VILLAGE OF BARTLETT COMMITTEE AGENDA DECEMBER 15, 2020

BUILDING & ZONING, CHAIRMAN REINKE

1. Brewster Creek Business Park, Lot 2A (Cook County), Site Plan Review & Variations

FINANCE & GOLF, CHAIRMAN DEYNE

2. 2020-21 Six Month Budget Review



Agenda Item Executive Summary

Item N	Name	Variations	or Board	Committee
BUDG	ET IM	PACT		TEST SECTIONS
Amoun	ıt: N	I/A	Budgeted	N/A
List wl fund	nat N	T/A		
EXECU	UTIVE	SUMMARY		
on 24.8	8 acres	r is requesting a Site Plan Review for a proposed 435, (Lot 2A) in the Cook County portion of the Brewster (h the potential for four (4) tenant spaces, each contain	Creek Busines:	s Park. The building is
	panels.	44-ft tall building would be constructed with insulated, pre- The color palette proposed will consist primarily of varying		
to allow	v loadin	is requesting Variations for a reduction in the required number docks in the corner side yard (Jack Court). Landscaping, in blantings along Jack Ct. will provide screening of this loading	ncluding evergr	een trees, and the required
One (1) (south)		at is proposed along Spitzer Road (west property line) and the y line).	ree (3) are prop	osed along Jack Court
meetin	g. The	nmission reviewed the Petitioner's request for a Site P. Plan Commission recommended <u>approval</u> of the Site I tlined in the Staff Report.		
public	hearing	Board of Appeals reviewed the Petitioner's Variation g at their meeting on December 3, 2020. The Zoning Board ons based upon the Findings of Fact outlined in the Sta	ard of Appeals	
ATTAC	СНМЕ	NTS (PLEASE LIST)		
		finutes from the PC and ZBA meetings, Applicant Covor Renderings and Color Elevations, and Landscape P		plication, Location Map,
ACTIC	N REQ	QUESTED		
	For D	iscussion only- To review and forward to the Village Boa	rd for a final vo	ote
	Resol	ution		
	Ordin	ance		
	Motio	n		
Staff:	Ro	berta Grill, Planning & Dev. Services Director	Date:	12/4/2020

PLANNING & DEVELOPMENT SERVICES MEMORANDUM 20-192

DATE: December 4, 2020

TO: Paula Schumacher, Village Administrator

FROM: Roberta B. Grill, Planning & Dev Services Director

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

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

EXISTING AND PROPOSED CONDITIONS

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

DISCUSSION

- 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.

- 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. The Staff recommends approval of the Petitioner's request 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):
 - 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.
- The Plan Commission reviewed the Petitioner's request for a Site Plan Review
 at their November 12, 2020. The Plan Commission recommended <u>approval</u> of
 the Site Plan subject to the conditions and Findings of Fact recommended
 above by the Staff.
- 3. The Zoning Board of Appeals reviewed the Petitioner's variation requests and conducted the requisite public hearing on December 3, 2020. The Zoning Board of Appeals recommended <u>approval</u> based upon the following Findings of Fact:
 - 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.

PDS Memo 20-192 December 4, 2020 Page 4

- 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.
- 4. The minutes of the Zoning Board of Appeals and Plan Commission meetings and background materials are attached for your review and consideration.

kms/attachments x:\comdev\mem2020\192_bcbp lot 2 (cook)_vbc.docx



Village of Bartlett Plan Commission Minutes November 12, 2020

(#20-17) Brewster Creek Business Park, Lot 2A Site Plan Review

D. Gunsteen is included in this discussion.

K. Stone 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 building is designed with the potential for four (4) tenant spaces, each containing a 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. The proposed building would be 44 feet tall and be constructed with insulated, pre-cast concrete panels. The color palette proposed will consist primarily of varying shades of white and gray with blue color accents. The Site Plan identifies 50 exterior docks, 25 on the north side and 25 on the south side of the building. As with the previous case that we had with Rana, they are proposing loading docks in what is considered the corner side yard along Jack Court. They are also requesting a variation to allow a reduction in the number of parking spaces. Those two variation requests will be reviewed by the Zoning Board of Appeals at their December 3, 2020 meeting. The Petitioner is proposing one curb cut along Spitzer Road and three along Jack Court. The easternmost curb cut along Jack Court has been moved by the Petitioner so that it does align with the existing curb cut for the property to the south. The site plan identifies 125 truck trailer stalls for additional parking along the east and north property lines. Staff is currently reviewing the Photometric and Landscape Plans. Staff does recommend approval of the Petitioner's requests for a Site Plan subject to the conditions and Findings of Fact in your Staff report.

J. Lemberg asked if the Petitioner was present. The Petitioner was not present.

T. Ridenour can we discuss the parking variation requirement versus what the Petitioner is proposing? K. Stone the Petitioner is requesting a variation to reduce the number of parking spaces by 40. They originally showed landbank parking in the middle of the loading areas, which Staff was not supportive of. We asked them to remove those spaces. We did not think it was safe circulation to have parking in the center of loading areas. T. Ridenour are we having a problem in the business park with excess parking on the street? K. Stone the buildings that we have had parking problems with have not been warehouse facilities. It has been more where there is food processing. This is going from 463 spaces as is required to 424 spaces. D. Gunsteen off of Spitzer Road it shows a truck entrance drive at 30 feet. Is that wide enough and is that approach large enough to accept trucks in and out? Are we limiting the trucks in or out, or is that a full access point? K. Stone Spitzer Road is to be full access. D. Gunsteen is there going to be congestion with the trucks and the cars going out the same approach? K. Stone the Petitioner did not want to have passenger vehicles using that approach. That was only going to be for trucks. D. Gunsteen auto is strictly off of Jack Court? K. Stone correct. D. Gunsteen is there a reason it is open on the top? K. Stone it is for emergency access. They like to have full access. D. Gunsteen at the rear of the property where the angle is, on the 30-foot setback, it looks like a tight area to accommodate trucks going in and out. It seems like where the concrete island sticks out it is pretty tight. K. Stone that is something we could probably approach the Petitioner with. It does exceed the width requirement for landscape islands at that location. D. Gunsteen I think a little adjustment would save the trucks from going up over the curb. I think we need to put a "No Parking Overnight" sign on



Village of Bartlett Plan Commission Minutes November 12, 2020

Jack Court as we continue to see these buildings going up. I have seen trucks parked on some of the side streets. R. Grill there are "No Parking" signs and the police can write a ticket for that. D. Gunsteen would the trucks circulate off of Spitzer Road and then come on to Jack Court? I think the large island that sticks out should be lined up so that the trucks can come straight through or move the entrance down a little bit. K. Stone the entrance is located to align with the curb cut across Jack Court. We can adjust the island, but we do not want to move the curb cut. D. Gunsteen my only concern is those islands. T. Ridenour as this is a spec building, if somebody came back and wanted to build a higher proportion of office would you have to tell them no? K. Stone if they wanted more office square footage they would have to ask for a variation. D. Negele how do they figure 10,000 square feet for an office? Is that standard? K. Stone this is typically what has been shown on the spec buildings. They typically do not have many employees. D. Negele so there is ample parking? R. Grill the Petitioner did state at the Village Board Committee meeting that they felt very confident that they would have enough parking for this type of building. T. Ridenour what is the truck flow? K. Stone trucks will not go through the west side parking areas. The trucks are meant to travel along the exterior of the site.

- J. Lemberg asked if there were any further questions or motions by the Commission.
- J. Kallas made a motion to pass along a positive recommendation to the Village Board to approve case (#20-17) Brewster Creek Business Park, Lot 2A for Site Plan Review subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: J. Kallas Seconded by: J. Miaso

Roll Call

Aves: J. Kallas, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour

Nays: None

The motion carried.



Village of Bartlett Zoning Board of Appeals Minutes December 3, 2020

(#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 (CONTINUED FROM NOVEMBER 5, 2020 MEETING)

The following exhibits were presented:
Exhibit A – Picture of Sign
Exhibit B – Mail Affidavit
Exhibit C – Notification of Publication

The Petitioners, Brian Quigley of Conor Commercial Real Estate, 9500 W. Bryn Mawr, Rosement, IL and Bryan Rieger of V3 Civil Engineering Group, 7325 Janes Avenue, Woodridge, IL were sworn in by M. Werden. B. Quigley stated that Conor Commercial is proposing to develop a 435,000 square foot warehouse building for bulk product in and bulk product out. It is not for food use. This is a speculative building. We do not have a user in mind for the building. We are proposing a warehouse where bulk product is going to be stored, come in on the north side of the building and exit on the south side. We have a truck court on the north side and a truck court on the south side, and car parking on the east and west. Conor Commercial is the contract purchaser. We do not own the lot. We are proposing to start construction maybe next month. We are going to close in December and start construction next month. This is a speculative warehouse and is very similar to the building to the south, which is the McKesson building. The design is for bulk storage. Trucks are going to deliver pallets on one side and ship smaller quantities out on the other side. One of the variances that we are requesting is for car parking for 423 cars versus the code requirement of 463 car spaces. We are going to put in 90% of what is required. Based on our experience, we think the car parking need is going to be 200-300. We think 423 car spaces are more than enough. We just finished a building very similar to this at 2601 Galvin Drive in Elgin. That is a 385,000 square foot cross-dock building that was built as a speculative building where we put in 300 parking spaces and they are using about 90 spaces. If we put this building next that one in Elgin, 423 parking spaces currently as shown, would exceed the requirement in Elgin. There are a couple of examples within Brewster Creek Business Park that have a 50% reduction in parking. The McKesson building at 375 Spitzer Road has 272 car stalls and 400,00 square feet, which is about 50% of code and The Animal Supply Company at 1315 Brewster Creek Boulevard, which is a 421,000 square foot building of similar design has 227 parking spaces, which is also about 50% of code. Those are two examples in Brewster Creek Business Park where 50% of code has been provided in terms of parking spaces without much of an issue and we are providing 90% on day one. M. Werden were your parking projections made before the Covid problem? B. Quigley yes. The way we break it down is how many parking spaces do we need for warehouse workers and how many do we need for the office. We do not know what is going to go in the building or how much office is going to be there, but typically, these buildings are 5% office. We are building a 435,000 square foot building, we would probably have 25,000 square feet of office with 5 parking spaces 1,000 square feet of office, which would be 125 for the office workers and another 100 or so for the warehouse workers. There is going to be about 80 racked aisles in the building and each aisle can support one to two workers. That is how we came to that number. We are building a Class A institutional-quality building and want maximum flexibility. We should be able to capture 90% of the user market with this design. We are going into this



Village of Bartlett Zoning Board of Appeals Minutes December 3, 2020

without a tenant so we want to be able to lease the building and want to be very flexible in terms of design and functionality. M. Werden I am intrigued to see this get off the ground because for years, it just looked like wasteland out there after the gravel pits were done. B. Quigley one of the problems is that this is in Cook County, so there is a risk, but we are hoping for the best. M. Werden I admire you for being willing to venture out into Cook County for that tax reason. C. Deveaux are you still going to maintain the 12 handicapped spots? B. Quigley yes. B. Bucaro regarding the parking, I do not have any big issues with that based on the information that was provided. It seems like a lot of trailer parking, but if it is a warehouse, it is best to have that parking rather than cars. As a point of clarification, you cited two buildings in Brewster Creek Business Park with reduced automobile parking. There is a chance that one or both may have had landbank greenspace as part of the agreement. K. Stone in both of those cases that were cited, 1315 Brewster Creek Boulevard and 375 Spitzer, they have land banked all of the parking that would be required to bring them up to 100% to meet code and there are landbank agreements for that. We do have several lots that did receive variations that did not do landbank agreements; 1570 Hecht Court is 30% short without a landbank agreement, 1340 Munger Road is 68% short without a landbank agreement, and 1370 Brewster Creek Boulevard is 2% short without a landbank agreement. B. Bucaro I personally like the landbank concept. In the future, if things change, since it is a speculative building and we do not know what is going in, with the landbank that would ensure that parking is not going to be an issue. In this case, a variance with 90%, I am fine with that. M. Werden I think that is a valid concern. Typically, our parking requirements probably are on the conservative side. K. Stone for warehousing, we tend to require more parking than what other towns require. M. Werden land banking is a good idea, but in this case, they are not short by that many at 90%. R. Grill for the record, there is no parking permitted on the public streets within the Brewster Creek Business Park.

- M. Werden reopened the Public Hearing portion of the meeting. No one came forward.
- M. Werden closed the Public Hearing portion of the meeting.
- M. Werden asked if there were any further questions or motions by the Commission.
- **B. Bucaro** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-17)** Brewster Creek Business Park, Lot 2A variations to allow loading docks in the corner side yard and to reduce the number of required parking spaces from 463 to 423 subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: B. Bucaro Seconded by: C. Deveaux

Roll Call

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

Nays: None

The motion carried.

RECEIVED

V

September 18, 2020

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

PLANNING & DEVELOPMENT VILLAGE OF BARTLETT

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

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



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only Case # 2020-17

RECEIVED

(Village Stamp)

PLANNING & DEVELOPMENT

PROJECT NAME Brewster Creek - Building #1	PLANNING & DEVELOPMENT VILLAGE OF
	BARTLETT
PETITIONER INFORMATION (PRIMARY CONTACT)	А
Name: Conor Commercial Real Estate: Brian Quigley	
Name:	
Street Address: 9500 W. Bryn Mawr Avenue, Ste. 200	
City, State: Rosemont, IL	Zip Code: 60018
Email Address:	Phone Number:
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:	
I HORE I VARIOUS.	
OWNER'S SIGNATURE:	Date:
(OWNER'S SIGNATURE IS REQUIRED OF A LETTE.	R AUTHORIZING THE PETITION
SUBMITTAL.)	
ACTION REQUESTED (Please check all that apply)	
Annexation Text Amendment	
	pdown to See Dropdown
PUD (final) Special Use for:	
Subdivision (preliminary) X Variation: Front Yar	d Loading Docks, Parking Reduction
Subdivision (final)	
Site Plan (please describe use: commercial, industrial, s 435,642 SF Industrial Building on 24.8 acres	square footage):
Unified Business Center Sign Plan	
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 Prope	rty: Northeas	st corner of Spitzer Rd and Jack Ct
			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 Pla	n Designation for this Proj	perty: Indus	trial
Acreage: 24.8		(Ref	er to Future Land Use Map)
For PUD's and Sub No. of Lots/U			
Minimum Lo	t: Area	Width	Depth
Average Lot:	Area	Width	Depth
APPLICANT'S EX	PERTS (If applicable, includin	ng name, addres	s, phone and email)
Engineer	V3 Companies, Ltd. 7325 Janes Avenue, Woo	odridge, IL 60	9517
	Bryan Rieger,		
Other	Harris Architects		
	4801 Emerson Ave. Suite	210, Palatin	e, III
	Greg Loughran,		

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.)

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

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

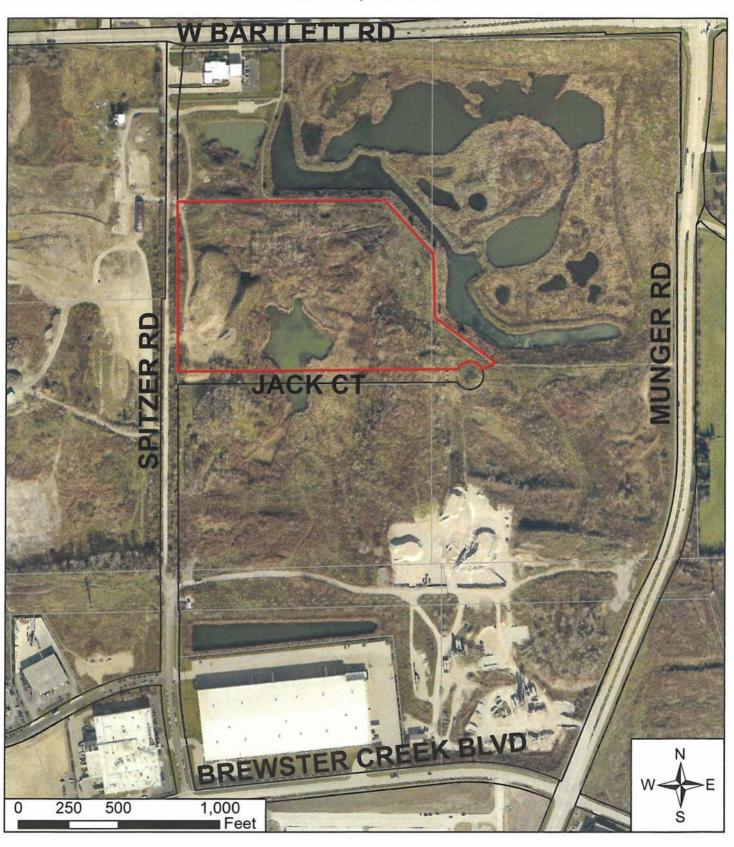
I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

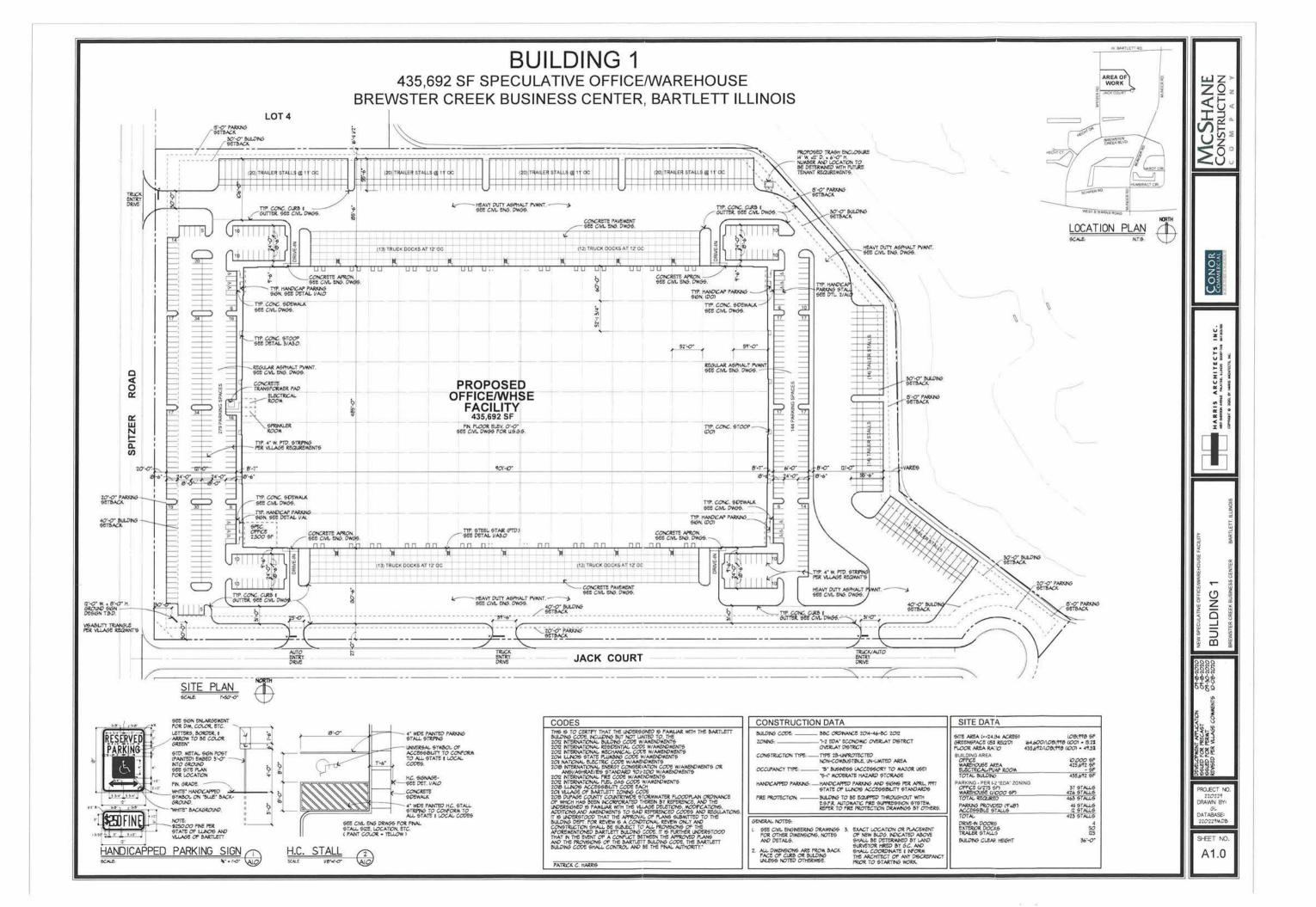
I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

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: BRUN QUIGLEY
DATE: 0CT. 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: BLUN QUIGLE! GO COUR COMMERCIAL ADDRESS: 9500 W BRYN MAUR, SUITE 200
ADDRESS: 9500 W BRYN MAWR, SUITE 200
ROSEMONT, IL 60018
PHONE NUMBER:
EMAIL:
SIGNATURE: Bolley
DATE: 007 13, 2010

LOCATION MAP

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



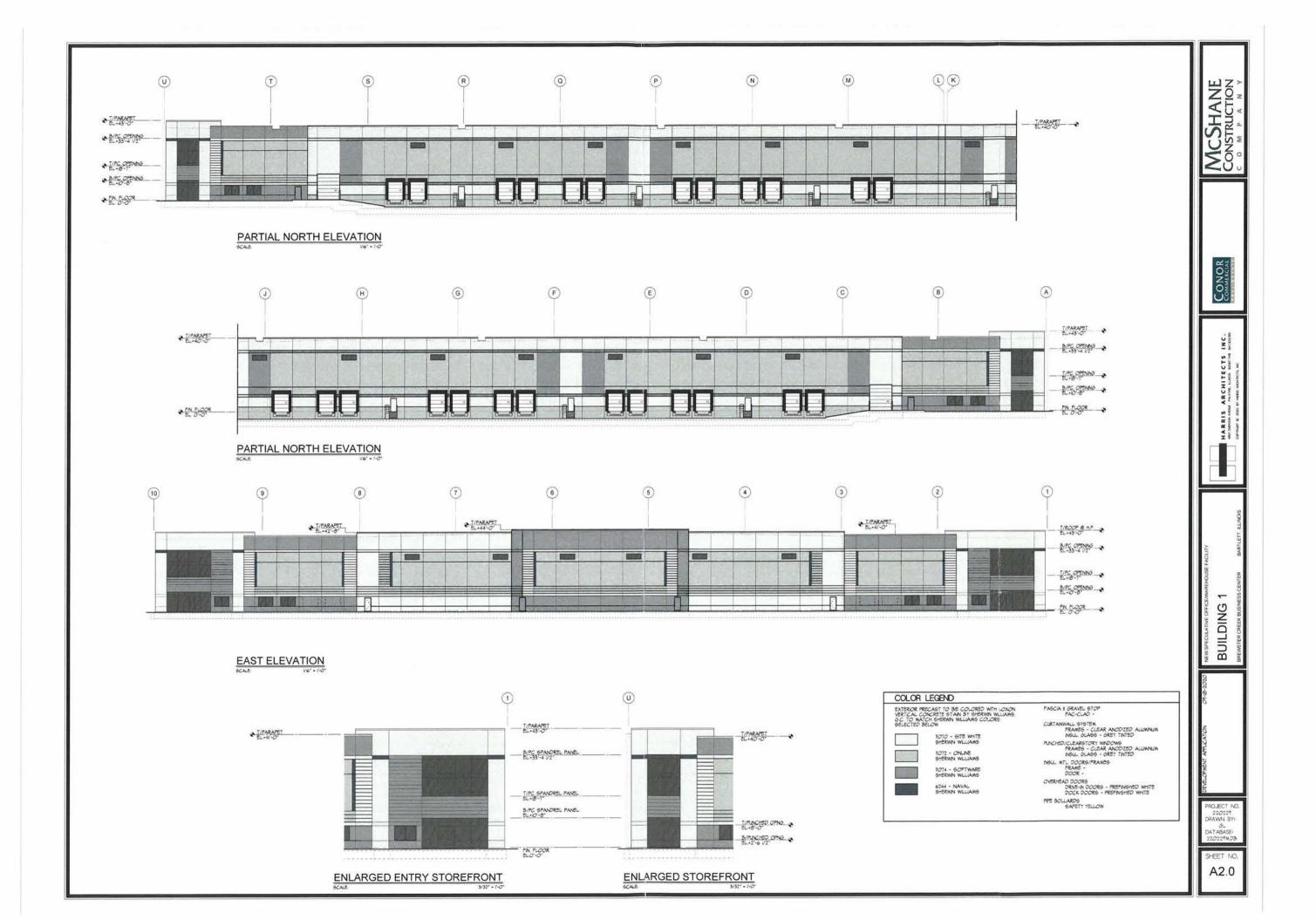


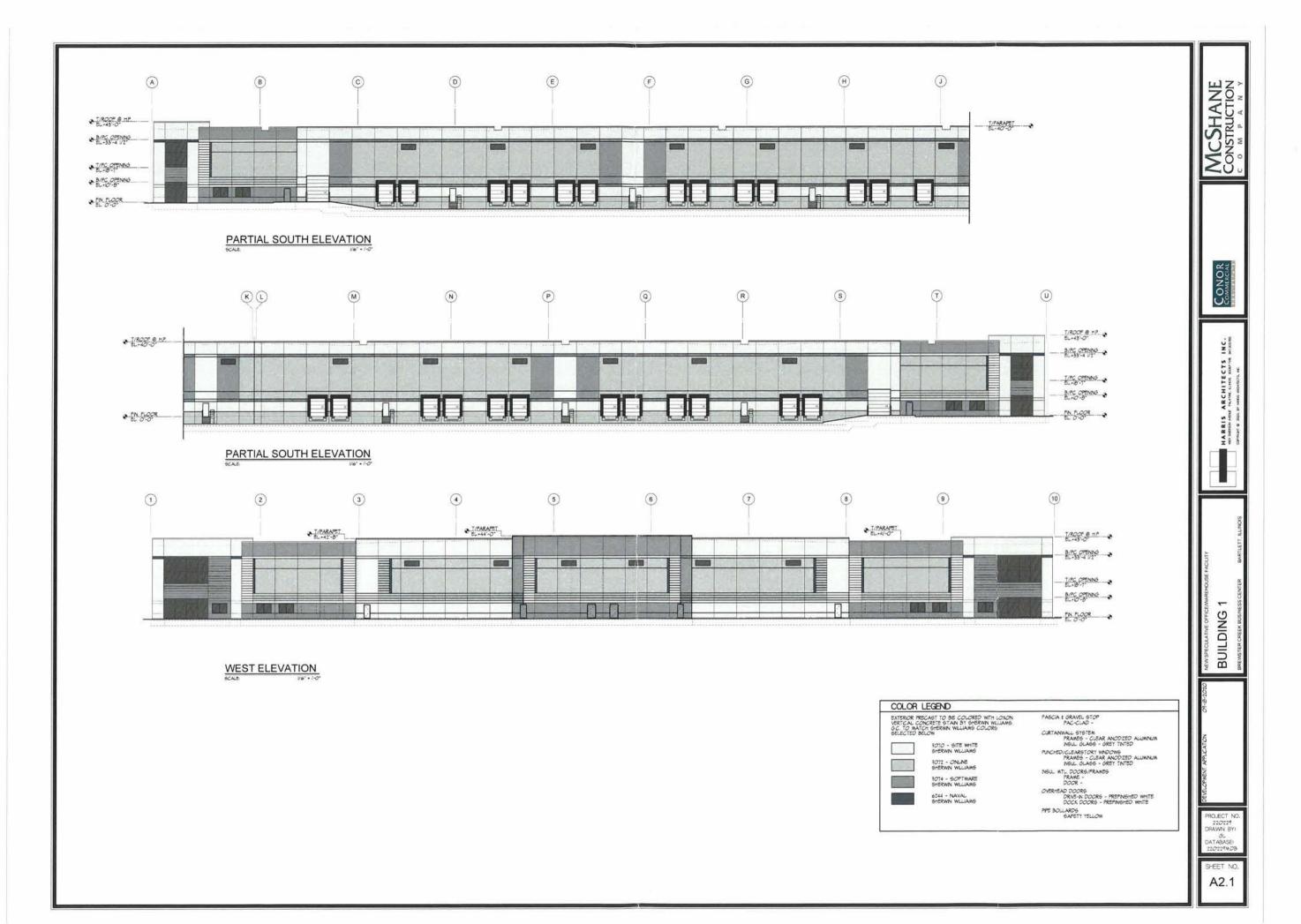




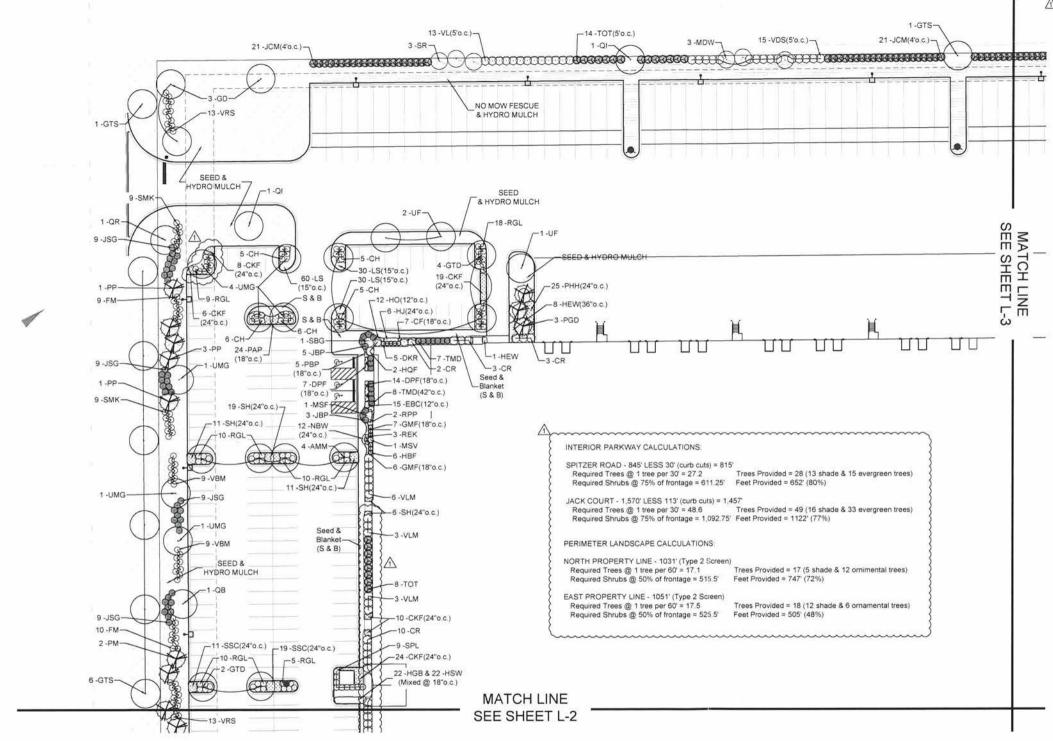








SIZE/



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 &

Any materials with damaged or crooked/disfigured 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 (cl.).

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

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

ovements on this set of drawings is only illustrative and should not be relied

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

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect, but for the parties responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

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 "1 U L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

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.

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

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

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TSB	TSB 5 Talodium d. Mickelson Shawnee Brake Bald Operats 2.1		>		2	Quercus macrocrapa		2.5188
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CF 2 Carex Facca Blue Sedge (20 plants) from 10 flat	CF 2 Carex faccia Blue Sedge (20 plants) from 1		>	SOH	22		Apine Betony	.HT
			1			GROUNDCOVERS & MNES		
			(from 10 flat from 10 flat

COMMON NAME

State Street Maple

Hackberry Autumn Gold Ginkgo Street Kepper Honey

Swamp White Oak

Autumn Blaze Freeman Maple

PLANT LIST

KEY OTY BOTANICAL NAME

DECIDUOUS SHADE TREES

Acer f 'Jeffersred' Acer m. 'Morton'

Celts occidentalis Ginkgo b. 'Autumn Gold Gleditsia Li. Draves' Gleditsia Li. Skyline'



DESCRIPTION

No-Mow Fescue Seed Mix

Shredded Hardwood Bark

Southern Pine Bark Fines

Kentucky Bluegrass Blend w/Perennial Rye Kentucky Bluegrass Blend w/Perennial Rye S75 by North American Green (or equal)

QTY (TEM

280 CY Mulch 21 CY Mulch 3 CY Mulch

7.212 SY Native Seep w/ Hydro Mulch



REVISIONS 1 - Village Review #1 10-09-20

BREWSTER CREEK BARTLETT, ILLINOIS



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

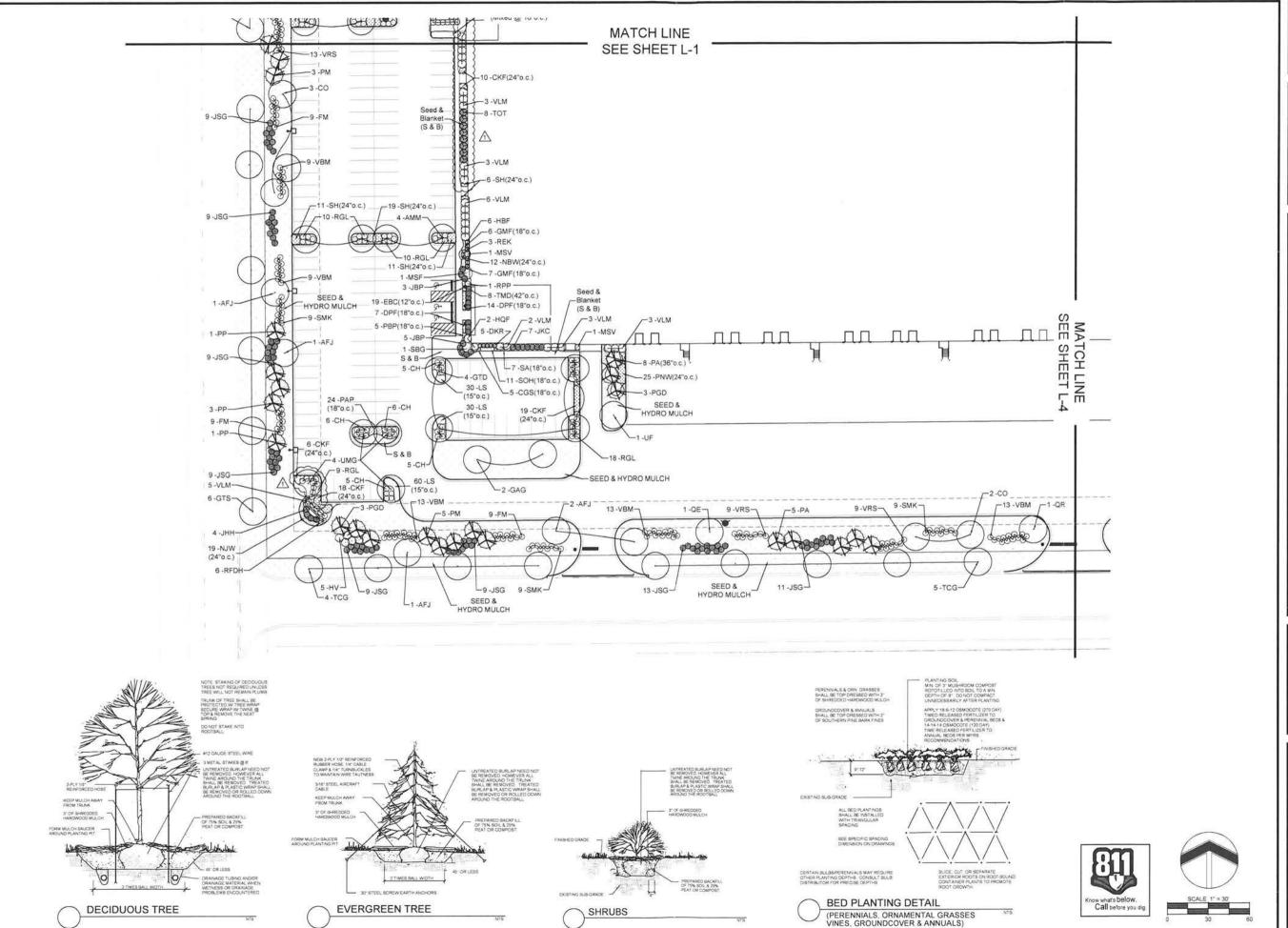
Park & Recreation Design Site & Community Plann

LANDSCAPE PLAN

PROJECT NO .: JOB NO .: L1520 - 9237

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

SHEET



REVISIONS 1 - Village Review #1

BREWSTER CREEK BARTLETT, ILLINOIS



IRG Ives/Ryar 1741 S. WIESBROOK ROAD WHEATON, IL 60189 PHONE: 630,738,0726

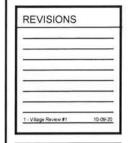
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LANDSCAPE PLAN

PROJECT NO.: JOB NO.: L1520 - 9237

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

SHEET



BREWSTER BARTLETT, ILLINOIS





LANDSCAPE PLAN

PROJECT NO.: JOB NO.: L1520 - 9237

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

SHEET

L-3

NO MOW FESCUE SEED MIX Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
OBSION OF THE PARTY	23.52%	85%
SR5100 Chewings Fescue	1001001	100000000000000000000000000000000000000
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaidis 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

"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 heighth four inches (4") in the first growing useson. If biennish weeds such as sweet clover. Queen Annie is Lace, burdock, et. 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 them drowing will full most biennish. A few may survive the mowing, and should be moved at four inches (4") as 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 fulf 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) fall 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 as a good opon for seedlings under or in open woodlands. The fescue grasses usually will not form seadhead swhen 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 turt over writer.

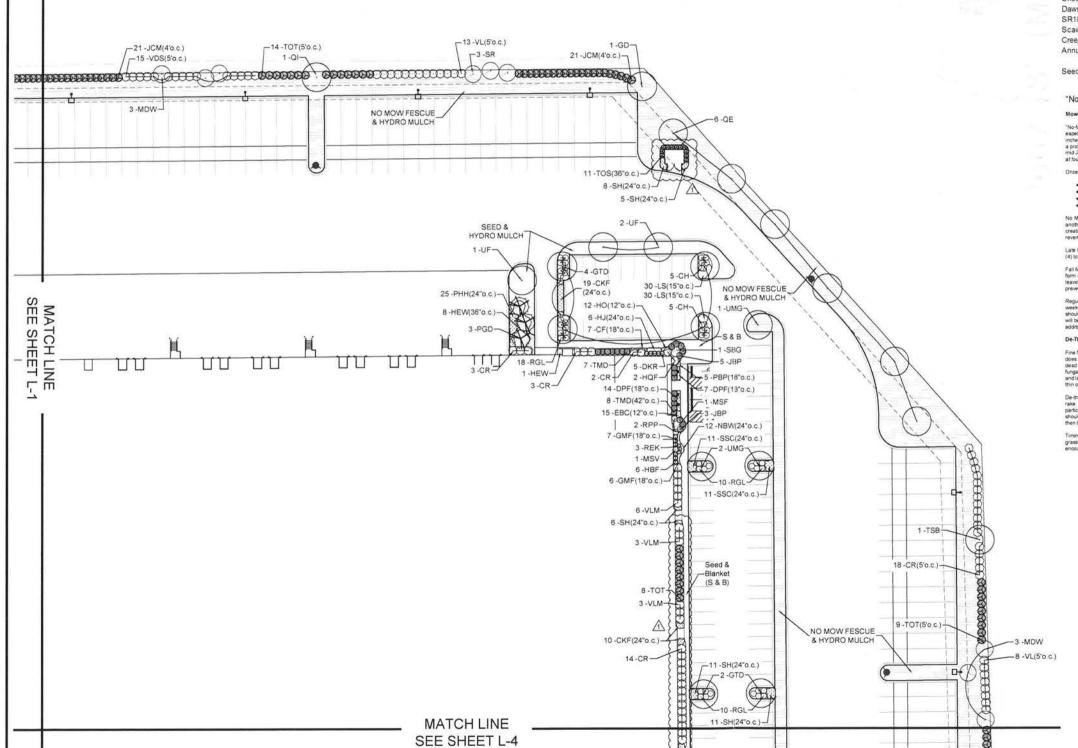
Regular Mowing: For a tradisonal manicured lawn look regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the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

Fine fescues tend to develop a thath. Tayer 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 lends to retain measure 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 rack, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they fit the that the without digging up the soil. If the thatch is particularly think, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be tracked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas shot 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 encourage weeds.





10 -CKF(24"o.c.)

L-4



Agenda Item Executive Summary

Item Name	2020/21 Six Month Budget Review	or Board	Committee	
BUDGET I	MPACT			
Amount:	N/A	Budgeted	N/A	
List what fund	General, Water, Sewer, Parking, Golf			
EXECUTIV	YE SUMMARY			
	NENTS (PLEASE LIST)			
ACTION R	EQUESTED		New Parks	
☐ Res	r Discussion Only solution dinance otion:			
Staff:	Todd Dowden, Finance Director	Date:	12/07/20	

Village of Bartlett Finance Department Memo 2020-28

DATE:

December 7, 2020

TO:

Paula Schumacher, Village Administrator

FROM:

Todd Dowden, Finance Director

SUBJECT:

Six-Month Budget Review

Attached are the projections for our major operating funds based upon actual activity through October 2020. Below is a highlight of the funds.

General Fund

Overall, the General Fund is projected to have an operating surplus at year-end of \$466,412 compared with a deficit budget of \$768,360. Revenues in total are expected to be over budget by approximately \$503,750. The CARES Act reimbursements from DuPage and Cook counties are the main reason for the revenues being over budget and are expected to total just over \$1,400,000. The sale of large commercial properties has continued to be a boost to the real estate transfer tax revenue. Local use tax is also expected to be up due to the increased online shopping activity.

Revenues that are doing well in the General Fund include:

- CARES Act reimbursements \$1,400,000
- ➤ Real Estate Transfer Tax \$400,000, 50% over budget
- ➤ Local Use Tax \$270,000, 18% over budget

Revenues that are projected to finish the year under budget include:

- ➤ State Shared Sales Tax \$250,000, 10% below budget
- ➤ Home Rule Sales Tax \$390,000, 20% below budget
- Gaming Tax \$125,000, 50% below budget

General Fund expenditures are projected to be \$731,000 under budget. The Police Department is projected to be under by about \$550,000 or just under 4% of the department's budget. DuPage Public Safety Communications waived their second quarter shares and facility payment for a savings of \$172,457. Police overtime and crossing guard costs are also down due the cancelling of events and schools learning online. Other General Fund departments are also down due to the six-month delay in personnel cost of living increases and professional development seminars being canceled

or being held online. The Streets department budget depends largely on how much snow the winter will bring.

Water Fund

The Water Fund is projected to have an operating surplus of \$2,012,512 based on the first six months of activity. The operating surplus is being used for capital projects including water main replacement and infrastructure improvements. Water sales are above budget at this point in the year and are projected to be \$440,000 over budget for the year. Expenses are also projected to be over the amount budgeted by about \$65,000. The cost of the water purchased from the DuPage Water Commission will be higher due to the additional amount of water used over the summer.

Sewer Fund

The Sewer Fund is projected to finish the year with an operating surplus of \$2,003,611. Like the Water Fund, the surplus operating revenue will be used for capital projects. Projects include the sewer system rehabilitation program, lift station improvements, and the Bittersweet WWTP facility planning stage. Revenue for the Sewer Fund is expected to finish about \$964,000 under the amount budgeted due to the budgeted rate increase not being implemented in May. The projected operating expenses are expected to be under budget due to the six-month delay in personnel cost of living increases.

Parking Fund

The Parking Fund is projected to end the year with an operating loss of approximately \$117,000. Revenue is projected to be only \$30,000 for the year as the pandemic has limited the number of commuters riding the train. Expenses have been reduced by delaying parking lot maintenance projects.

Golf Fund

The Golf Fund is projected to end the year with an operating loss of approximately \$209,000. Revenues for the Golf Course and food & beverage divisions combined are projected to be about \$625,000 under budget. Golf revenues are \$198,000 ahead of last year through six months while food & beverage revenues are \$433,000 below last year. Operating expenses for all divisions of the Golf Course are expected to be under budget by \$396,000. The projected banquet revenue of \$120,000 reflects special curbside events. Revenue projections for banquet events booked through May have been reduced by 50% due to the uncertainty of restrictions that could be in place. The staff is working to reschedule as many events as possible and to reduce expenses where it can.

BUDGET REVIEW SIX MONTH 2020-21

GENERAL FUND

GENERAL FUND

Revenue/Expenditure Analysis Fiscal Year 2020/21

Fund/Dept	2020/21 Budget	2020/21 Year to Date	% of Budget	Projected Year End	Over/ (Under)
Revenues	24,183,270	15,874,877	65.64%	24,687,020	503,750
Expenditures					
Village Bd/Admin	2,067,497	988,180	47.80%	2,018,319	(49, 178)
Professional Svcs	458,300	192,081	41.91%	448,829	(9,471)
Liability Insurance	640,000	20,188	3.15%	640,000	0
Finance	1,113,522	538,880	48.39%	1,098,285	(15,237)
Comm Dev	1,991,774	917,074	46.04%	1,908,250	(83,524)
Police	14,287,508	7,026,012	49.18%	13,737,508	(550,000)
Streets	4,393,029	1,859,624	42.33%	4,369,417	(23,612)
Total	24,951,630	11,542,039	46.26%	24,220,608	(731,022)
Revenues Over (Under) Expenditures	(768,360)	4.332.838		466.412	
	A Transport A Transport A	111111111111111111111111111111111111111			

WATER FUND

WATER FUND

Revenue/Expenditure Analysis Fiscal Year 2020/21

Fund/Dept	2020/21 Budget	2020/21 Year to Date	% of Budget	Projected Year End	Over/ (Under)
Operating Revenues	12,210,000	6,750,145	55.28%	55.28% 12,650,000	440,000
Operating Expenses	10,573,100	4,812,888	45.52%	4,812,888 45.52% 10,637,488	64,388
Revenues Over (Under) Expenditures	1,636,900	1,636,900 1,937,257		2,012,512	

SEWER FUND

SEWER FUND Revenue/Expenditure Analysis Fiscal Year 2020/21

Fund/Dept	2020/21 Budget	2020/21 Year to Date	% of Budget	Projected Year End	Over/ (Under)
Operating Revenues	7,345,000	3,287,893	44.76%	6,380,541	(964,459)
Operating Expenses	4,432,399	1,934,321	43.64%	1,934,321 43.64% 4,376,930	(55,469)
Revenues Over (Under) Expenditures	2,912,601	1,353,572		2,003,611	

PARKING FUND

PARKING FUND

Revenue/Expenditure Analysis Fiscal Year 2020/21

Fund/Dept	2020/21 Budget	2020/21 Year to Date	% of Budget	Projected Year End	Over (Under)
Revenues	231,400	11,137	4.81%	30,000	(201,400)
Operating Exp	218,027	76,755	35.20%	147,065	70,962
Revenues Over (Under) Expenditures	13,373	(65,618)		(117,065)	

GOLF FUND

GOLF FUND Revenue/Expenditure Analysis Fiscal Year 2020/21

Fund/Dept	2020/21 Budget	2020/21 Year to Date	% of Budget	Projected Year End	Over/ (Under)
Revenues Golf Course Restaurant Banquet	1,280,158 158,000 757,000 119,000	1,144,167 84,857 37,114 112,730	89.38% 53.71% 4.90% 94.73%	1,340,000 100,000 120,000	59,842 (58,000) (637,000)
Total	2,314,158	1,378,868	29.58%	1,689,000	(625,158)
Golf Program Exp Golf Maint Exp Driving Range Exp Restaurant Banquet Midway	703,686 561,366 7,017 317,126 643,124 61,300 2,293,619	380,186 295,557 6,255 188,089 161,671 48,663 1,080,421	54.03% 52.65% 89.14% 59.31% 25.14% 79.38%	637,226 527,907 7,542 307,118 359,030 59,100 1,897,923	(66,460) (33,459) 525 (10,008) (284,094) (2,200) (395,696)
Revenues Over (Under) Expenditures	20,539	298,447		(208,923)	