapor. One approach is to place a bentonite-mat GCL material in sewer trenches. A Soil and Groundwater Management Plan and Construction Worker Safety Plan should be prepared for these activities and submitted for Village review.</p>	<p>Refer to the Utility Plan & Site Plan, Figure 2 & Figure 3</p>	
<p>Petroleum-contaminated Groundwater Management during excavations</p>	<p>Due to the property having a groundwater use restriction and the potential for groundwater contamination, we recommend having a Groundwater Management Plan and Construction Worker Safety Plan in place for these activities if groundwater is encountered during excavation.</p>	<p>Refer to the Demolition Plan, Figure 1</p>	<p>Page 3</p>

Figures

- Figure 1 Demolition Plan
- Figure 2 Utility Plan
- Figure 3 Proposed Site Plan

Site Location





Location of underground storage tanks to be removed.

Area of contaminated soil will be disturbed by removal of canopy, pumps, and existing storm water pipes.

Soil and Groundwater Management Plan and Construction Worker Safety Plan should be prepared for these activities for Village Review.

Demolition Plan with Environmental Conditions Overlay
 Bucky's
 SWIC IL 59 & Stearns
 Bartlett, Illinois



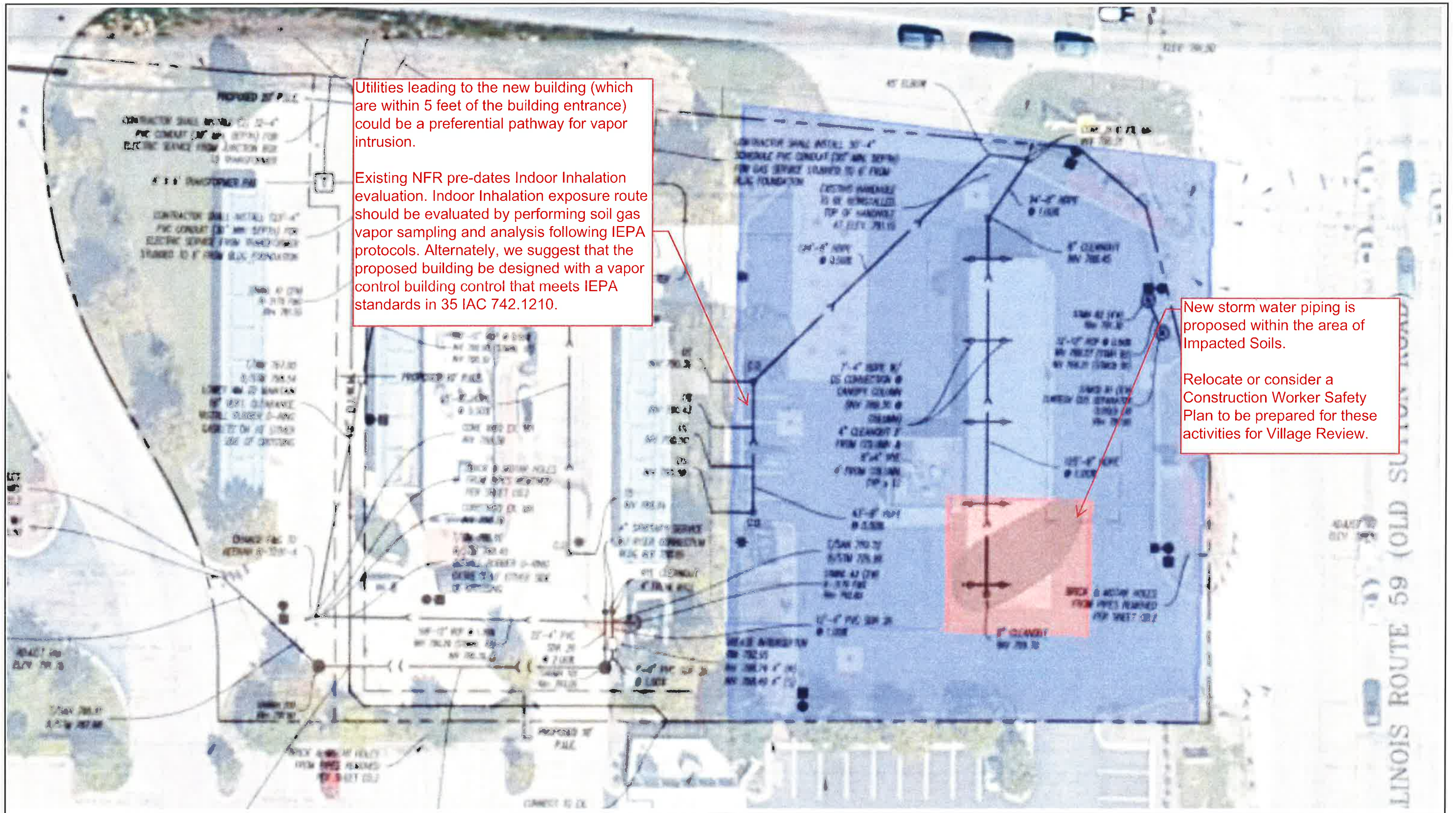
Deigan & Associates, LLC
 Environmental Consultants

Legend

- Area Subject to Engineered Barrier (NFR)
- Area Subject to Groundwater Use Restriction (NFR)
- Estimated Extent of Petroleum Soil Impact

* Demolition Plan obtained from construction drawings dated June 2, 2020, Page C0.2
 * Environmental Conditions Overlay obtained from NFR Letter dated January 30, 2008

Figure 1



Utilities leading to the new building (which are within 5 feet of the building entrance) could be a preferential pathway for vapor intrusion.

Existing NFR pre-dates Indoor Inhalation evaluation. Indoor Inhalation exposure route should be evaluated by performing soil gas vapor sampling and analysis following IEPA protocols. Alternately, we suggest that the proposed building be designed with a vapor control building control that meets IEPA standards in 35 IAC 742.1210.

New storm water piping is proposed within the area of Impacted Soils.

Relocate or consider a Construction Worker Safety Plan to be prepared for these activities for Village Review.

Utility Plan with Environmental Conditions Overlay
 Bucky's
 SWIC IL 59 & Stearns
 Bartlett, Illinois



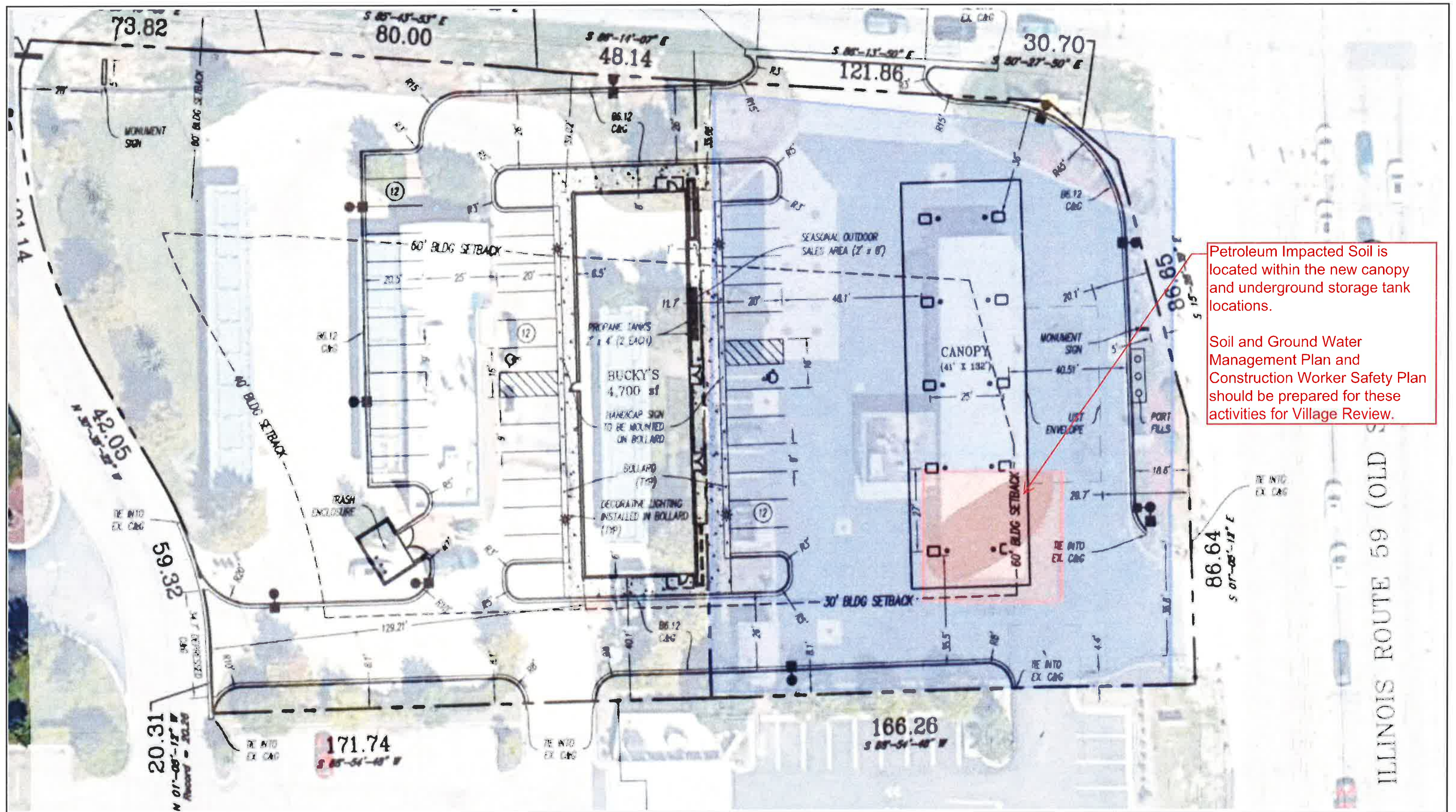
Deigan & Associates, LLC
 Environmental Consultants

Legend

- Area Subject to Engineered Barrier (NFR)
- Area Subject to Groundwater Use Restriction (NFR)
- Estimated Extent of Petroleum Soil Impact

* Utility Plan obtained from construction drawings dated June 2, 2020, Page C3.1
 * Environmental Conditions Overlay obtained from NFR Letter dated January 30, 2008

Figure 2



* Proposed Site Plan obtained from construction drawings dated June 2, 2020, Page C1.1
 * Environmental Conditions Overlay obtained from NFR Letter dated January 30, 2008

Figure 3

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
20-177

DATE: November 3, 2020
TO: The Chairman and Members of the Plan Commission
FROM: Kristy Stone, Village Planner *KS*
RE: **(#20-17) Brewster Creek Business Park Lot 2A (Cook County)**

PETITIONER

Brian Quigley on behalf of Conor Commercial Real Estate

SUBJECT SITE

Lot 2A of the Cook County portion of the Brewster Creek Business Park

REQUEST

Site Plan Review

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/Wetland	Mixed Use Business Park	I-2 EDA
South	Industrial Warehouse	Mixed Use Business Park	I-2 EDA
East	Wetland	Open Space	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 435,692 square foot warehouse building on 24.8 acres (Lot 2A) in the Cook County portion of the Brewster Creek Business Park.
2. The building is designed with the potential for four (4) tenant spaces, each containing 2,500 square feet of office area located at the corners of the building. The remaining 435,692 square feet of the building is designated for warehouse space.

3. The proposed 44-ft tall 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 and gray with blue color accents.
4. The Site Plan identifies 50 exterior docks, (25 on the north side and 25 on the south side) with four (4) drive-in doors proposed, two each on the north and south sides of the building. The I-2 EDA Zoning District requires the docks on the south 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. Landscaping, including evergreen trees, and the required parkway tree plantings along Jack Ct. will provide screening of this loading area from the roadway. *The Zoning Board of Appeals will conduct the review of the petitioner's two (2) variation requests at their December 3, 2020 meeting.*
5. One (1) curb cut is proposed along Spitzer Road (west property line) and three (3) are proposed along Jack Court (south property line).
6. The Petitioner is also requesting a Variation to allow for a reduction in the required number of parking spaces on the property. The Site Plan identifies 423 parking spaces, including twelve (12) handicapped accessible spaces. The Zoning Ordinance requires 463 spaces.
7. The Site Plan also identifies 125 truck trailer stalls for additional parking along the north and east property lines.
8. The Photometric and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends approval of the Petitioner's requests for a Site Plan subject to the following conditions and Findings of Fact:
 - A. Building permits shall be required for all construction activities;
 - B. Staff approval of the Landscape and Photometric Plans;
 - C. Village Engineer approval of the Engineering and Stormwater Plans;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;

- F. Signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
- G. Findings of Fact (Site Plan):
 - i. That the proposed warehouse building is a permitted use in the I-2 EDA 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.

2. Background materials are attached for your review and consideration.

/attachments
x:\comdev\mem2020\177_bcbp lot 2 (cook)_pc.docx



RECEIVED

SEP 21 2020

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

September 18, 2020

Mr. Kevin Wallace
Village Board
Village of Bartlett
228 South Main Street
Bartlett, IL 60103

RE: Conor Commercial – Building #1 | Brewster Creek Business Park

Dear Mr. Wallace and Village Board Trustees,

Conor Commercial Real Estate has entered into a contract to purchase the lot directly northeast of Spitzer Road and Jack Court in the Cook County of the Brewster Creek Business Park. The property is approximately 24.8 acres and the proposed development consists of a 435,692 square feet warehouse building along with surface parking lots.

The site is currently being mass graded by Elmhurst Chicago Stone in order to provide a compacted and buildable site. Conor Commercial and their construction partner, McShane Construction Company, plan to begin construction of the warehouse building as soon as they receive approval. We request that you approve the development application as submitted for the proposed development.

Please feel free to reach out to us with any questions you have regarding the development application.

Sincerely,
V3 Companies

A handwritten signature in black ink, appearing to read 'Bryan C. Rieger'.

Bryan C. Rieger, P.E.
Senior Project Manager



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 2020-17

RECEIVED

(Village Stamp)
SEP 21 2020

**PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT**

PROJECT NAME Brewster Creek - Building #1

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Conor Commercial Real Estate: Brian Quigley

Street Address: 9500 W. Bryn Mawr Avenue, Ste. 200

City, State: Rosemont, IL

Zip Code: 60018

Email Address: bquigley@conor.com

Phone Number: 847-217-6551

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Elmhurst Chicago Stone Company

Street Address: 400 West First Street

City, State: Elmhurst, IL

Zip Code: 60126

Phone Number: 630-832-4000

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

ACTION REQUESTED (Please check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input type="checkbox"/> Rezoning See Dropdown to See Dropdown |
| <input type="checkbox"/> PUD (final) | <input type="checkbox"/> Special Use for: _____ |
| <input type="checkbox"/> Subdivision (preliminary) | <input checked="" type="checkbox"/> Variation: <u>Front Yard Loading Docks, Parking Reduction</u> |
| <input type="checkbox"/> Subdivision (final) | |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage):
<u>435,642 SF Industrial Building on 24.8 acres</u> | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> Other (please describe) _____ | |

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: Northeast corner of Spitzer Rd and Jack Ct

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-300-001 and 06-32-401-003

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: 24.8

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

V3 Companies, Ltd.
7325 Janes Avenue, Woodridge, IL 60517
Bryan Rieger, briege@v3co.com, 630-333-3525

Other

Harris Architects
4801 Emerson Ave. Suite 210, Palatine, Ill
Greg Loughran, gloughran@harrisarchitects.com, 847-303-1155

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The proposed industrial building is supported under the existing zoning I-2 EDA, consistent with neighboring properties to the south.

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

The applicant will provide a high quality building, with attractive architecture and extensive landscaping. The accesses, off-street parking, lighting, landscaping, and site drainage have been designed to meet Code.

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 ingress and egress to and from the site will provide for the safe, efficient, and convenient movement of traffic. Separate car and truck access points are provided for from both Spitzer Road and Jack Court.

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

The site plan provides for the safe movement of pedestrians within the site from the parking lots to the building entrances consistent with the adjacent industrial properties within the Brewster Creek Business Park.

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)

The site landscape plan is in compliance with "Chapter 10-11A, Landscape Requirements", and is consistent with the adjacent industrial properties within the Brewster Creek Business Park.

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

All outdoor storage areas shall conform to the Ordinance

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: BRIAN QUIGLEY

DATE: OCT. 13, 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: Brian Quigley c/o Conor Commercial

ADDRESS: 9500 W BRYN MAWR, SUITE 200
ROSEMONT, IL 60018

PHONE NUMBER: (847) 217-6551

EMAIL: BQUIGLEY@CONOR.COM

SIGNATURE: 

DATE: OCT 13, 2020

LOCATION MAP

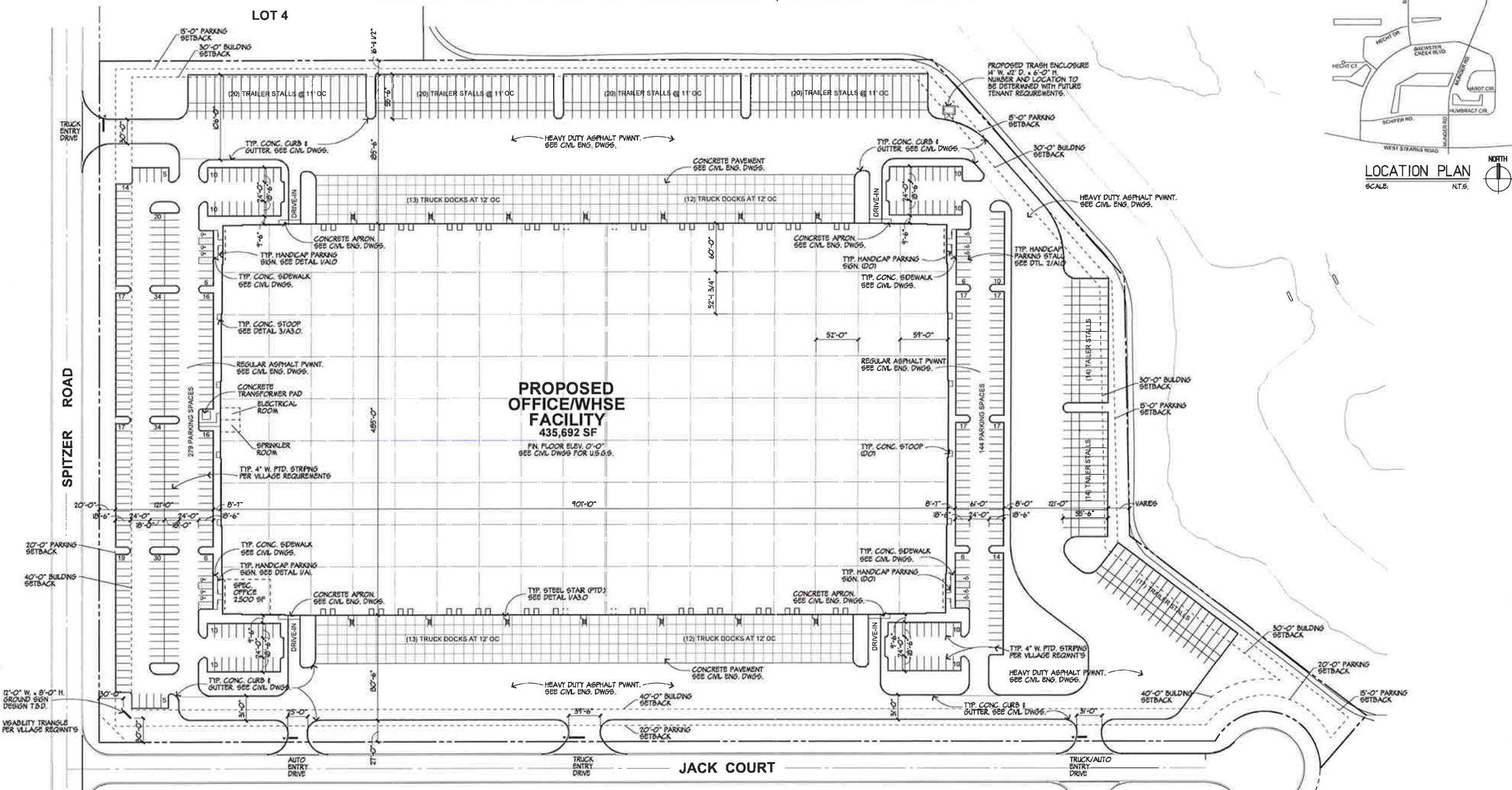
20-17 BCBP Lot 2A (Cook County)
Site Plan, Variations



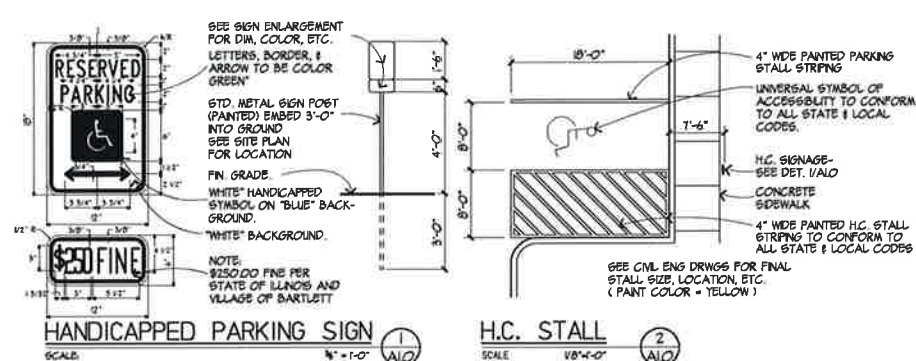
BUILDING 1

435,692 SF SPECULATIVE OFFICE/WAREHOUSE

BREWSTER CREEK BUSINESS CENTER, BARTLETT ILLINOIS



SITE PLAN
SCALE: 1"=50'-0"



CODES

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 W/AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS 2014 LANDS STATE PLANNING CODE W/AMENDMENTS 2014 NATIONAL ELECTRIC CODE W/AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS OR ANSI/ASHRAES STANDARD 90-2010 W/AMENDMENTS 2012 INTERNATIONAL FIRE CODE W/AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS 2018 ILLINOIS ACCESSIBILITY CODE EACH 2014 VILLAGE OF BARTLETT ZONING CODE 2018 DUPAGE COUNTY COUNTRYWIDE STORMWATER FLOODPLAIN ORDINANCE 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 APPROPRIATED 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.

PATRICK C. HARRIS

CONSTRUCTION DATA

BUILDING CODE: BBC ORDINANCE 2014-46-BC 2012
 ZONING: T-2 BDA ECONOMIC OVERLAY DISTRICT
 CONSTRUCTION TYPE: TYPE 2B-UNPROTECTED NON-COMBUSTIBLE, UN-LIMITED AREA
 OCCUPANCY TYPE: 'B' BUSINESS (ACCESSORY TO MAJOR USE)
 HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER APRIL 1971 STATE OF ILLINOIS ACCESSIBILITY STANDARDS
 FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH 55 G.P.M. AUTOMATIC FIRE SUPPRESSION SYSTEM. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.

GENERAL NOTES:

- SEE CIVIL ENGINEERING DRAWINGS 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 GC AND SHALL COORDINATE WITH THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

SITE DATA

SITE AREA (±24.84 ACRES)	108,998 SF
GREENSPACE (5% REQ'D)	425,692 SF
FLOOR AREA RATIO	164,600/108,998 (COI) = 15.2%
TOTAL BUILDING	435,692/108,998 (COI) = 49.5%
BUILDING AREA	10,000 SF
WAREHOUSE AREA	425,692 SF
ELECTRICAL/PUMP ROOM	- SF
TOTAL BUILDING	435,692 SF
PARKING - PER I-2 'EDA' ZONING	57 STALLS
WAREHOUSE (1000 SF)	426 STALLS
TOTAL REQUIRED	483 STALLS
PARKING PROVIDED (1'x8') ACCESSIBLE STALLS	12 STALLS
TOTAL	423 STALLS
DRIVE-IN DOORS	4
EXTERIOR DOCKS	50
TRAILER STALLS	125
BUILDING CLEAR HEIGHT	36'-0"

MC SHANE CONSTRUCTION COMPANY

CONOR COMMERCIAL

HARRIS ARCHITECTS INC.
480 JAMES STREET, SUITE 1000, BARTLETT, ILLINOIS 60010
CONTACT: © 2020, BY HARRIS ARCHITECTS, INC.

NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY
BUILDING 1
 BREWSTER CREEK BUSINESS CENTER - BARTLETT, ILLINOIS

07-18-2020 DEVELOPMENT APPLICATION
 07-18-2020 ISSUED FOR PERMIT
 07-28-2020 REVISED PER VILLAGE COMMENTS
 07-28-2020

PROJECT NO. 220229
 DRAWN BY: G
 DATABASE: 220229A.DWG

SHEET NO. **A1.0**

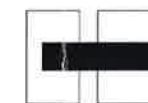


CONCEPTUAL ARCHITECTURAL RENDERING

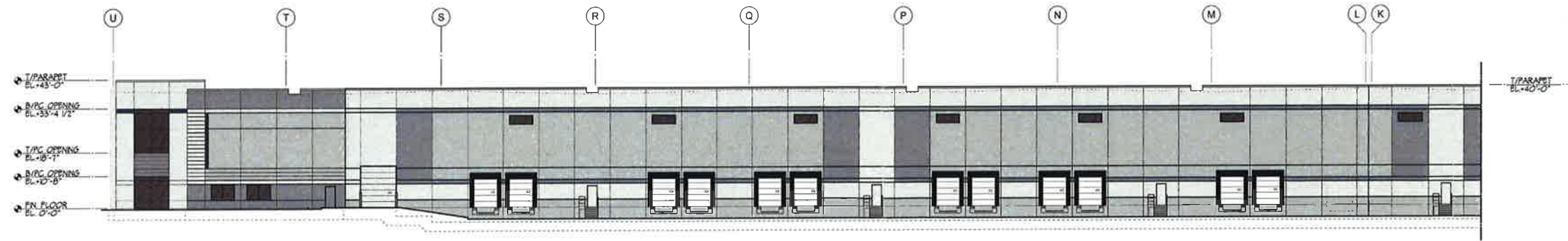
BREWSTER CREEK BUSINESS CENTER
BARTLETT, IL

McSHANE
CONSTRUCTION
C O M P A N Y

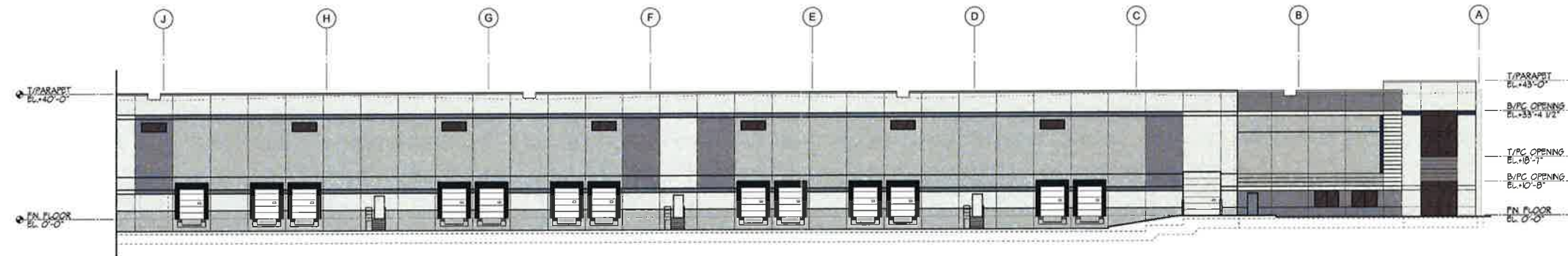
CONOR
COMMERCIAL REAL ESTATE



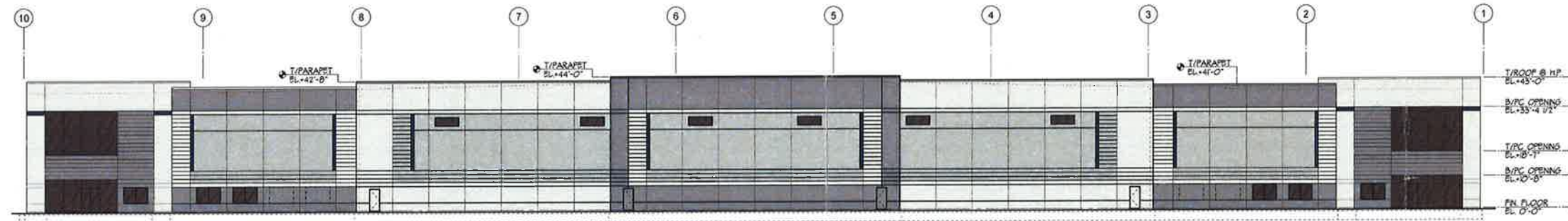
HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155



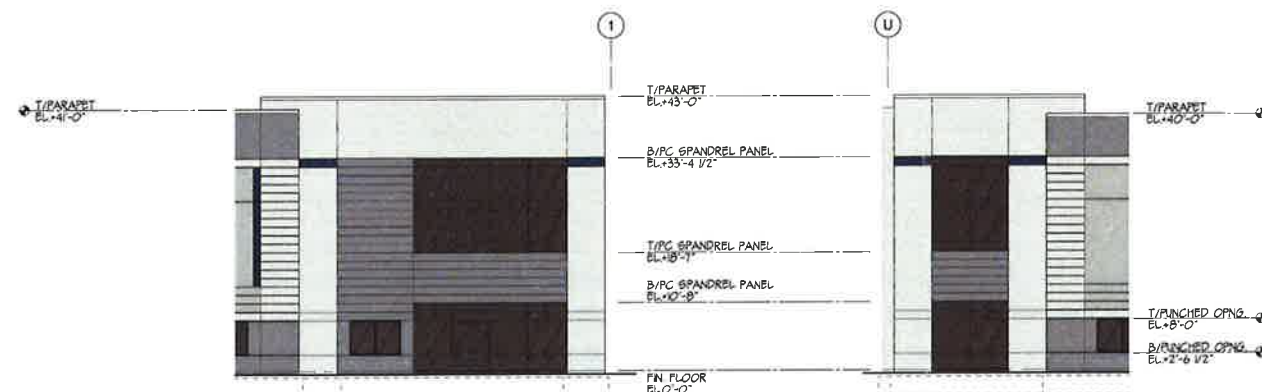
PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



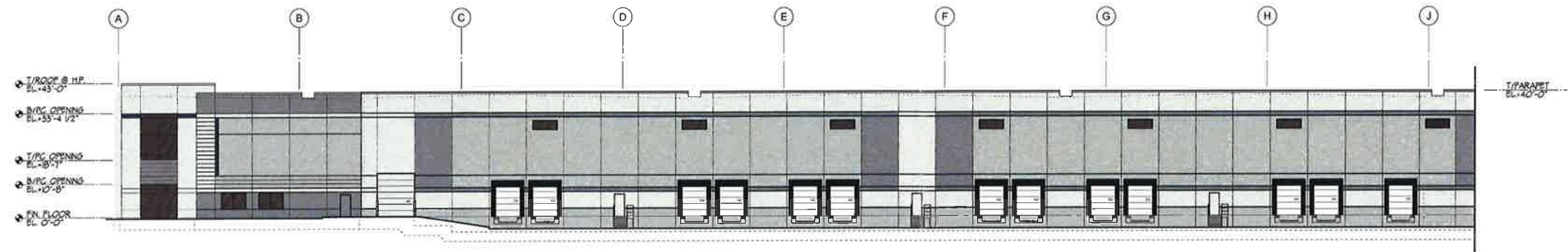
EAST ELEVATION
SCALE: 1/8" = 1'-0"



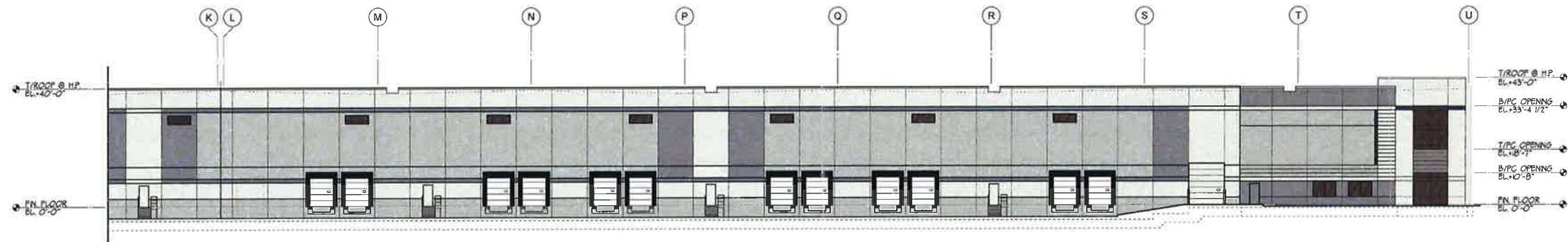
ENLARGED ENTRY STOREFRONT
SCALE: 3/32" = 1'-0"

ENLARGED STOREFRONT
SCALE: 3/32" = 1'-0"

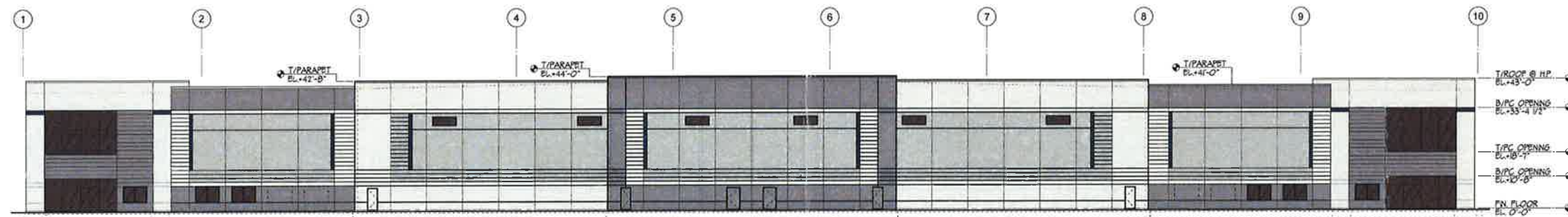
COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. S.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	1070 - SITE WHITE SHERWIN WILLIAMS
	1072 - ONLINE SHERWIN WILLIAMS
	1074 - SOFTWARE SHERWIN WILLIAMS
	6244 - NAVAL SHERWIN WILLIAMS
	FASCIA & GRAVEL STOP PAC-CLAD -
	CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED
	PUNCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED
	INSUL. MT. DOORS/FRAMES FRAME - DOOR -
	OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE
	PPE BOLLARDS SAFETY YELLOW



PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	7070 - SITE WHITE SHERWIN WILLIAMS
	7072 - ONLINE SHERWIN WILLIAMS
	7074 - SOFTWARE SHERWIN WILLIAMS
	6244 - NAVAL SHERWIN WILLIAMS
FASCIA & GRAVEL STOP PAC-CLAD -	
CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
PUNCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
INSUL. MTL. DOORS/FRAMES FRAME - DOOR -	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	
PPE BOLLARDS SAFETY YELLOW	

MC SHANE
CONSTRUCTION
C O M P A N Y

CONOR
COMMERCIAL
ARCHITECTS

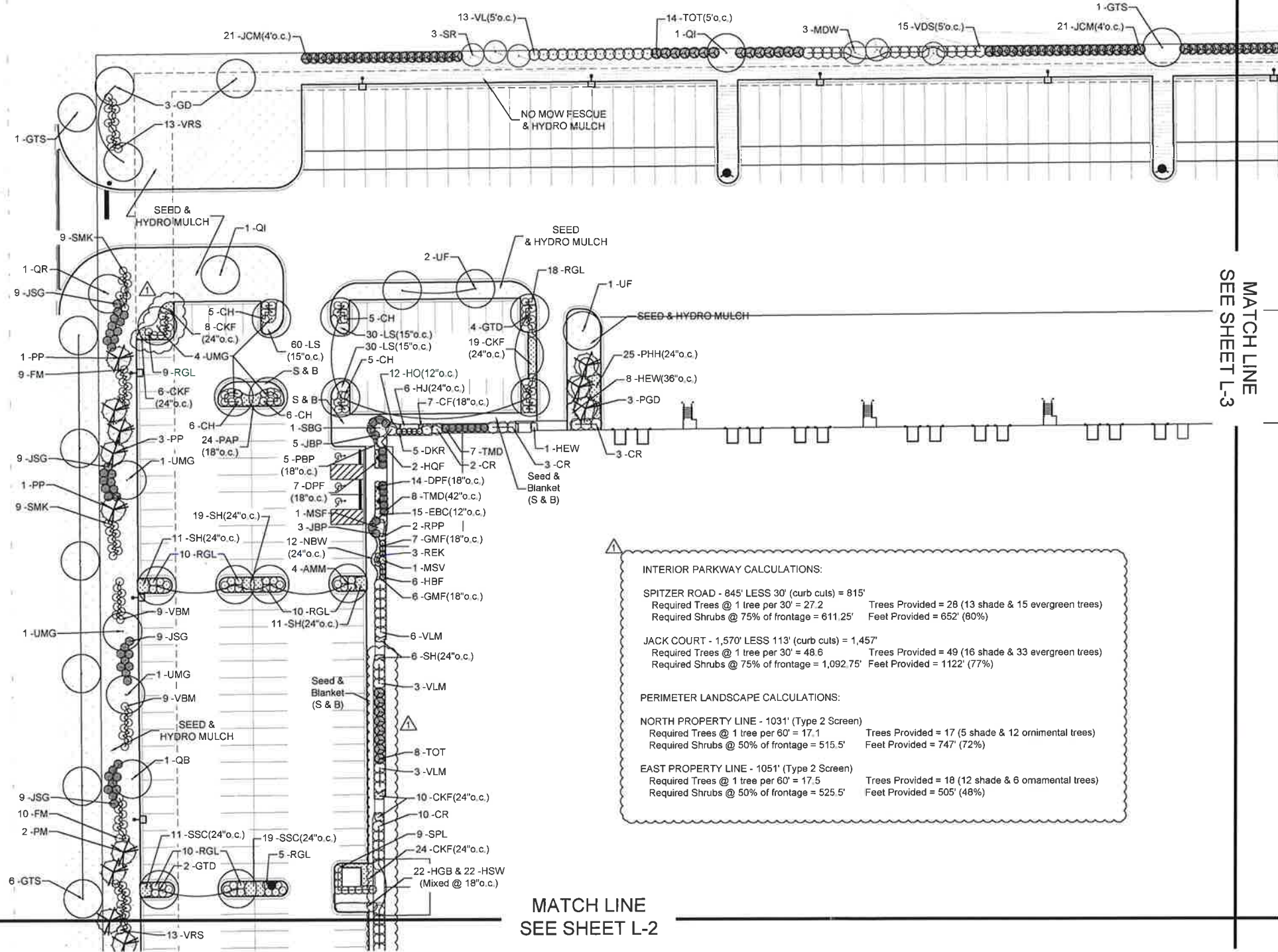
HARRIS ARCHITECTS INC.
1802 GARDEN DRIVE FALCON BLVD. SUITE 100
CHICAGO, IL 60614
COPYRIGHT © 2002 BY HARRIS ARCHITECTS, INC.

NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY
BUILDING 1
BREWSTER CREEK BUSINESS CENTER BARTLETT, ILLINOIS

DEVELOPMENT APPLICATION 07-08-2020

PROJECT NO.
220229
DRAWN BY:
G.
DATABASE:
220229.MDB

SHEET NO.
A2.1



INTERIOR PARKWAY CALCULATIONS:

SPITZER ROAD - 845' LESS 30' (curb cuts) = 815'
 Required Trees @ 1 tree per 30' = 27.2 Trees Provided = 28 (13 shade & 15 evergreen trees)
 Required Shrubs @ 75% of frontage = 611.25' Feet Provided = 652' (80%)

JACK COURT - 1,570' LESS 113' (curb cuts) = 1,457'
 Required Trees @ 1 tree per 30' = 48.6 Trees Provided = 49 (16 shade & 33 evergreen trees)
 Required Shrubs @ 75% of frontage = 1,092.75' Feet Provided = 1122' (77%)

PERIMETER LANDSCAPE CALCULATIONS:

NORTH PROPERTY LINE - 1031' (Type 2 Screen)
 Required Trees @ 1 tree per 60' = 17.1 Trees Provided = 17 (5 shade & 12 ornamental trees)
 Required Shrubs @ 50% of frontage = 515.5' Feet Provided = 747' (72%)

EAST PROPERTY LINE - 1051' (Type 2 Screen)
 Required Trees @ 1 tree per 60' = 17.5 Trees Provided = 18 (12 shade & 6 ornamental trees)
 Required Shrubs @ 50% of frontage = 525.5' Feet Provided = 505' (48%)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	7	Acer f. 'Jeffersred'	Auburn Blaze Freeman Maple	2 5' BB
AMM	4	Acer m. 'Morton'	State Street Maple	3 0' BB
CO	0	Celtis occidentalis	Hackberry	3 0' BB
GAC	5	Crataegus b. 'Autumn Gold'	Auburn Gold Ginkgo	3 0' BB
GTD	16	Gleditsia l. 'Drearies'	Street Keeper Honeylocust	2 5' BB
GTS	14	Gleditsia l. 'Skyline'	Skyline Honeylocust	2 5' BB
GD	8	Gymnocladus dioica	Kentucky Coffee-tree	2 5' BB
QB	4	Quercus bicolor	Swamp White Oak	2 5' BB
QE	7	Quercus ellipsoidalis	Hills Oak	2 5' BB
QI	3	Quercus imbricaria	Shingle Oak	3 0' BB
QBO	2	Quercus macrocarpa	Burr Oak	2 5' BB
QR	3	Quercus rubra	Red Oak	3 0' BB
TSB	5	Taxodium d. 'Mokelson'	Shawnee Bluff Bald Cypress	2 5' BB
TCG	24	Tilia c. 'Glenleven'	Glenleven Linden	2 5' BB
UF	6	Ulmus 'Frontier'	Frontier Elm	2 5' BB
UMG	17	Ulmus 'Morton'	Accolade Elm	2 5' BB
EVERGREEN TREES				
PA	15	Picea abies	Norway Spruce	6' BB
PGD	20	Picea g. 'Danzata'	Black Hills Spruce	6' BB
PP	15	Picea pungens	Colorado Green Spruce	6' BB
PM	10	Pseudotsuga menziesii	Douglas Fir	6' BB
DECIDUOUS ORNAMENTAL TREES				
CWK	3	Crataegus v. 'Winter King'	Winter King Hawthorn	6' BBcl
MDW	9	Malus 'Donald Wyman'	Donald Wyman Crabapple	6' BBcl
MSF	4	Malus s. 'Firebird'	Sargent's Crabapple	2 0' BB
SBG	4	Syringa p. 'Zhang Zhiming'	Beijing Gold Tree Lilac	6' BBcl
SR	8	Syringa reticulata	Japanese Tree Lilac	6' BB
DECIDUOUS SHRUBS & SHRUB ROSES				
AB	54	Aronia s. 'Bilantissima'	Red Chokeberry	3' BB
CR	00	Cornus racemosa	Gray Dogwood	3' BB
CH	74	Coloneaster 'Hesse'	Hesse Coloneaster	#5
DKR	20	Dierilla r. 'Q2X85411'	Red Kodiak Diervilla	#3
FM	84	Forsythia x. 'Meadowlark'	Meadowlark Forsythia	3' BB
HV	20	Hamelis Vernalis	Ozark Witch Hazel	3' BB
HDF	8	Hydrangea p. 'Bull'	Quick Fire Hydrangea	#5
HF	24	Hypericum s. 'Johns Wort'	Blue Hypericum	#5
RGL	175	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5
REK	12	Rosa 'Blair'	Easy Elegance Kashmir Rose	#3
RFDH	6	Rosa r. 'Frau Dagmar Hastup'	Frau Dagmar Hasstrup Rose	#5
RPP	6	Rosa r. 'Purple Pavement'	Purple Pavement Rose	#5
SPL	9	Spiraea j. 'Mnspr'	Double Play Painted Lady Spiraea	#5
SMK	61	Syringa p. 'Miss Kim'	Miss Kim Lilac	3' BB
VBM	110	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	3' BB
VDS	30	Viburnum d. 'Symesleaf'	Chicago Lustre Viburnum	3' BB
VR	44	Viburnum d. 'Ralph Senior'	Autumn Jazz Viburnum	3' BB
VL	42	Viburnum lantana	Nannyberry Viburnum	3' BB
VLM	82	Viburnum l. 'Molican'	Molican Viburnum	3' BB
EVERGREEN SHRUBS				
JKC	14	Juniperus c. 'Kalleys'	Kalleys Compact Juniper	#5
JCM	84	Juniperus c. 'Mounbatan'	Mounbatan Juniper	4' BB
JSG	159	Juniperus c. 'Sea Green'	Sea Green Juniper	36' BB
JH	4	Juniperus h. 'Hughes'	Hughes Juniper	#5
JSP	32	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
TMD	48	Taxus m. 'Danziformis'	Danzon Yew	#5
TOS	11	Thuja c. 'Smaragd'	Emerald Green Arborvitae	5' BB
TOT	87	Thuja o. 'Techney'	Techney Arborvitae	4' BB
ORNAMENTAL GRASS				
CKF	154	Calamagrostis a. 'Karl Foerster'	Faather Reed Grass	#1
DPF	84	Deschampsia c. 'Flute Fountain'	Flute Fountain Tufted Hair Grass	#1
MSV	6	Miscanthus s. 'Variegatus'	Variiegated Silver Grass	#1
PHH	50	Panicum v. 'Haase Herms'	Haase Herms Switch Grass	#1
PNW	50	Panicum v. 'Northwind'	Northwind Switch Grass	#1
PAP	48	Penstemon s. 'Piglet'	Piglet Fountain Grass	#1
SSC	74	Scirpochyrium s. 'Carouse'	Carouse Little Bluestem	#1
SA	11	Sisylotia autumnalis	Autumn Moor Grass	#1
SH	141	Sporobolus heterolepis	Prairie Dropseed	#1
PERENNIALS				
CGS	10	Coreopsis v. 'Golden Showers'	Golden Showers Coreopsis	#1
ESB	5	Echinacea x. 'Sunrise'	Big Sky Sunrise Coneflower	#1
EBC	68	Echinacea 'Cleopatra'	Butterfly Cleopatra Coneflower	#1
GMF	52	Geranium s. 'Max Frie'	Max Frie Geranium	#1
HGB	22	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HSW	22	Hemerocallis 'Summer Wine'	Summer Wine Daylily	#1
HO	24	Heuchera 'Obsidian'	Obsidian Coralbells	#1
HEW	18	Hosta 'Empress Wk'	Empress Wk Hosta	#3
HJ	12	Hosta 'June'	June Hosta	#1
NBW	48	Nepeta l. 'Blue Wonder'	Blue Wonder Catmint	#1
NJW	19	Nepeta l. 'Novanepjun'	Junior Walker Catmint	#1
PBP	20	Plox p. 'Diondra'	Bubbly Pink Plox	#1
SOH	22	Stachys o. 'Humelo'	Alpine Betony	#1
GROUNDCOVERS & VINES				
CF	2	Carex flacca	Blue Sedge (20 plants)	from 10 flat
LS	38	Liriodendron spicata	Creeping Lilyturf (360 plants)	from 10 flat

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/defigured leaders, bark abrasion, sun scald, insect damage, etc are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (d.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "U.U.L.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

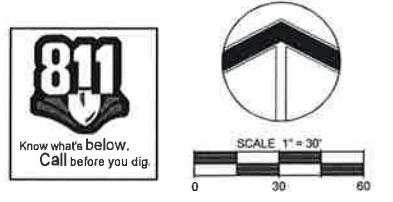
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Tree branching shall start no less than six (6) feet above pavement, measured from pavement level.

To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30") above pavement on landscape islands at the end of parking rows.

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
7,212 SY	Native Seed w/ Hydro Mulch	No Mow Fescue Seed Mix
10,834 SY	Seed w/ Hydro Mulch	Kentucky Bluegrass Seed w/ Perennial Ryegrass
988 SY	Seed w/ Straw Blanket	Kentucky Bluegrass Seed w/ Perennial Ryegrass (3" by North American Green [or equal])
280 CY	Mulch	Shredded Hardwood Bark
21 CY	Mulch	Compost (Yard Waste or Mushroom)
3 CY	Mulch	Southern Pine Bark Fines



© 2020 Ives/Ryan Group, Inc.
 The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect and/or Land Planner's service. For use solely with respect to the project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all copyright, trademark, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Ives/Ryan Group, Inc.

REVISIONS

NO.	DESCRIPTION	DATE
1 - Village Review #1		10-09-20

BREWSTER CREEK
 BARTLETT, ILLINOIS

JOHN M. RYAN
 157-000-829
 EXPIRES: 10/31/2021

IRG Ives/Ryan Group, Inc.
 1741 S. WESBROOK ROAD
 WHEATON, IL 60183
 PHONE: 630.738.0728

Landscape Architecture
 Park & Recreation Design
 Site & Community Planning

www.ivesryangroup.com

LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L1520 - 9237

DATE: 09-16-20
 SCALE: 1"=30'
 PLANNER: JMR
 DRAWN BY: RM
 CHECKED: _____

SHEET L-1

© 2020 Ives/Ryan Group, Inc. All drawings, specifications, design ideas, and other information contained herein are prepared by the Landscape Architect and/or Land Planner for this project and instruments of the Landscape Architect and/or Land Planner's service. For use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall retain all copyright, liability, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scalds Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

"No-Mow" Maintenance Program

Mowing
"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a height of four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid-June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options:

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low-growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid-June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow" lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re-grow to its normal height.

Fall Mowing: This is a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seedheads when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

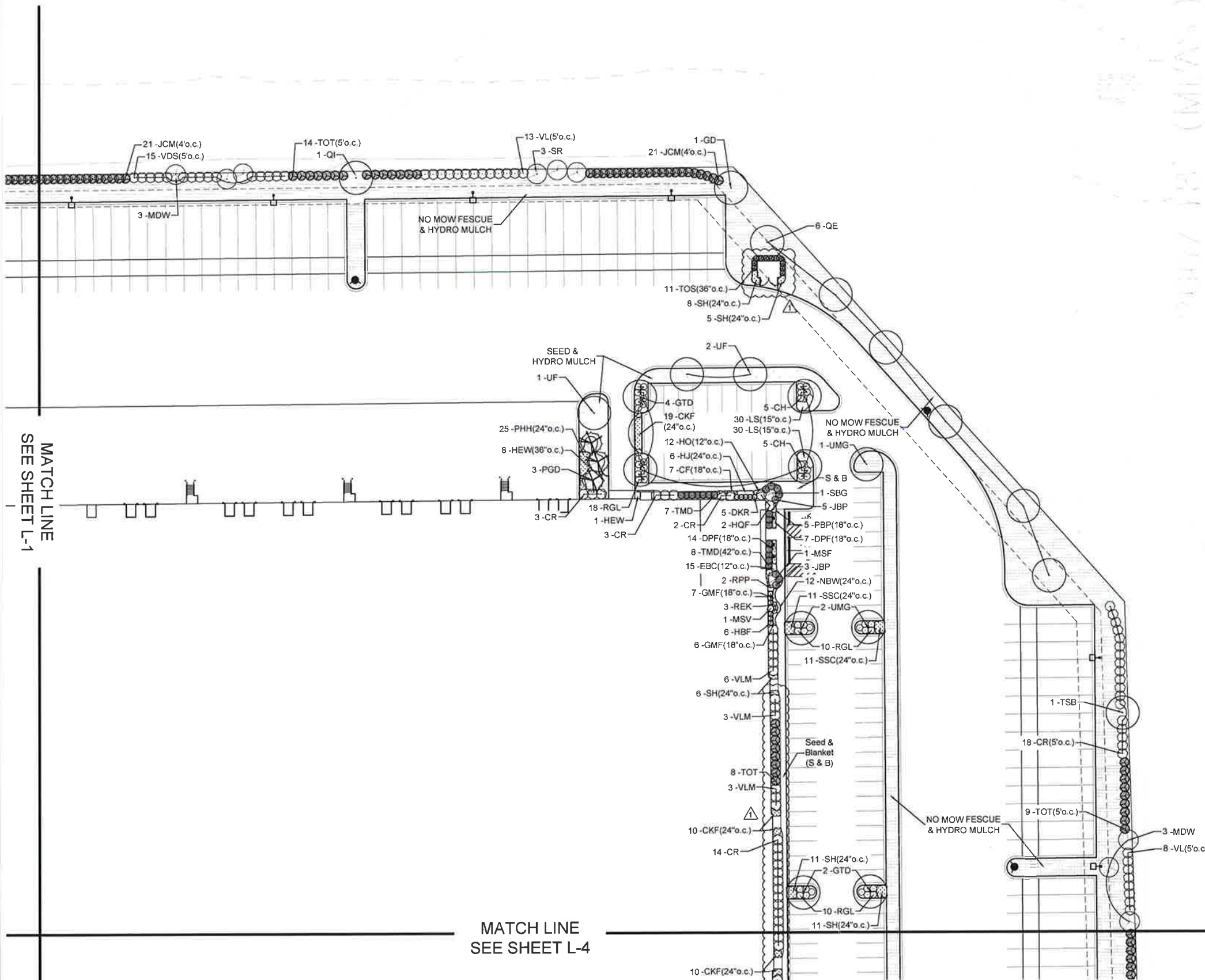
Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

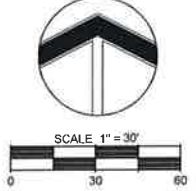
De-thatching can be accomplished using a mechanical de-thatcher or power rake, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be raked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.



MATCH LINE
SEE SHEET L-1

MATCH LINE
SEE SHEET L-4



REVISIONS

NO.	DATE	DESCRIPTION

1 - Village Review #1 10-09-20

BREWSTER CREEK
BARTLETT, ILLINOIS



IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

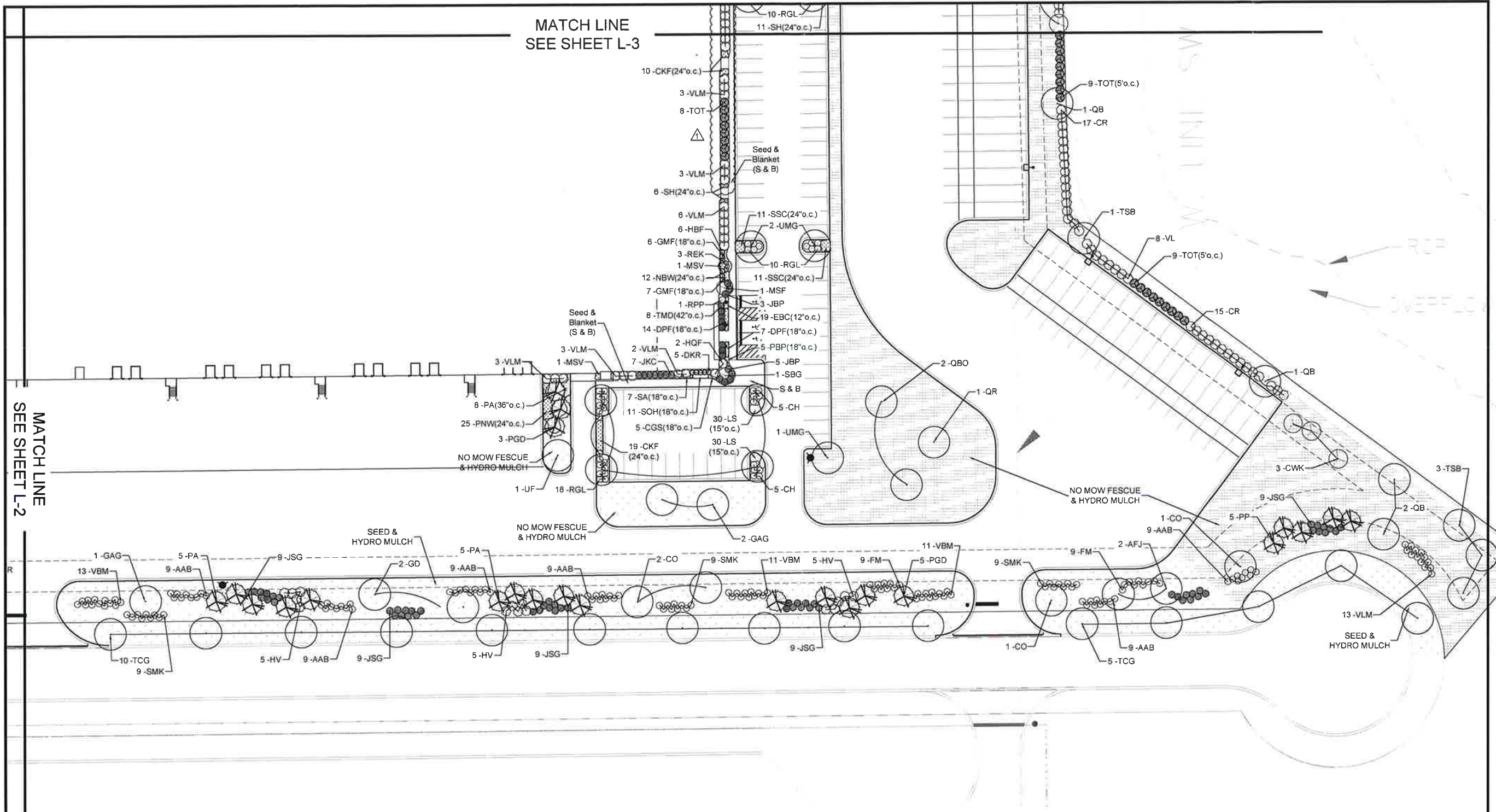
Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryangroup.com

LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L1520 - 9237

DATE: 09-16-20
SCALE: 1"=30'
PLANNER: JMR
DRAWN BY: RM
CHECKED: _____

SHEET
L-3



©2020 Ives/Ryan Group, Inc. The drawings, specifications, design ideas, and other information contained within are prepared by the Landscape Architect and/or Land Planner for the project are instruments of the service. For use solely with respect to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

No.	Description	Date

1 - Village Review #1 10-09-20

BREWSTER CREEK
BARTLETT, ILLINOIS



IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0728

Landscape Architecture
Park & Recreation Design
Site & Community Planning

www.livesryangroup.com

LANDSCAPE PLAN

PROJECT NO.: **L1520 - 9237** JOB NO.: **9237**

DATE: **09-16-20**
SCALE: **1"=30'**
PLANNER: **JMR**
DRAWN BY: **RM**
CHECKED:

SHEET **L-4**

