



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS**

(HYBRID MEETING)

**AGENDA
228 MAIN STREET
May 6, 2021
7:00 P.M.**

This meeting will be held in person and virtually through "Zoom." You may join the meeting online via <https://zoom.us/j/95293232267> or call (312) 626-6799 using **Webinar ID 952 9323 2267**

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

- I. Roll Call
- II. Approval of the December 3, 2020 meeting minutes
- III. **(#21-06) 1306 Richmond Lane**
Variation: Rear yard
PUBLIC HEARING
- IV. Old Business/New Business
- V. Adjournment



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

M. Werden called the meeting to order at 7:02 pm.

Roll Call

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

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

Approval of Minutes

A motion was made to approve the November 5, 2020 meeting minutes.

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

Roll Call

Ayes: G. Koziol, B. Bucaro, J. Banno, and M. Werden
Nays: None
Abstain: G. Papa

The motion carried.



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

(#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)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Zoning Board of Appeals member C. Deveaux joined the meeting a 7:07 pm.

On behalf of the Petitioner, **Chad Silvester** of Partners in Design Architects, 2610 Lake Cook Road, Riverwoods, IL was sworn in by **M. Werden**. **C. Silvester** stated that Rana would like to construct angled docks on the south side of the building along Brewster Creek Boulevard. The existing site is a corner lot and the building is rectangular with docks on two sides. Rana is taking the east portion of the building, which presents challenges operationally where they need to receive products in the raw form and then ship out finished products as well. According to USDA regulations, those elements have to be on separate sides or separate parts of the building and because the docks are on the north and east sides, there is really no practical way inside the building to have product come in, turn 90 degrees through the coolers and required square footage, and then exit the building on the east. We have created angled docks on the south and a small access drive so that trucks are pulling in, backing into the dock, and then pulling out onto Brewster Creek Boulevard without obstructing any vehicular traffic. **M. Werden** the USDA requires this? **C. Silvester** yes, the USDA regulations require that finished and raw goods are separated. The landscaping and other elements of the project will comply with the building code and zoning code. There really are no detrimental affects to the project because it is self-contained and away from other tenants. We feel it is consistent with other operations in the Brewster Creek Business Park. **M. Werden** will the landscaping be left in place? **K. Stone** they are adding landscaping to help screen the loading docks. They are putting in evergreen trees and shrubs. They are adding a lot more than what is out there currently. **M. Werden** I like that you are adding more landscaping. If we say no, you are driven to go somewhere else or not expand because of the USDA regulations. **C. Silvester** that is correct. We are very limited in this location and it would necessitate looking at other operations and potentially moving to another location. **M. Werden** you probably have grown faster than what was anticipated at the time you came here. **G. Koziol** if these four loading docks are outbound, where are the inbound goods? **C. Silvester** the inbound docks are on the north side of the building. **B. Bucaro** it is always nice when a Bartlett business is very successful and needs to expand. This is a minor variance and I am always happy to help a business. **G. Papa** I appreciate the landscaping that they are putting in.

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.



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J. Banno made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-02) Rana Cold Storage** a variation to allow docks in the corner side yard subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: J. Banno
Seconded by: G. Koziol

Roll Call

Ayes: G. Papa, B. Bucaro, C. Deveaux, J. Banno, G. Koziol, 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 (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, Rosemont, 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



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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.



**Village of Bartlett
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December 3, 2020**

Old Business/ New Business

R. Grill I don't think we have a meeting planned for next month. **K. Stone** the deadline is not until the week of the 14th, but at this point, we do not have anything that has been submitted. --**R. Grill** for the record, this year, because we are not getting together in person, we are going to drop off appreciation gifts to your homes and we will let you know what day we will be doing that.

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

Motioned by: B. Bucaro

Seconded by: J. Banno

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:30 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-49

DATE: April 27, 2021
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Devin Kamperschroer, Associate Planner
RE: **(#21-06) 1306 Richmond Ln**

PETITIONER

Ed & Lori Pomeroy

SUBJECT SITE

1306 Richmond Ln.

REQUEST

Variation – Rear Yard

ZONING HISTORY

The property was annexed into the Village in 1973 by Ordinance #1973-09 and zoned A-3 Multi Planned Development subject to the annexation agreement dated February 23, 1973. The property was rezoned to SR-3 PUD by Ordinance #1984-29.

The property is located within the Silvercrest Subdivision Unit 5 which was approved by Ordinance #1992-15 *An Ordinance Approving the Final PUD Plan and Final Subdivision Plat for Silvercrest Unit 5.*

DISCUSSION

1. The subject property is zoned SR-3 PUD (Suburban Residence Single Family).
2. In 2006, a 403 sq. ft. addition was built on the northeast side of the house. This addition complied with the setback regulations and was approved with a general building permit.

3. The petitioner is requesting an 11-foot variation from the 40-foot required rear yard for a three-season room addition. This represents a 27% reduction in the required rear yard and exceeds the maximum 20% variation.
4. The residence is currently located 45.49 feet from the rear property line. The petitioners are proposing to build a 20 foot by 11.71 foot three-season room off the back of the house. The proposed three-season room addition would be located 29 feet from the rear property line.
5. The proposed addition will match the existing house architecturally.
6. If the variation is approved, the petitioner could then apply for a building permit for the proposed three-season room and deck.
7. The existing lower level deck will be removed and replaced with a concrete slab to support the room addition. The proposed slab foundation would bring the total impervious surface area to 37%, which exceeds the 35% maximum impervious surface allowed on a lot of this size. **A building permit cannot be issued for the addition until 250 square feet of impervious surface is removed to meet the 35% maximum.** The petitioner is proposing to remove the 256 sq. ft. patio as depicted on the attached survey.

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for 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.
- 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, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

//Attachments

March 11, 2021

Mr. Kevin Wallace
Village president
228 S. Main Street
Bartlett, IL 60103

CC: Village Board of Trustees

Re: Rear setback zoning variation
Custom residential addition
1306 Richmond Lane
Bartlett, IL 60103

RECEIVED
PLANNING & DEVELOPMENT

MAR 12 2021

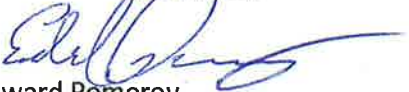
VILLAGE OF
BARTLETT

Mr. President,

We are seeking a zoning variation in regard to the SR-3 PUD rear set back requirement of 40Ft. we would like to have this set back amended to 29Ft. in order to construction a 3-season room at the first-floor level over the existing walk out deck/patio below. We have prepared drawings that define the structure and its location.

If there are any questions or concerns, please feel free to contact our office to discuss.

Respectfully Submitted,



Edward Pomeroy
Homeowner



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
 Case # 2021-06
RECEIVED
 PLANNING & DEVELOPMENT
MAR 31 2021
 VILLAGE OF
 BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: EDWARD POMEROY

Street Address: 1306 RICHMOND LN

City, State: BARTLETT, IL

Zip Code: 60103

Email Address: EDF1FAN@YAHOO.COM

Phone Number: _____

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: EDWARD POMEROY

Street Address: 1306 RICHMOND LANE

City, State: BARTLETT, IL

Zip Code: 60103

Phone Number: 630 920 3751

OWNER'S SIGNATURE: _____ Date: 3/26/2021

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

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

Variation to reduce the rear setback to 29ft to allow for the construction of a room addition.

PROPERTY INFORMATION

Common Address/General Location of Property: 1306 RICHMOND LN

Property Index Number ("Tax PIN"/"Parcel ID"): 01-11-401-003

Acreage: 0.25

Zoning: SR-3 PUD (Refer to Official Zoning Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney _____

Surveyor _____

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.

THE EXISTING SETBACK WILL NOT ALLOW THE PROPERTY TO IMPROVE OR FURTHER DEVELOP. THE OWNERS HAVE LIVED IN THE HOUSE FOR 20 YEARS AND DO NOT DESIRE TO MOVE. HOWEVER, THEY NEED ADDITIONAL ROOM FOR BOTH OWNERS TO WORK REMOTELY AND FOR THEIR SIX CHILDREN TO ATTEND SCHOOL REMOTELY, AS NEEDED. THEY ALSO NEED ADDITIONAL ROOM TO POTENTIALLY ACCOMMODATE ELDERLY INLAWS WHO NEED ASSISTANCE.

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.

THERE IS NO NEIGHBORING PROPERTY TO THE REAR YARD. THIS PROPERTY BACKS UP TO A LARGE OPEN GRASS AREA. OTHER PROPERTIES SHARE REAR YARDS WITH NEIGHBORS.

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

AS NOTED ABOVE, THIS VARIATION WILL ALLOW FOR ADDITIONAL SQUARE FOOTAGE FOR THE OWNERS TO WORK REMOTELY, FOR THEIR CHILDREN TO ATTEND SCHOOL REMOTELY AND TO ACCOMMODATE ELDERLY INLAWS WHO MAY NEED ASSISTANCE.

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.

40FT SETBACK BY ZONING ORDINANCE SR-3 PUD

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.

VARIATION WILL ALLOW FOR THE CONSTRUCTION OF THE SUNROOM WHICH WILL NOT ENCROACH ON TO NEIGHBORING PROPERTIES. THIS PROPERTY BACKS UP TO A LARGE OPEN GRASS AREA.

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

THE PROPERTY BACKS UP TO A OPEN GRASS AREA. DEVELOPMENT AND CONSTRUCTION WILL IMPROVE NEIGHBORHOOD VALUES AND APPEAL.

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 VARIANCE WILL ALLOW FOR FURTHER DEVELOPMENT OF THE PROPERTY AS ABOVE DESCRIBED.

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: EDWARD POMEROY

DATE: _____

3/31/2021

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**: EDWARD POMEROY

ADDRESS: 1306 RICHMOND LANE

BARTLETT IL 60103

PHONE NUMBER: 630 920 3751

EMAIL: edf1fan@yahoo.com

SIGNATURE: _____



DATE: 3/26/2021



Location Map

1306 Richmond Ln
2021-06

2021



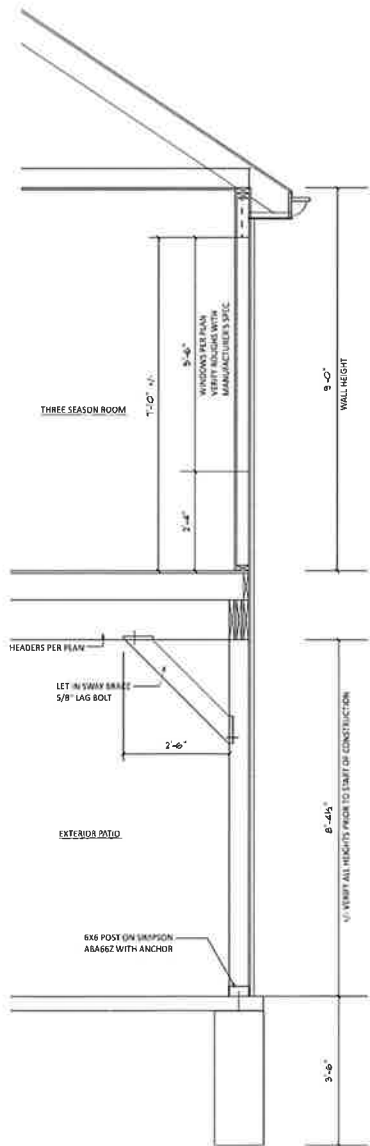
0 30 60 120 Feet

CONCRETE NOTES

1. ALL FOOTINGS TO BE KEYED MIN. 4" INTO UNDISTURBED SOIL OR COMPACTED FILL AT 90% COMPACTION PER ASTM D-1537.
2. ALL FOOTINGS TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY.
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
4. ALL REINFORCING BARS ARE TO BE ASTM GRADE 60.
5. ALL WELDED WIRE MESH TO CONFORM TO ASTM SPEC. #6.
6. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
7. PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
8. ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
9. CONCRETE TO BE READY MIXED 3,000 PSI MINIMUM 28 DAY STRENGTH (5 BAG MK) TO BE FOUNDED CONTINUOUSLY WHENEVER POSSIBLE.
10. NO CONCRETE IS TO BE REQUIRED INTO STANDING WATER OF COLD FROZEN SUB-GRADE.
11. INTERIOR FLATWORK TO RECEIVE SMOOTH STEEL TROWEL FINISH. EXTERIOR FLATWORK TO RECEIVE A BROOKLYN FINISH.
12. PROVIDE CONTRAS JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS AND AS REQUIRED IN ALL LARGE POURS.
13. PROVIDE ALL GRANULAR FILL UNDER EXTERIOR SCOOPS.
14. PROVIDED BY RE-ROOFED ROOF IN WALLS WHERE FOOTING ELEVATIONS ARE NOT CONTINUOUS.
15. CONCRETE EXPOSED TO THE WEATHER TO BE 3,500 PSI.

CONSTRUCTION AND SAFETY:

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGN INTENT.
2. ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. SHOULD ANY OF THE DETAILED INSTRUCTION SHOWN ON THE PLANS OR SPECIFICATIONS CONFLICT WITH THESE STRUCTURAL NOTES, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.



SECTION

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

ROOF CONSTRUCTION
30 YEAR ARCHITECTURAL SHINGLE
MATCH TO EXISTING ROOF
ICE AND WATER SHIELD AT EAVES AND VALLEYS
1 1/2" ROOFING FELT
1/2" PLYWOOD SHEATHING
ROOF BATTERS
SIMPSON HES HURRICANE TIES AT TOP PLATE
OPTIONAL INSULATION AT CEILING

CORNER CONSTRUCTION
1 1/2" SOFFIT (VENTILATED)
EX FACIA MATCH
ALUMINUM GUTTERS AND DOWNSPOUTS

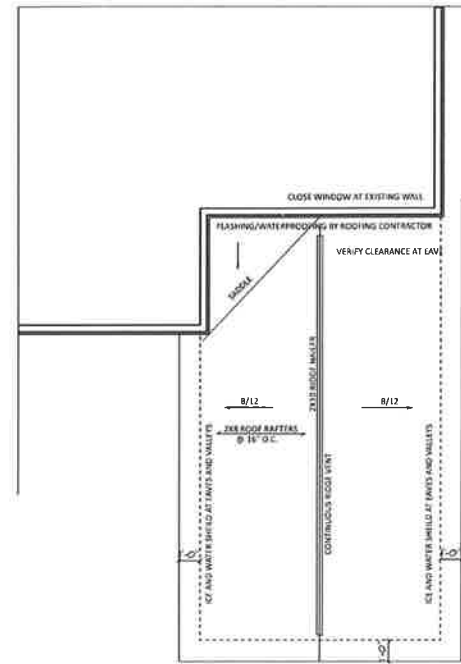
CEILING CONSTRUCTION
CEILING JOISTS PER PLAN
OPTIONAL INSULATION
5/8" DRYWALL CEILING

WALL CONSTRUCTION
SIDING TO MATCH
TYVIC HOUSE WRAP
1/2" PLYWOOD SHEATHING
2X4 STUD WALL @ 16" O.C.
DOUBLE TOP PLATE
HEADERS PER PLAN
OPENINGS PER PLAN
OPTIONAL INSULATION
1/2" DRYWALL FINISH

FLOOR CONSTRUCTION
FINISHED FLOOR (APPROVE WITH OWNER)
3/4" T&G PLYWOOD (GLUE AND NAIL)
FLOOR JOISTS PER PLAN
BRIDGING AT MIDSPAN
OPTIONAL INSULATION
1/2" SANDING PLYWOOD (PRINTED TO MATCH)
5/8" BEAD BOARD (OPTIONAL)

SLAB CONSTRUCTION
4" CONCRETE SLAB
6X6 6/6 WWF
MIN. 6" COMPACTED CA 7

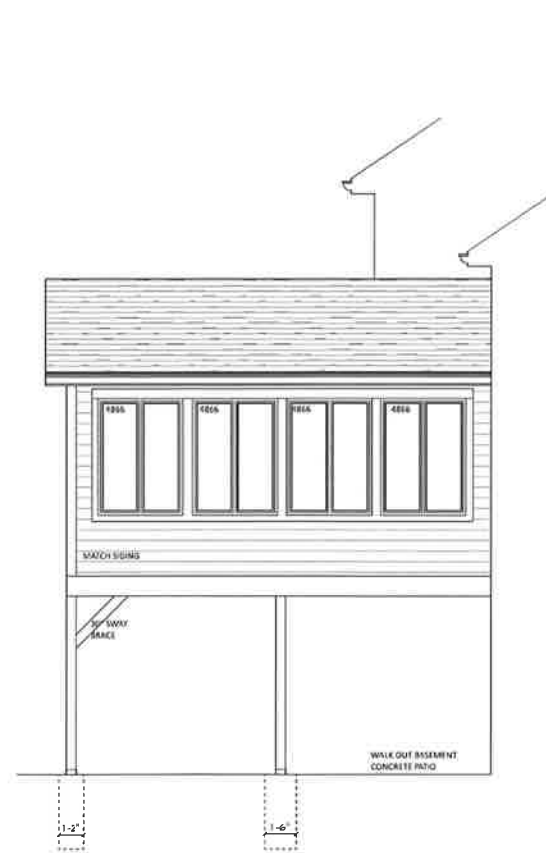
FOUNDATION CONSTRUCTION
CONCRETE PIERS PER PLAN
MINIMUM 42" BELOW GRADE
NEAR BY NERVE, 3,000 PSF SOILS (VAR)



ROOF PLAN

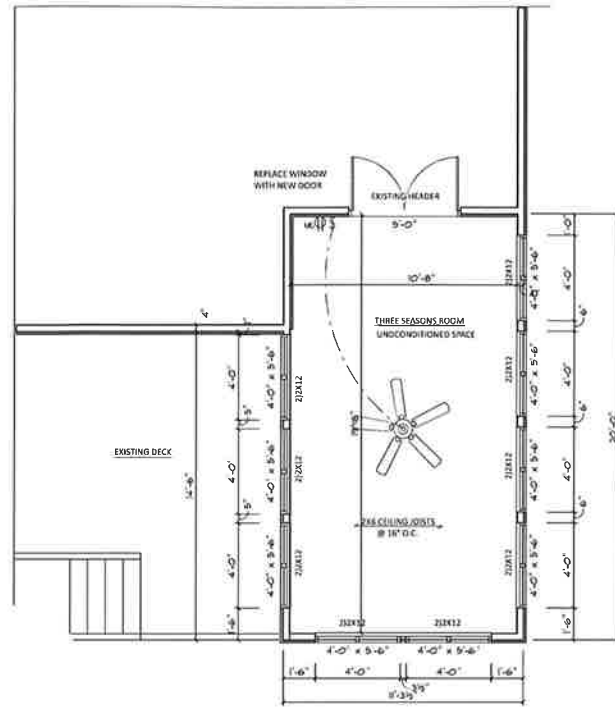
SCALE: 1/4" = 1'-0"

VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION



LEFT ELEVATION

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



FIRST FLOOR PLAN

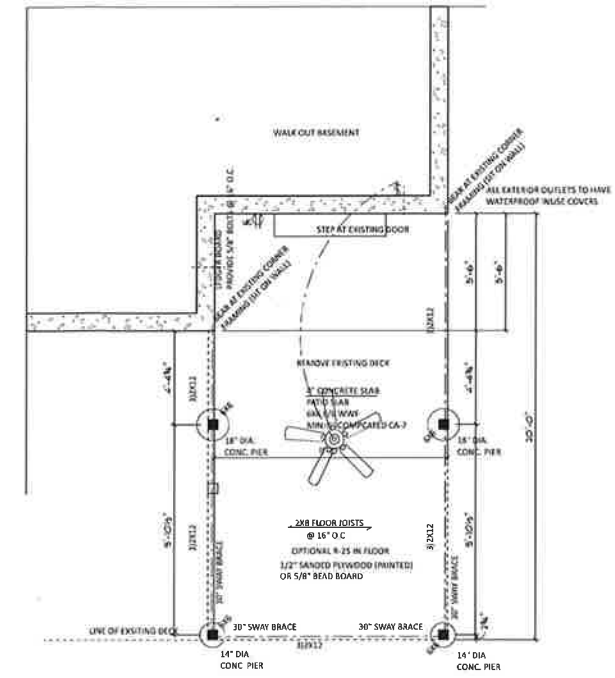
SCALE: 1/4" = 1'-0"

VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION



REAR ELEVATION

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



FOUNDATION PLAN

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

VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION



RIGHT ELEVATION

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

JOSEPH A. MEYER
STRUCTURAL AND PROFESSIONAL ENGINEER
125 PARK AVE
BARRINGTON, ILLINOIS 60010
847-382-5758

GINO ROMOZZI - ARCHITECT
133 PARK AVE BARRINGTON, IL SUITE #208
847-707-2425 - ROMOZZI@GMAIL.COM

THREE SEASON ROOM FOR:
1306 RICHMOND LN
BARTLETT, ILLINOIS 60103

DATE
MAR 11, 2021

REVISION

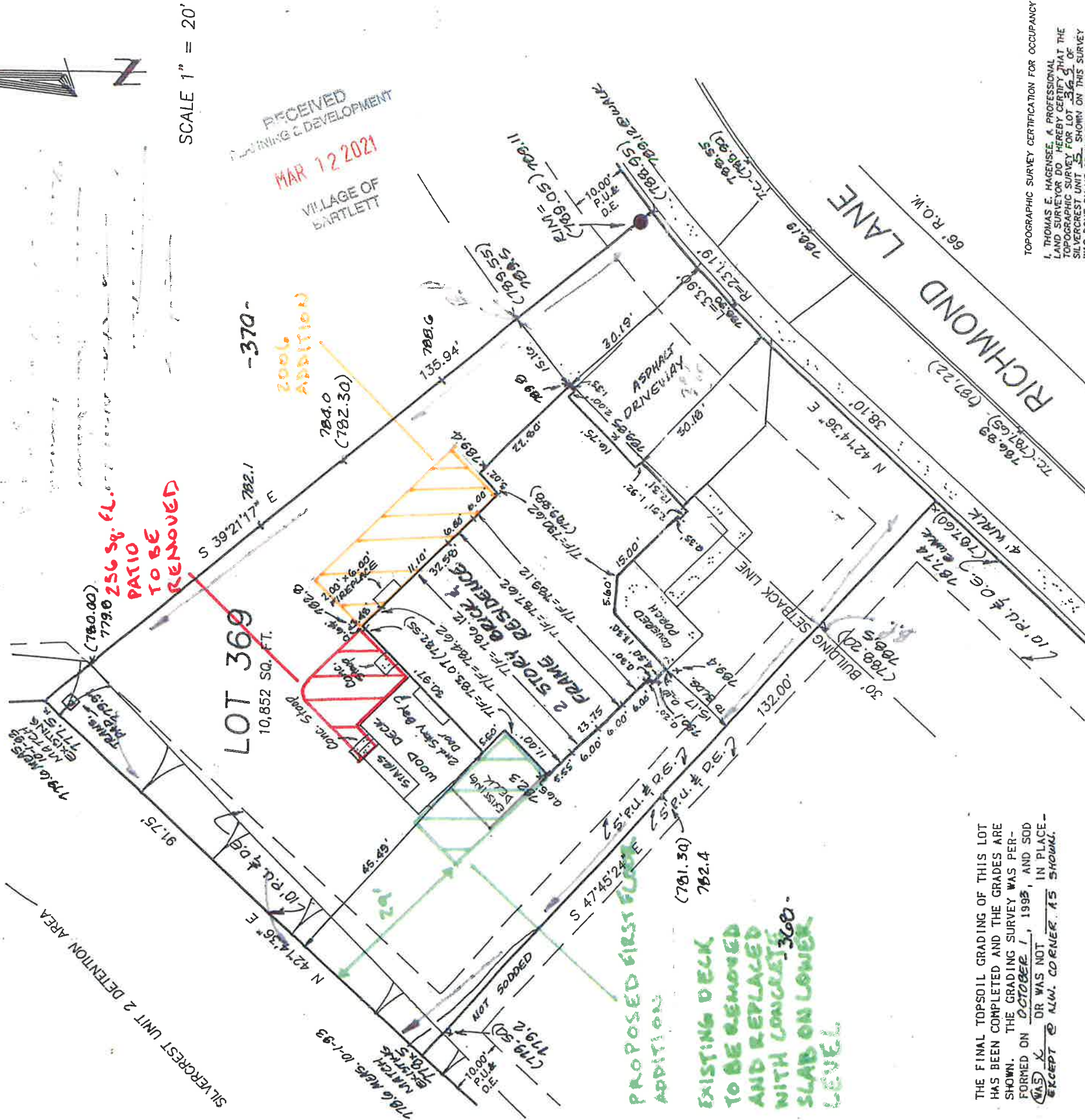
JOB #

SHEET #
1

PLAT OF SURVEY M.P.D.

1306 RICHMOND LN
930260 AL

LOT 369 IN SILVERCREST UNIT 5, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 11, 1992 AS DOCUMENT NO. R92-173186, IN DUPAGE COUNTY, ILLINOIS.



SCALE 1" = 20'

RECEIVED
PLANNING & DEVELOPMENT
MAR 12 2021
VILLAGE OF
BARTLETT

THE FINAL TOPSOIL GRADING OF THIS LOT HAS BEEN COMPLETED AND THE GRADES ARE SHOWN. THE GRADING SURVEY WAS PERFORMED ON OCTOBER 1, 1993, AND SO D WAS NOT IN PLACE EXCEPT @ N.W. CORNER AS SHOWN.

TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT: UNLESS OTHERWISE NOTED, A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.) IS GRANTED ALONG ALL SIDE LOT LINES FOR A TOTAL WIDTH OF 10.0 FEET.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY HAGENSEE SURVEYING GROUP, LTD. UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS THIS 30th DAY OF OCTOBER A.D., 1993.
BY: Thomas E. Hagensee
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2419



TOPOGRAPHIC SURVEY CERTIFICATION FOR OCCUPANCY
I, THOMAS E. HAGENSEE, A PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY FOR LOT 369 OF SILVERCREST UNIT 5 SHOWN ON THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE ELEVATIONS FOR ALL LOT CORNERS, ALL DRAINAGE BREAK POINTS, ALL DRAINAGE STRUCTURE FRAMES AND THE TOP OF ALL CURBS (OPPOSITE THE FRONT LOT CORNERS OF THE HEREIN IDENTIFIED LOT) ARE DUBLIATED ON THE SURVEY AND ARE WITHIN TWO (2) TENTHS OF A FOOT OF THOSE SHOWN ON THE APPROVED GRADING PLAN. I ALSO CERTIFY THAT ALL REAR LOT LINE SLOPES, OR SLOPES IN DRAINAGE SWALES DESIGNED TO CARRY OVERLAND FLOW FROM ADJOINING PROPERTIES, ARE WITHIN 20% OF THE GRADE DIFFERENCES BETWEEN THE ELEVATION POINTS SHOWN ON THE APPROVED GRADING PLANS (SHEET 16 OF 16) DATED 5-1-90.
The side lines vary, but there is plenty of slope and does not affect the drainage.

SIGNED: Thomas E. Hagensee
DATED: 10-3-96
REGISTRATION NO.: 2419

LOT SVY	3-4-93 DKJ
PERMIT	3-4-93 SJ
SPOT	5-20-93 SJ
FINAL	10-7-93 BK

Hagensee Surveying Group, Ltd.
1815 Diehl Road, Suite 100
Naperville, IL 60563
(708) 369-1000

REVISIONS
10-8-93 GRADING - BK

- LEGEND
- o - FOUND IRON PIPE (F.I.P.)
 - o - SET IRON PIPE
 - LI - CONCRETE MONUMENT
 - T/F - TOP OF FOUNDATION
 - T/C - TOP OF CURB
 - P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - U.E. - UTILITY EASEMENT
 - 725.0 - EXISTING GRADES
 - (725.2) - PROPOSED GRADES



EXISTING DECK TO BE REMOVED AND REPLACED WITH CONCRETE SLAB