



VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS  
**(ZOOM MEETING)**  
AGENDA  
December 3, 2020  
7:00 P.M.

This meeting will be held virtually through “Zoom.” You may join the meeting online via <https://zoom.us/j/95850691127> or call (312) 626-6799 using **Webinar ID: 958 5069 1127**

Public comments will be accepted during the meeting or may be emailed in advance to [planningdivision@vbartlett.org](mailto:planningdivision@vbartlett.org)

- I. Roll Call
- II. Approval of the November 5, 2020 meeting minutes
- III. **(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)**  
Variation: To allow loading docks in the corner side yard  
**PUBLIC HEARING (CONTINUED FROM NOVEMBER 5, 2020 MEETING)**
- IV. **(#20-17) Brewster Creek Business Park, Lot 2A**  
Variations:
  - A. To allow loading docks in the corner side yard (south side – Jack Court)
  - B. To reduce the number of required parking spaces from 463 to 423**PUBLIC HEARING (CONTINUED FROM NOVEMBER 5, 2020 MEETING)**
- V. Old Business/New Business
- VI. Adjournment



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M. Werden called the meeting to order at 7:00 pm.

**Roll Call**

Present: M. Werden, B. Bucaro, J. Banno, C. Deveaux, G. Koziol, and M. Sarwas  
Absent: G. Papa

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

**Approval of Minutes**

A motion was made to approve the October 1, 2020 meeting minutes.

Motioned by: B. Bucaro  
Seconded by: G. Koziol

**Roll Call**

Ayes: G. Koziol, B. Bucaro, J. Banno, M. Sarwas, C. Deveaux, and M. Werden

The motion carried.



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**(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)**

Variation: To allow loading docks in the corner side yard

**PUBLIC HEARING**

**M. Werden** opened the Public Hearing portion of the meeting.

**C. Deveaux** made a motion to continue the Public Hearing until next month based upon the lack of proper notice.

**Motioned by: C. Deveaux**

**Seconded by: J. Banno**

**M. Werden** continued the Public Hearing to the next Zoning Board of Appeals meeting.

**Roll Call**

**Ayes: B. Bucaro, J. Banno, G. Koziol, M. Sarwas, C. Deveaux, and M. Werden**

**Nays: None**

**The motion carried.**



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**(#20-17) Brewster Creek Business Park, Lot 2A**

Variations:

- A. To allow loading docks in the corner side yard
- B. To reduce the number of required parking spaces from 463 to 423

**PUBLIC HEARING**

**M. Werden** opened the Public Hearing portion of the meeting.

**C. Deveaux** made a motion to continue the Public Hearing until next month based upon the lack of proper notice.

**Motioned by: M. Sarwas**

**Seconded by: G. Koziol**

**M. Werden** continued the Public Hearing to the next Zoning Board of Appeals meeting.

**Roll Call**

**Ayes: B. Bucaro, J. Banno, G. Koziol, M. Sarwas, C. Deveaux, and M. Werden**

**Nays: None**

**The motion carried.**



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**(#20-08) Bucky's on Stearns**

Variations:

- A. A 34-foot reduction from the required 60-foot corner side yard (fuel canopy-W. Stearns Rd),
- B. A 25-foot reduction from the required 60-foot front yard (fuel canopy – Route 59)
- C. To reduce the interior parkway landscape requirements (Route 59 & Stearns Rd)

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The Petitioner, **Richard McMahon** representing Buchanan Energy, 2500 Brickvale Road, Elk Grove Village, Illinois came forward and was sworn in by **M. Werden**. **R. McMahon** stated that they are located on the southwest corner of Stearns Road and Route 59 on a lot that is outside of the Home Depot Subdivision. We have a contract to purchase Lot 4 of the Home Depot Subdivision, which is currently occupied by the Sonic Restaurant. The prime reasons we are here for a variance for landscaping and the setbacks is because Lot 4 in the Home Depot Subdivision has a use restriction that prohibits the use of underground tanks. Our design is put together in such a way that the tanks, dispensers, piping, and anything that handles petroleum are on the original Bucky's lot and not on the lot that is currently occupied by Sonic on Lot 4. That is why we are not able to push the convenience store back further to give it a front yard and other interior landscaping required in the ordinance and why we are not able to put the canopy back further. The gas station lot is 33,000 square feet before IDOTs taking. The site plan shows the lot line between the Home Depot Lot 4 and our gas station lot runs north and south right in front of the convenience store and that is what is driving all of this. We are keeping the convenience store on Lot 4 and anything to do with petroleum dispensing on the Mobil lot. There is a total of 73,000 square feet when you combine both the Mobil lot and the Sonic lot together. Right now, 23,104 square feet of that is green space. We are dedicating almost 32% of the total square footage of the lots to green space, but it is all in the back. The convenience store will be on the Sonic lot. Looking at the store from behind going east on Stearns Road past the carwash and coming up to the intersection on Route 59, you will recall that there is a driveway into the Home Depot Subdivision that goes around and the convenience store would be where the Sonic is now. We could not build the large store because it would not fit. We are using our smaller prototype, which is still not small by industry standards. It is 4,700 square feet. It will be a very nice convenience store. It has doors on the front and the back. We have additional parking on the back and eventually, when we get around to having standard EV charging stations and vehicles that can charge quickly, we think we will probably put EV charging stations in the back. Because of the size of the store, it has the capability of being modified later when we get EV charging stations where people can do something else in the convenience store and sit for 20 minutes while their car charges. That is one of the things we are thinking about for the future when we start moving away from petroleum-based automobiles and transportation. The canopy posts are clad with the same material that the building is done with. **B. Bucaro** I think it is a very nice-looking building and certainly an improvement from what is there now. As you indicated, there are some unique circumstances that you are working around. I think it is a good plan. **C. Deveaux** will there be a car wash? **R. McMahon** no. It is prohibited because there is



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already a carwash at the Home Depot shopping center. There is a restrictive covenant that protects them from having competition. **G. Koziol** asked, have you done parking on both sides before? **R. McMahan** we have done that once before in Omaha and we are planning to do it again in Lisle. **G. Koziol** your comment about possible charging stations in the future, I think you looking forward is fascinating and a good thing to have. It would be quite a feather in your cap to say that you have these charging stations. **R. McMahan** we think it would also be a plus for Bartlett to be known as moving toward EV vehicles. We want it to be available in the future. It will create a major shake-out in our industry because if you have to sit for 20 minutes while your car is being charged that eliminates about 90 existing petroleum stations right now from use because what are those folks going to do in a small store? In a larger store, we can reconfigure the inside with tables for a library or coffee shop where people can sit for 20 minutes and conduct business while they are getting charged. **G. Koziol** this would be a win-win for the consumer and for Bucky's. **R. McMahan** yes, we believe so. **M. Werden** this is very innovative and essentially makes the whole concept a lot smaller than a lot of your other stations. **R. McMahan** we do have two types in the Chicago area, the one we are showing here and the larger one. **M. Werden** what kind of signage will there be on Route 59. **R. McMahan** we are proposing a monument sign with landscaping around it. **G. Koziol** the landscape plan only shows one tree along Route 59. Is there a reason for that? **R. McMahan** there are several reasons. There is a hardship put upon us with IDOTs taking, constraints of the lot lines, and the driveway areas between the curbs and the dispensers. Originally, we had proposed no trees and then worked with Staff to add one. We would have conflicts with visibility and utilities if we were to put in more trees. We are not changing any of the Home Depot driveways that go between Sonic and ourselves or the shopping center and this new strip center. Those are all staying untouched. **M. Sarwas** I can see that you really would not have room for more trees on that side. **R. McMahan** there are currently deciduous shrubs and evergreens. We plan on keeping all of the deciduous shrubs, removing the evergreens and replacing them with feather grass. The idea being that the evergreens have gotten overgrown since they have been put in and if we were to cut them back, they would look stumpy. I have carefully looked at those evergreens and I just feel they need to go because they will not look very good. They have not been trimmed since they have been put in and we would like to have something new. **M. Werden** what are the small black markings on the far-right corner on the landscape drawing? **R. McMahan** those would be ornamental grasses. **C. Deveaux** do you know how long it will take for the project to be complete? **R. McMahan** we would begin in the spring, probably April, and can have it completed in four months. We might get it done sooner. I am advocating to the people in Omaha that they consider raising the Sonic and keeping the gas station running because of the difference in the lot lines. That way they could get a head start on building the building while we are still working the gas station and then take out the gas station and tanks. We certainly want to get this done as quickly as possible. **C. Deveaux** the less disruption in that intersection the better. **R. McMahan** we certainly do not want to buy the Sonic and then have it just sit there. That is not how we grew. **B. Bucaro** is there a sidewalk all around the site? **R. McMahan** yes. **M. Werden** I like the large amount of green space and open space.

**M. Werden** opened the Public Hearing portion of the meeting. No one came forward.

**C. Deveaux** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#20-08) Bucky's on Stearns** variations for a 34-foot reduction from the required 60-foot corner side yard (fuel canopy-W. Stearns Rd), a 25-foot reduction from the required 60-foot front yard



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(fuel canopy – Route 59) and to reduce the interior parkway landscape requirements (Route 59 & Stearns Rd) subject to the conditions and Findings of Fact outlined in the Staff report.

**Motioned by: C. Deveaux**

**Seconded by: J. Banno**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: J. Banno, B. Bucaro, G. Koziol, M. Sarwas, C. Deveaux, and M. Werden**

**Nays: None**

**The motion carried.**



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**Old Business/ New Business**

**M. Werden** will we have a meeting next month. **K. Stone** yes. **R. Grill** introduced Devin Kamperschroer as the new Associate Planner. We just reviewed building plans for the Wheaton Eye Clinic that might be coming to one of the bank buildings in the Home Depot Subdivision. **M. Werden** that's good. Culver's is coming along. **R. Grill** yes, they plan to be open to the public the first week of January.

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

**Motioned by: G. Koziol**

**Seconded by: C. Deveaux**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:25 pm.**



**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**20-183**

DATE: November 19, 2020  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Village Planner *KJ*  
RE: **(#20-02) Rana Cold Storage**

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**PETITIONER**

Rana Meal Solutions

**SUBJECT SITE**

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

**REQUEST**

Variation – to allow loading docks in the corner side yard

At the **November 5, 2020** Zoning Board of Appeals meeting and public hearing, Staff was informed that the Petitioner had not mailed the required public hearing notice to the surrounding property owners. The Zoning Board of Appeals continued the public hearing to their December 3, 2020 meeting. On November 18, 2020, the public hearing notice was updated and republished in the paper, signs were reposted on the property and the Petitioner completed the mailing as required.

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Industrial</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
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. *The Plan Commission reviewed the petitioner's request for a Site Plan Amendment and recommended approval at their November 12, 2020 meeting.*
4. The Petitioner is also requesting a **Variation** to allow loading docks in the corner side yard (along Brewster Creek Blvd.).
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. *According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for the variation are based

are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, meets all the conditions enumerated above.

2. Background information is attached for your review.



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:** Don DeLora

**Date:** 1/29/2020

**(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): \_\_\_\_\_
  - 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  
2610 LAKE COOK RD  
RIVERWOODS, IL 60015

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FINDINGS OF FACT FOR VARIATIONS**

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

DUE TO USDA REGULATIONS RAW MATERIALS AND FINISHED GOODS CANNOT BE DELIVERED FROM THE SAME AREA. RAW MATERIALS ARRIVE AT THE BUILDING ON THE NORTH. THE PROPOSED DOCKS ON THE SOUTH IN THE FRONT YARD WOULD BE FOR SHIPPING FINISHED GOODS. SHIPPING OF FINISHED GOODS CANNOT BE LOCATED ON THE EAST DUE TO THE LOCATION OF THE FREEZER AND CONSTRAINTS OF THE BUILDING SIZE.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

THE ORIENTATION OF THE BUILDING IS PARALLEL WITH BREWSTER CREEK BOULEVARD AND THE EXISTING DOCKS HAVE BEEN DESIGNED ON TWO ADJACENT SIDES OF THE BUILDING. TYPICAL LARGER WAREHOUSE FACILITIES ARE DESIGNED FOR DOCKS ON OPPOSITE SIDES OF THE BUILDING. THE EXISTING 1315 BREWSTER CREEK BOULEVARD BUILDING ACROSS FROM OUR PROPERTY HAS DOCKS THAT FACE THE BOULEVARD AS WELL AS 1350 MUNGER ROAD WITHIN THE BUSINESS PARK.

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

THE DECISION TO PROVIDE DOCKS ON THE SOUTH SIDE OF THE BUILDING IN THE FRONT YARD IS BASED ON USDA OPERATIONAL CONCERNS.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

THE EXISTING BUILDING AND PROPERTY IS A PRE-EXISTING CONDITION.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

THE 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.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

THE PROPOSED DOCK LOCATION IS AT THE MIDDLE OF THE EXISTING BUILDING AWAY FROM ADJACENT PROPERTIES AND NEW LANDSCAPING IS PROVIDED BETWEEN THE NEW ACCESS DRIVE AND EXISTING BREWSTER CREEK BOULEVARD.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

THE EXISTING 1315 BREWSTER CREEK BOULEVARD BUILDING ACROSS FROM OUR PROPERTY HAS DOCKS THAT FACE THE BOULEVARD AS WELL AS 1350 MUNGER ROAD WITHIN THE BUSINESS PARK.



**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

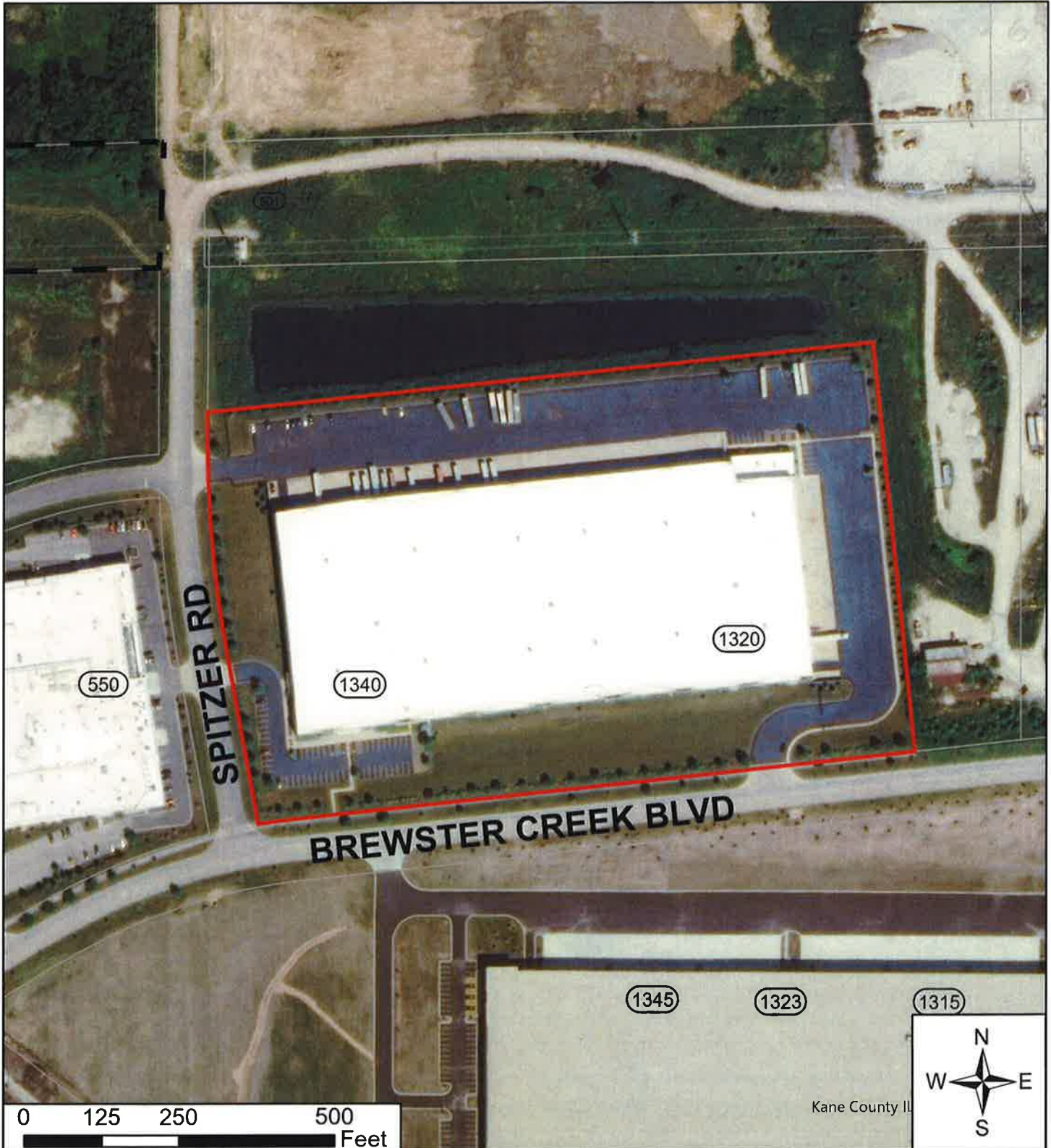
EMAIL: rderosa@grecoandsons.com

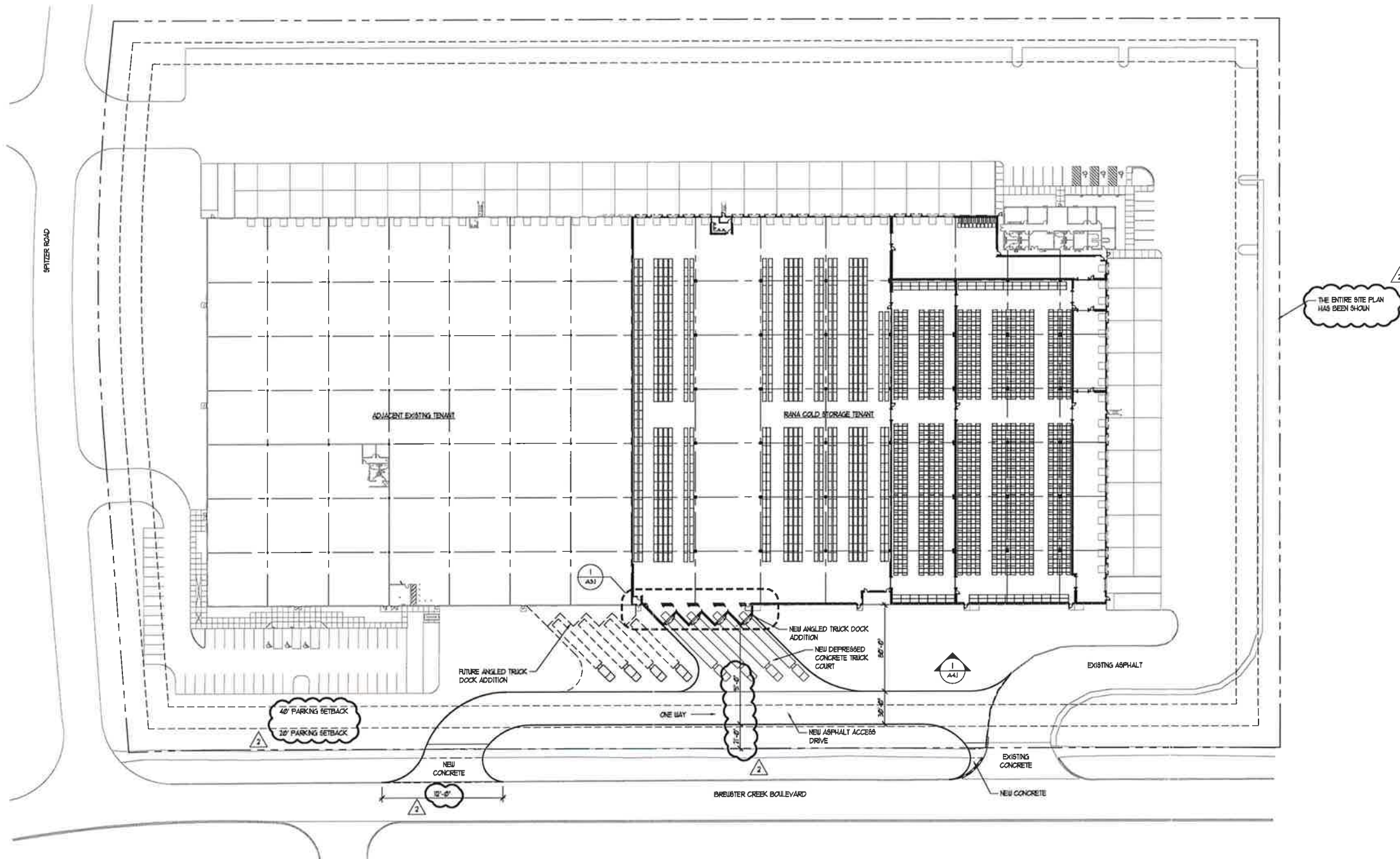
SIGNATURE: Ron DeRosa

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  
A11 1" = 50'-0"



2610 Lake Cook Road Suite 280 Rosemead, IL 60015 Ph: (847) 940-0300 www.pdar.com	
<b>Partners in Design</b> <b>ARCHITECTS</b>	
PROJECT NO:	2019161
DRAWN BY:	CTS
CHECKED BY:	UHB
DATE:	08.27.20
SHEET NO.:	A1.1

RANA COLD STORAGE DOCK ADDITION  
 1320 Brewster Creek Parkway, Bartlett, IL  
 SITE PLAN

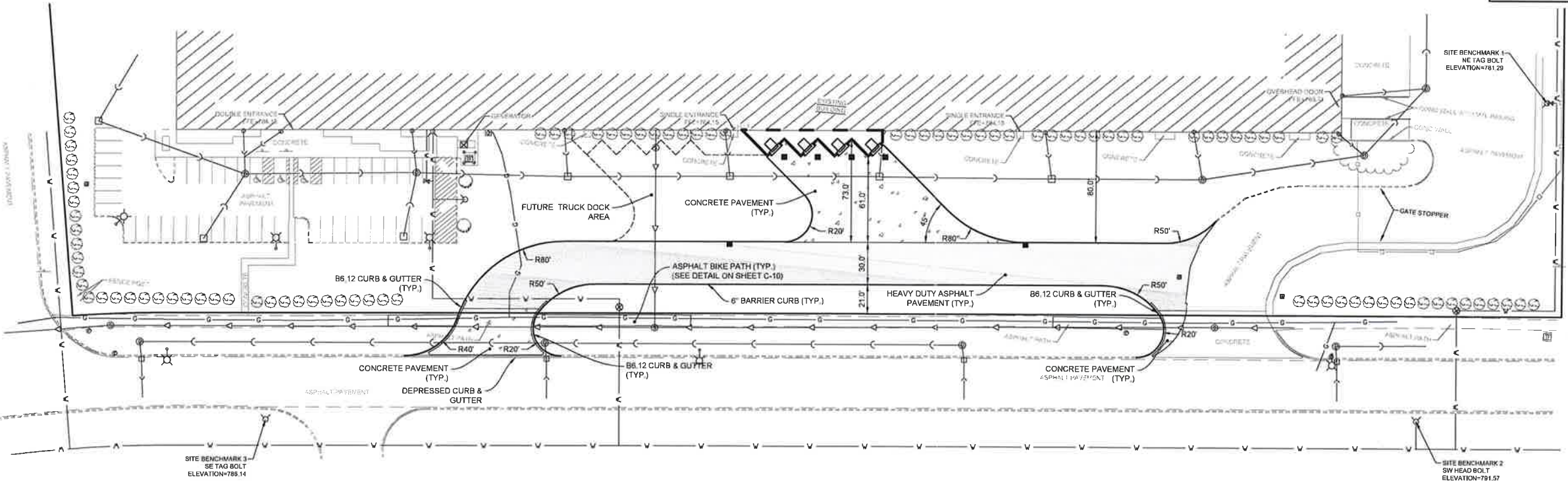
DATE: 11/22/19 11:44 AM - 3. Technical Review: [redacted] - Engineering: [redacted] - Site Dimensional & Paving: [redacted] - These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Pinnacle Engineering Group, LLC.

www.pinnacle-engr.com

- ### 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 (ie. 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 RAMP 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 W.W.F. 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



**PLAN | DESIGN | DELIVER**  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO OFFICE:  
1051 E. MAIN ST. | SUITE 217  
EAST GRINDER, IL 60138  
(847) 333-5300

## TRUCK DOCK & ACCESS IMPROVEMENTS

### 1340 BREWSTER CREEK BOULEVARD

BARTLETT, IL

REVISIONS	
1	PER VILLAGE REVIEW 8/31/20

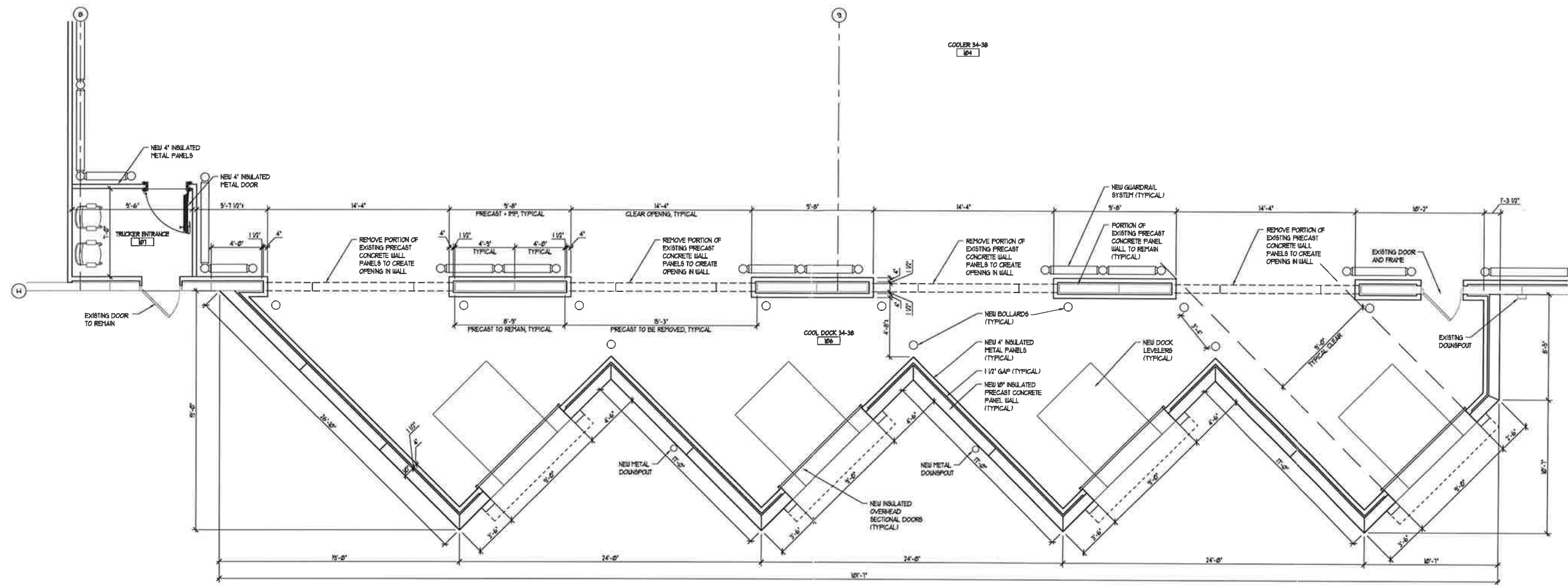
**SITE DIMENSIONAL & PAVING PLAN**

GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'

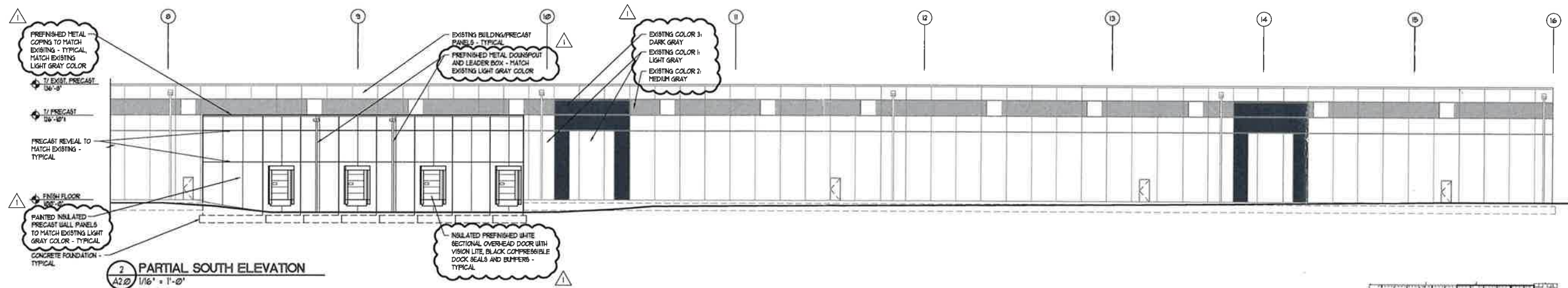
PROJECT NO: 1821-001  
FIG. NO: 001  
START DATE: 11/22/19  
SCALE: 1"=80'

SHEET  
**C-4**  
OF  
**C-10**

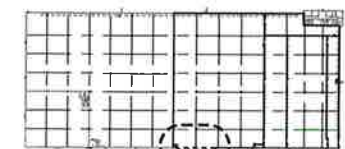
SITE DIMENSIONAL & PAVING PLAN



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

REVISIONS  
 1. REVISION COMMENTS 02/20/20

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

2610 Lake Cook Road  
 Suite 200  
 Bensenville, IL 60015  
 Ph: (847) 940-0300  
 www.pdarchitect.com

**Partners in Design**  
 ARCHITECTS

PROJECT NO:  
 2019167  
 DRAWN BY: CTS/KJP  
 CHECKED BY: UHB  
 DATE: 12.19.19  
 SHEET NO.:

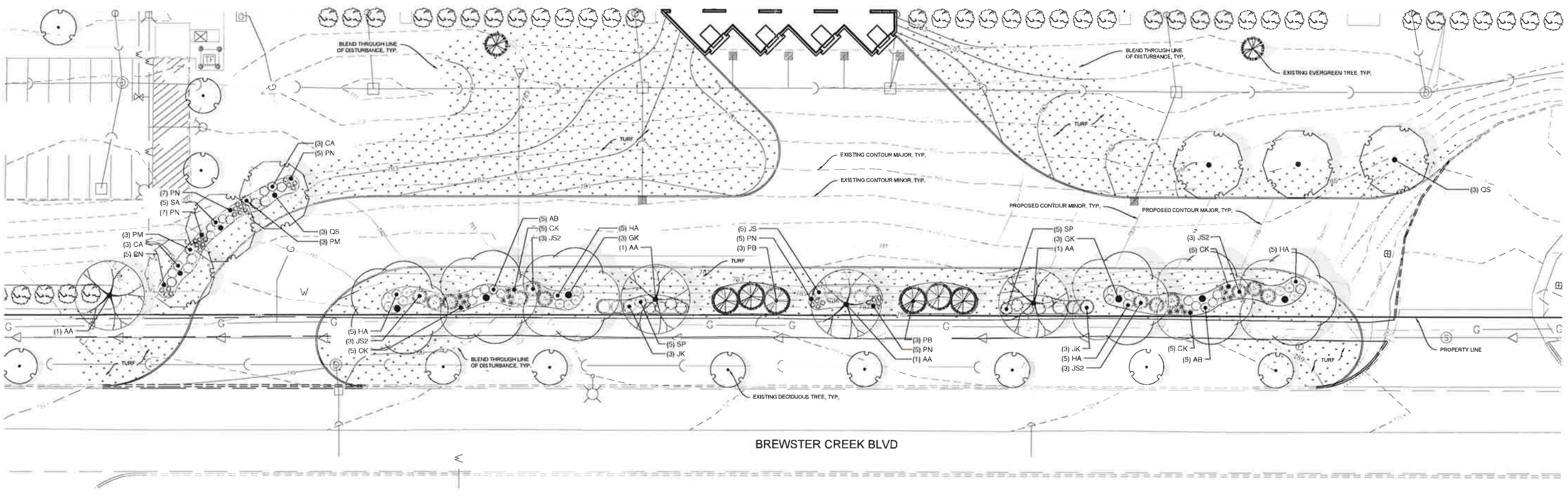
**A2.0**

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

**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	Gymnocodium dioica	Kentucky Coffee Tree	2.5" Cal.	6	60' T x 45' W
OS	Quercus x schubertii	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" HL	6	30' T x 15' W
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AB	Arctostaphylos 'Brilliantissima'	Brilliant Red Chokeberry	2" HL	10	7' T x 4' W
CA	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2" HL	6	4' T x 4' W
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	2" HL	20	4' T x 5' W
SA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2" HL	5	3' T x 4' W
SP	Syringa mayani 'Palibin'	Dwarf Korean Lilac	2" HL	10	4' T x 5' W
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
JK	Juniperus chinensis 'Kallay Compact'	Kallay Compact Pfitzer Juniper	2" HL	6	3' T x 7' W
JS2	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2" HL	12	5' T x 7' W
JS	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5" HL	5	16' T x 8' W
PM	Pinus mugo pumilio	Dwarf Mugo Pine	2" HL	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		




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 (847) 551-5300  
 CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217  
 EAST DUNDEE, IL 60118  
 (847) 551-5300

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

REVISIONS	
1	PER VILLAGE REVIEW 8/31/20

**LANDSCAPE PLAN**  
 SHEET **L-2** OF **L-3**  
 PRELIMINARY  
 SCALE: 1" = 20'  
 DATE: 11/22/19  
 PROJECT: 1821.00-11

LANDSCAPE PLAN

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**20-184**

DATE: November 19, 2020  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Village Planner   
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**

Variations:

- To allow loading docks in the corner side yard (south side – Jack Court),
- To reduce the number of required parking spaces from 463 to 423

At the **November 5, 2020** Zoning Board of Appeals meeting and public hearing, Staff was informed that the Petitioner had not mailed the required public hearing notice to the surrounding property owners. The Zoning Board of Appeals continued the public hearing to their December 3, 2020 meeting. On November 18, 2020, the public hearing notice was updated and republished in the paper, signs were reposted on the property and the Petitioner completed the mailing as required.

**EXISTING AND PROPOSED CONDITIONS**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
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. *The Plan Commission reviewed the petitioner's request for Site Plan Review and recommended approval at their November 12, 2020 meeting.*
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.
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. *According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for the variations are based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
  - C. That the purpose of the variations is not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - F. That the proposed variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  - G. That the granting of the variances requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, meets all the conditions enumerated above.

2. Background information is attached for your review.



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):<br><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)

**Acres:** 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, brierger@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 VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Loading in Front Yard: The site fronts on two streets, Spitzer Road and Jack Court. Spitzer Road is a thru street and Jack Court is a cul-de-sac. No loading is proposed on the west side fronting Spitzer Road. The market has shown that a double loaded building is appropriate for this site and loading docks is proposed on the south side.

Parking Reduction: 463 stalls are required based on code. 423 stalls are proposed to be constructed as part of this development. This amount is sufficient for this development and the warehouse use expected.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Loading in Front Yard: The loading docks will face south to a similarly configured building on the other side of Jack Court.

Parking Reduction: The proposed use of this building does not demand the amount of parking which is required in the ordinance. On similar projects the parking shown is sufficient to meet the need of the potential tenant.

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

Loading in Front Yard: To provide a functional building on this property, a double loaded building is critical.

Parking Reduction: The developer is confident that sufficient parking is provided with the development. The development is providing 91% of the code requirements.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The loading and parking requirements for the I-2 EDA zoning district set forth by the provisions of this Title are the cause of the alleged difficulty.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

Loading in Front Yard: The loading in the front yard will not be detrimental to the public welfare or injurious to other property improvements in the neighborhoods. The building directly across Jack Court to the south has a similar configuration.

Parking Reduction: The granting of the requested parking variation will not be detrimental to the public welfare nor will it be injurious to other property or improvements in neighboring area. Sufficient parking for the development is being provided.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The granting of the proposed loading and parking variances will not impair the above listed items.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The granting of the proposed loading and parking variances will not confer the application any special privilege that is denied by the provisions of this Title to other lands, structures, or buildings in the same district.

**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: 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 Cowor Commercial

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

PHONE NUMBER: (847) 217-6551

EMAIL: BQUIGLEY@COWOR.COM

SIGNATURE: 

DATE: OCT 13, 2020

# LOCATION MAP

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

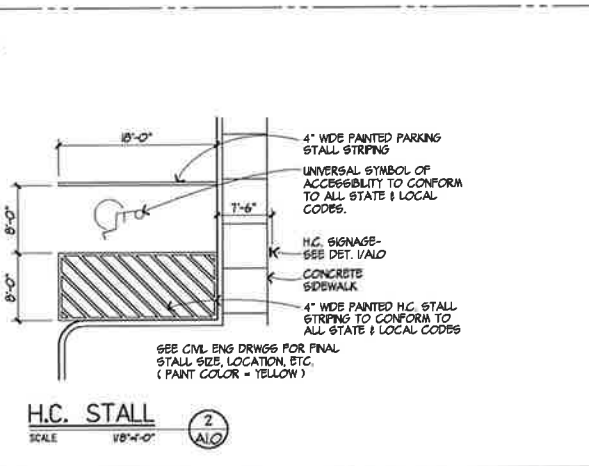
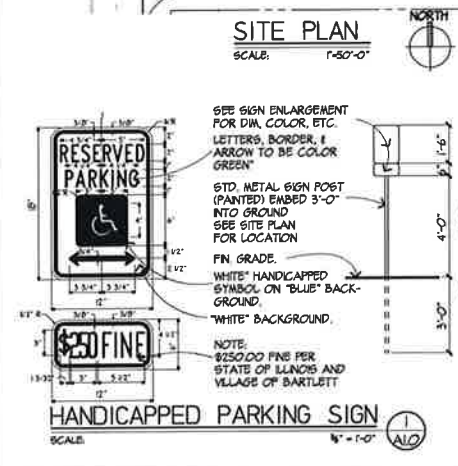
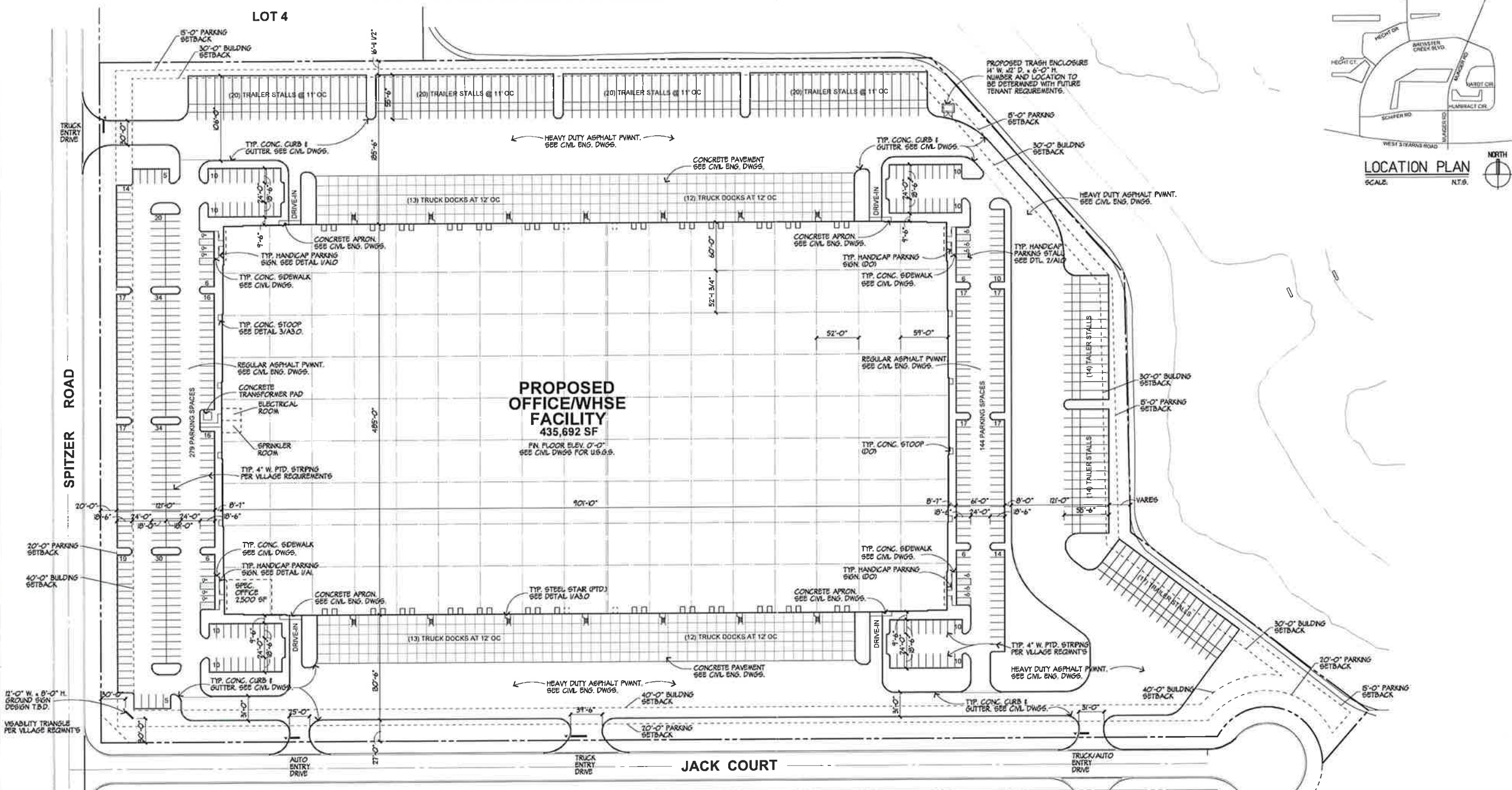




# BUILDING 1

## 435,692 SF SPECULATIVE OFFICE/WAREHOUSE

### BREWSTER CREEK BUSINESS CENTER, BARTLETT ILLINOIS



**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 (IBC) AMENDMENTS, 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) AMENDMENTS, 2012 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS, 2014 ILLINOIS STATE PLUMBING CODE (ISPC) AMENDMENTS, 2014 NATIONAL ELECTRIC CODE (NEC) AMENDMENTS, 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AMENDMENTS OR ANSI/ASHRAE/IES STANDARD 90.1-2010 AMENDMENTS, 2012 INTERNATIONAL FIRE CODE (IFC) AMENDMENTS, 2012 INTERNATIONAL FUEL GAS CODE (IFGC) 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 AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY.

PATRICK C. HARRIS

**CONSTRUCTION DATA**

BUILDING CODE: BBC ORDINANCE 2014-16-BC 2012  
 ZONING: 1-2 BDA ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT  
 CONSTRUCTION TYPE: TYPE 2B-UNPROTECTED NON-COMBUSTIBLE UN-LIMITED AREA  
 OCCUPANCY TYPE: "B" BUSINESS (ACCESSORY TO MAJOR USE) STATE OF ILLINOIS ACCESSIBILITY STANDARDS  
 HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER APRIL, 1997 STATE OF ILLINOIS ACCESSIBILITY STANDARDS  
 FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH 5% R.F. 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 G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

**SITE DATA**

SITE AREA (1-24.84 ACRES)	108,978 SF
GREENSPACE (5% REQ'D)	5,449 SF
FLOOR AREA RATIO	435,692 / 108,978 (4.00) = 4.00
<b>BUILDING AREA</b>	
OFFICE	10,000 SF
WAREHOUSE AREA	425,692 SF
ELECTRICAL/PUMP ROOM	- SF
TOTAL BUILDING	435,692 SF
<b>PARKING - PER 1-2 "EDA" ZONING</b>	
OFFICE (1/25 SP)	37 STALLS
WAREHOUSE (1/100 SP)	426 STALLS
TOTAL REQUIRED	463 STALLS
PARKING PROVIDED (948)	41 STALLS
ACCESSIBLE STALLS	16 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.**  
401 HARBOR VIEW, FORT LAUDERDALE, FL 33309-1105  
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**BUILDING 1**  
BREWSTER CREEK BUSINESS CENTER  
BARTLETT, ILLINOIS

NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY

01-18-2020  
01-18-2020  
01-30-2020  
01-30-2020  
DESIGN/PERMIT  
DESIGN/PERMIT  
DESIGN/PERMIT  
DESIGN/PERMIT  
REVISIONS PER VILLAGE COMMENTS

PROJECT NO. 220221  
DRAWN BY: GL  
DATABASE: 220221ADB

SHEET NO. **A1.0**



CONCEPTUAL ARCHITECTURAL RENDERING

**BREWSTER CREEK BUSINESS CENTER**

BARTLETT, IL

**McSHANE**  
CONSTRUCTION  
C O M P A N Y

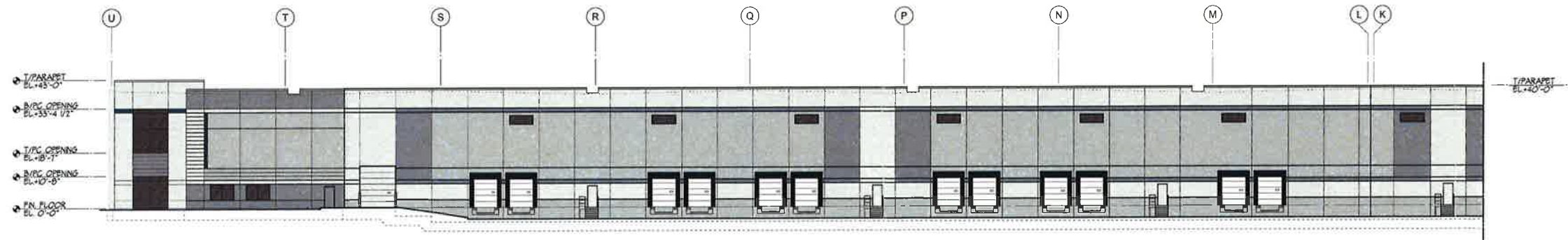
**CONOR**  
COMMERCIAL REAL ESTATE



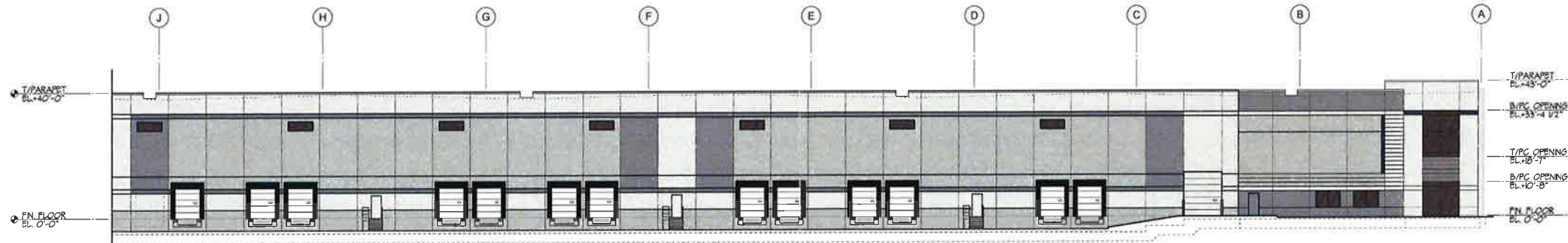
**HARRIS ARCHITECTS, INC.**

[WWW.HARRISARCHITECTS.COM](http://WWW.HARRISARCHITECTS.COM)

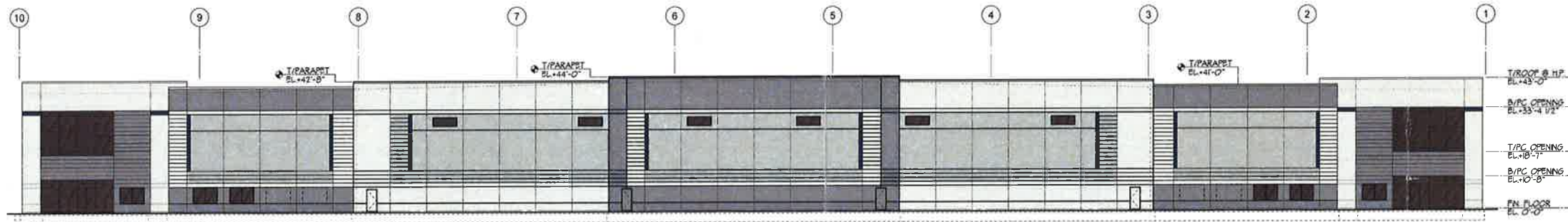
847.303.1155



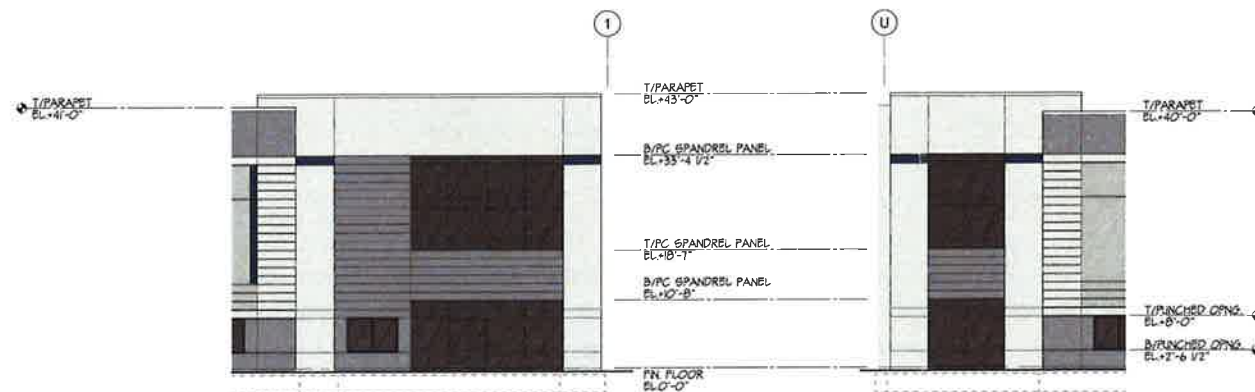
PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



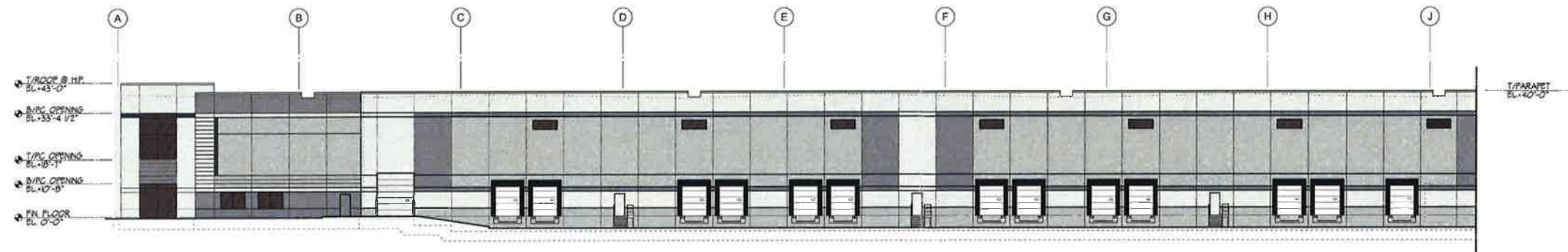
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



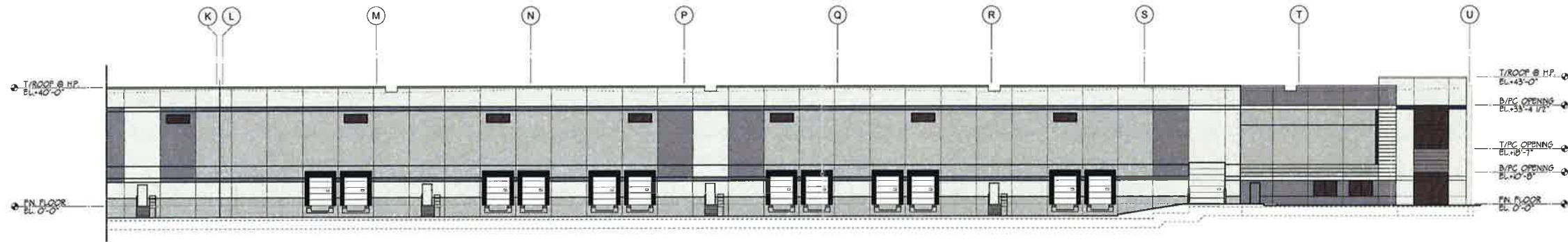
ENLARGED ENTRY STOREFRONT  
SCALE: 3/32" = 1'-0"

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

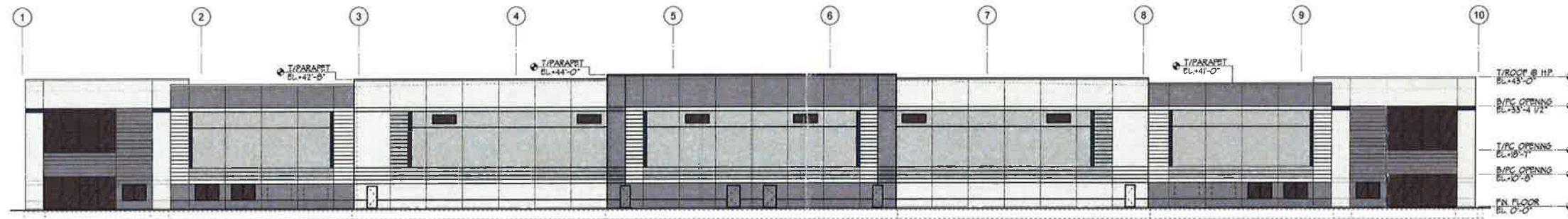
COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS GG TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	7070 - SITE WHITE SHERWIN WILLIAMS
	7072 - ONLINE SHERWIN WILLIAMS
	7074 - SOFTWARE SHERWIN WILLIAMS
	6244 - NAVAL SHERWIN WILLIAMS
FASCIA & GRAVEL 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 - SHERWIN WILLIAMS DOOR -	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	
PPE BOLLARDS SAFETY YELLOW	



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

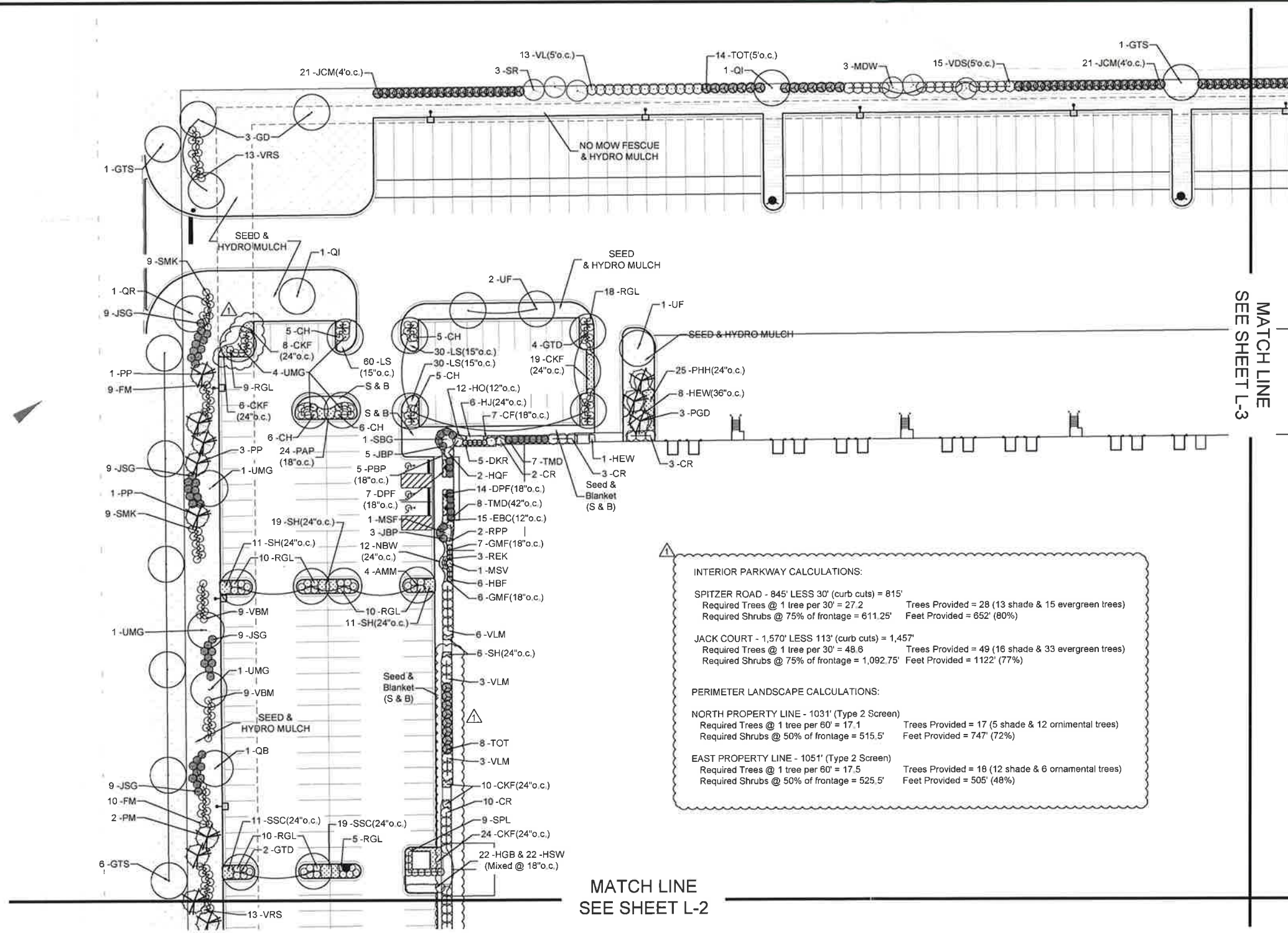


PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. GC 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. HTL. DOORS/FRAMES FRAME - DOOR -
	OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE
	PPE BOLLARDS SAFETY YELLOW



PLANT LIST table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Lists various trees like Acer, Quercus, and Picea.

Table listing shrubs and roses, including species like Aronia, Cornus, and Rosa.

Table listing ornamental grasses and perennials, including Calamagrostis, Panicum, and Coreopsis.

Table listing groundcovers and vines, including Carex and Linum.

MATERIAL & LABOR LIST table with columns: QTY, ITEM, DESCRIPTION. Lists items like Naive Seed w/ Hydro Mulch and Kentucky Bluegrass Blend.

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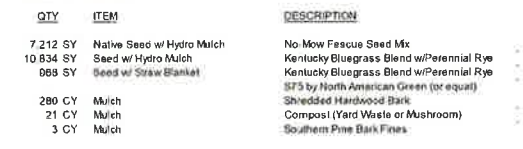
REVISIONS table with columns for revision number and description.

BREWSTER CREEK BARTLETT, ILLINOIS

Professional seal for JAMES M. RYAN, Landscape Architect, State of Illinois, No. 037-000328. Includes expiration date 10/31/2021.

IRG Ives/Ryan Group, Inc. 1741 S. WIEBROOK ROAD, WHEATON, IL, 60189. Phone: 630.738.0726. Landscape Architecture Park & Recreation Design Site & Community Planning www.ivesryangroup.com

LANDSCAPE PLAN SHEET L-1. PROJECT NO.: L1520 - 9237. JOB NO.: DATE: 09-16-20. SCALE: 1"=30'. PLANNER: JMR. DRAWN BY: RM. CHECKED: SHEET L-1



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.

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.



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**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%
Scadlis 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.

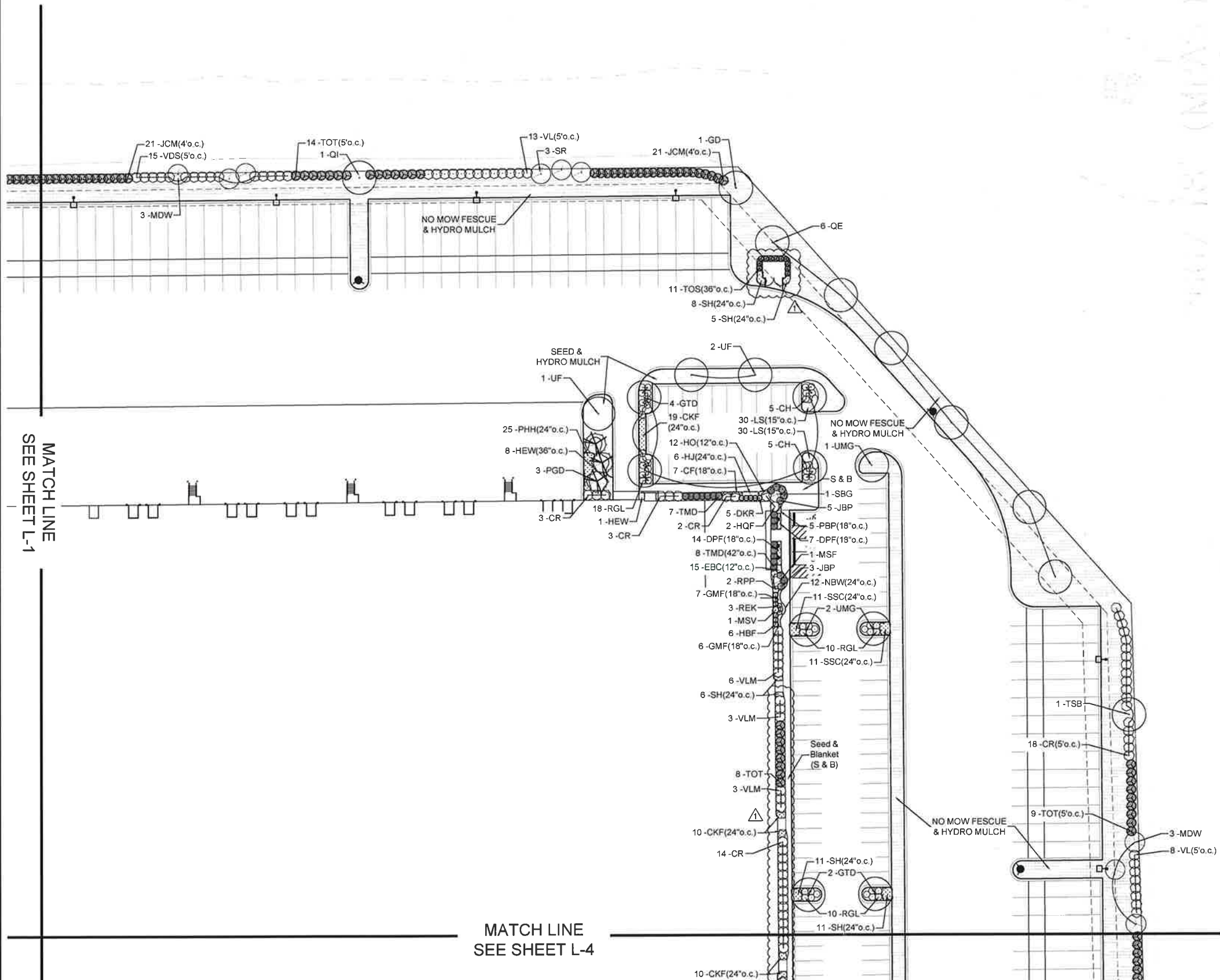
**Regular Mowing:** For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third 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.

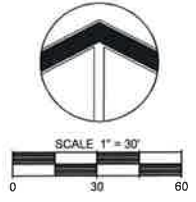
De-thatching can be accomplished using a mechanical de-thatcher or power rake, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some 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.	DESCRIPTION

1 - Village Review #1 10-09-20

**BREWSTER CREEK**  
 BARTLETT, ILLINOIS



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**LANDSCAPE PLAN**

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

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

SHEET **L-3**

