

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JUNE 1, 2021

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Bartlett Sr. Living Campus (Victory Center)
2. 7-Eleven Special Use for Package Liquor Sales



Agenda Item Executive Summary

Item Name Bartlett Senior Living Campus (Victory Center) Committee or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting a third amendment to the annexation agreement and an amendment to the approved PUD Ordinance #2004-115 to allow for increases in the approved density and floor area ratio (F.A.R.) on the subject property. These requests are a direct result of the 0.131 acre taking by IDOT for the Rt 59 and West Bartlett Road proposed intersection improvements.

The density would increase from 35.02 dwelling units/acre to 36.7 dwelling units/acre and the floor area ratio would increase from 0.65 to 0.802. It is the petitioner's belief that to avoid any future discrepancies with HUD and their financing for the existing 208 units, the specific changes in density and floor area ratio need to be amended as stated.

ATTACHMENTS (PLEASE LIST)

PDS memo, petitioner letter, application, location map, Plat of Highways (IDOT) and the recorded plat of subdivision

ACTION REQUESTED

- For Discussion Only - to review and forward to the Village Board to conduct the required public hearing and a final vote
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 5.24.2021

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

21-51

DATE: May 24, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#21-08) Bartlett Senior Living Campus**

PETITIONER

Steve Friedland, attorney, on behalf of Bartlett ILF Associates, L.P.

SUBJECT SITE

Southwest corner of Rt. 59 and West Bartlett Road

REQUEST

Amendment Three to the Annexation Agreement (amending density, floor area ratio and lot acreages)

Amending Ordinance #2004-115 (density and floor area ratio)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Multi-Family	Attached Residential (High Density)	PD
North	Vacant	Commercial	ER-2/SR-2
South	Hanover Township	Institutional	P-1
East	Single Family	Suburban Residence	SR-3
West	Single Family	Estate Residence	R-4*

*Unincorporated Cook County Zoning – Single Family Residence

ZONING HISTORY

This property was annexed to the village on May 7, 2002 by Ordinance #2002-39 *An Ordinance Approving And Directing The Execution Of The Annexation And Development Agreement Among The Trustees Of The Dominic Accorsi Non-Marital Trusts, The Northwest Housing Partnership, And The Village Of Bartlett.*

The annexation agreement was amended on April 15, 2003 by Ordinance #2003-42 *An Ordinance Approving And Directing The Execution Of The Amendment To Annexation Agreement Among The Trustees Of The Dominic Accorsi Non-Marital Trusts, The Northwest Housing Partnership, And The Village of Bartlett*. This amendment deleted the acquisition notice provisions and allowed the developer to apply for state funding with the property annexed and zoned specifically to allow for senior housing.

Ordinance #2003-44 was also approved on April 15, 2003, *An Ordinance Approving The Rezoning, A Special Use For A Planned Unit Development And Site Plan Approval For The Northwest Housing Partnership's Senior Living Project*. This ordinance granted the zoning as required for state funding and waived certain donation fees.

A second amendment to the annexation agreement was approved on August 17, 2004, *An Ordinance Approving And Directing The Execution Of Amendment Two To The Annexation And Development Agreement For The Bartlett Senior Living Campus*. To obtain financing sources, including first mortgages and low income housing tax credits, the two proposed uses, independent living and assisted living facilities, needed to be housed in separate buildings. As a result, the site plan and PUD plan were modified, including the height, density, FAR, fence height, tree preservation and minimum dwelling size. The property would also be subdivided into two lots.

Ordinance #2004-115 was also approved on August 17, 2004, *An Ordinance Approving An Amended Planned Unit Development Plan, Approving Of An Amended Site Plan And Approving Of A Preliminary/Final Plat of Subdivision/PUD For The Bartlett Senior Living Campus*. This ordinance approved two 104 unit buildings as part of a PUD plan, subdivided the property into two lots and allowed for the requested density, FAR and other items as stated in the annexation agreement.

DISCUSSION

1. The petitioner is requesting a **third amendment to the annexation agreement** and **an amendment to the approved PUD Ordinance #2004-115** to allow for increases in the approved density and floor area ratio (F.A.R.) on the subject property. These requests are a direct result of the 0.131 acre taking by IDOT for the Rt 59 and West Bartlett proposed intersection improvements.
2. The second amended annexation agreement and Ordinance #2004-115 approved of a density of 35.02 dwelling units per acre and a floor area ratio (FAR) of 0.65. The petitioner is requesting to increase the density as a result of a reduction in the acreage on the site to allow for 36.7 du/acre and a F.A.R. of 0.802. It is the petitioner's belief that to avoid any future discrepancies with HUD and their financing for the existing 208 units, these changes in density and F.A.R. should be specifically amended within the annexation agreement and the PUD ordinance.

3. According to the State Plat of Highways – Lot 1 consisted of 2.953 acres and after the taking of 0.107 acres, this lot is now 2.846 acres. Lot 2 consisted of 2.859 acres and after the taking of 0.024 acres, this lot is now 2.835 acres. (Please see the attached plat.)
4. No other changes are taking place on the subject property.

RECOMMENDATION

The Staff recommends forwarding the petition to the Village Board to conduct the required public hearing and a final vote.

A copy of the Plat of Highways from IDOT, the recorded subdivision plat, the approved 2nd amended annexation agreement and Ordinance #2004-115 are all attached for your review.

Rbg/attachments

x:\comdev\mem2021\051_bartlett senior living amendments_vbc.docx

May 3, 2021 [Revised]

By Email

Roberta Grill

Director

Planning and Development Services

Village of Bartlett

228 S. Main Street

Bartlett, IL 60103

Re: Bartlett Senior Campus

Dear Roberta:

This letter is intended as part of the Development Application I sent to you on April 13, 2021. I submitted the Development Application on behalf of both Bartlett ILF Associates, L.P., an Illinois limited partnership (the “ILF”) and Bartlett SLF Associates, L.P., an Illinois limited partnership (the “SLF”). In 2005, the ILF and SLF developed the senior campus. The campus is a 2-lot subdivision with the ILF owning Lot 2 and the SLF owning Lot 1. Each building contains 104 dwelling units.

IDOT has started a condemnation to take portions of each lot. IDOT is proposing taking 4,661 square feet of land from Lot 1 and 1,045 square feet from Lot 2, for a total of 5,706 square feet.

As a result of the takings, the project calculations will change. The applicants request amendments to the following Village approvals to make the project conforming after the takings. The following documents need to be amended.

1. Amendment Three to the Annexation Agreement to amend the Density, FAR and Lot Acreages and;
2. Amending Ordinance #2004-115 to amend Density and FAR.

Specifically, the amendments are the following:

- Lot acreage – After the taking, the total lot area of the entire PUD will be 5.681 acres (247,464 square feet).
- Density - There a 104 units in each building for a total of 208 units. After the taking, the density that satisfies each lot individually and both lots combined will be 36.7 dwelling units per acre.

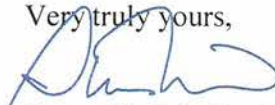
Roberta Grill
May 3, 2021
Page 2

- FAR - The total building area of each building is 78,690 square feet and 99,065 square feet, respectively, for a total of 177,755 square feet of building area in the PUD. With the reduced lot size, the total floor area ratio that satisfied each lot individually and both combined would be .802.

You should have independently received the \$800.00 application fee from my client.

Please let me know if you need any further information.

Very truly yours,

A handwritten signature in blue ink, appearing to read "S. Friedland", written over the typed name.

Steven D. Friedland



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 2021-08

RECEIVED
(Village Stamp)
APR 13 2021

**PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT**

PROJECT NAME Bartlett Senior Living Campus

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett ILF Associates, L.P.

Street Address: 1701 E. Woodfield Drive, Suite 203

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: sfriedland@att-law.com

Phone Number: 312-399-8936

Preferred Method to be contacted: See Dropdown

Co-Applicant

PROPERTY OWNER INFORMATION AND CO-APPLICANT

Name: BARTLETT SLF ASSOCIATES, L.P.

Street Address: 1101 West Bartlett Road

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 312-399-8936

OWNER'S SIGNATURE: _____ **Date:** _____

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) See attached addendum
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: _____

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: _____

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

Zoning: Existing: ER-1 PUD **Land Use:** Existing: Residential
(Refer to Official Zoning Map)

Proposed: ER-1 PUD Proposed: Residential

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

Acreage: 5.681

For PUD's and Subdivisions:

No. of Lots/Units: 104 units per lot

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Steve Friedland, Applegate & Thorne-Thomsen

425 S. Financial Place, Suite 1900, Chicago 60605

Engineer _____

Other _____

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR SITE PLANS

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

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

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

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

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

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

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

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

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

There will be no change to the use of the property.

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

The PUD has been in existence for over 15 years.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The PUD will be conforming once the amendments are approved.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The uses conform to the comprehensive plan.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

There will be no change in the use of the property.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The PUD has been in existence for over 15 years.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The PUD has been in existence for over 15 years.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

The PUD and uses already exist. No impact fees are required.

9. The plans provide adequate utilities, drainage and other necessary facilities.

There is no change to the site plan.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

There is no change to the site plan.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

There is no change to the site plan.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The development has been in existence for over 15 years.

FINDINGS OF FACT FOR SPECIAL USES

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

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

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

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.

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.

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.

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.

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: Jerome E. Finis

DATE: 4/8/21

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: Jerome E. Finis, Pathway to Living

ADDRESS: 30 S. Wacker Drive, Suite 1300
Chicago, IL 60606

PHONE NUMBER: 312-837-0704

EMAIL: JFinis@pathwaytoliving.com

SIGNATURE: 

DATE: 4/8/21

Addendum to Development Application

Bartlett Senior Living Campus

The applicants, Bartlett ILF Associates, L.P. and Bartlett SLF Associates, L.P., request the following:

1. Amendment Three to the Annexation Agreement to amend the Density, FAR and Lot Acreages and;
2. Amending Ordinance #2004-115 to amend Density and FAR.

The reason for these amendments is the result of a proposed taking by IDOT of 5,706 square feet of land. 4,661 square feet of land will be taken from Lot 1 and 1,045 square feet will be taken from Lot 2.

Specifically, the amendments are the following:

- Lot acreage – After the taking, the total lot area of the entire PUD will be 5.681 acres (247,464 square feet), Lot 1 will be 2.846 Acres (123,971 square feet) and Lot 2 will be 2.835 Acres (123,492 square feet).
- Density - There a 104 units in each building for a total of 208 units. After the taking, the density that satisfies each lot individually and both lots combined will be 36.7 dwelling units per acre.
- FAR - The total building area of each building is 78,690 square feet and 99,065 square feet, respectively, for a total of 177,755 square feet of building area in the PUD. With the reduced lot size, the total floor area ratio that satisfied each lot individually and both combined would be .802.



Location Map

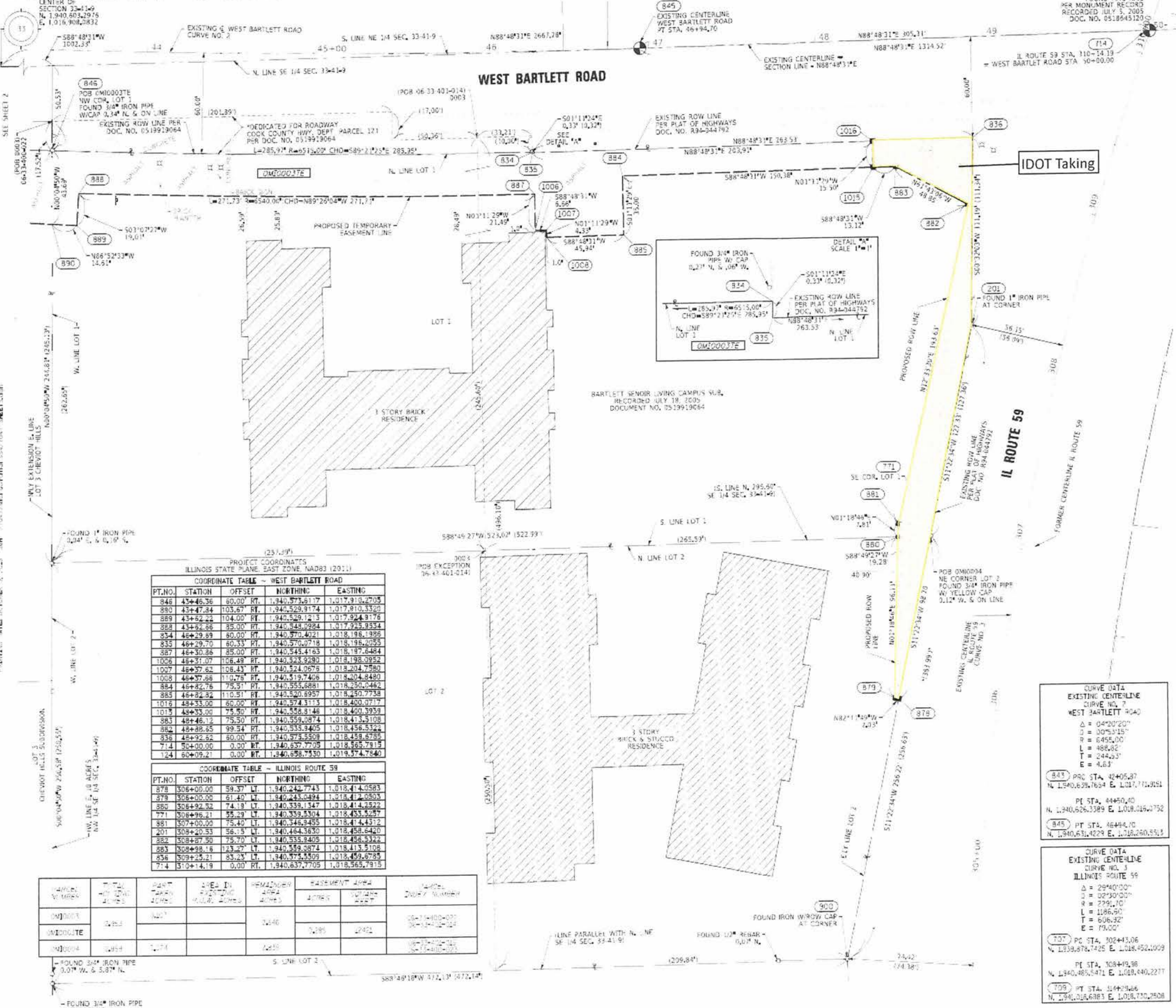
Case #21-08 Bartlett Senior Living Campus
 3rd Amendment to the Annexation
 Agreement and
 Amending Ordinance #2004-115

2021



0 100 200 400
 Feet

PART OF THE SE 1/4 OF SEC. 33, IN TWP. 41 N., R. 9 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



LEGEND

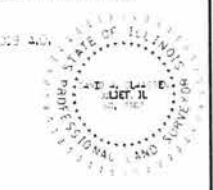
- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY (EED) LINE
- APPROXIMATE PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING

- IRON PIPE OR ROD FOUND
- CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY, PER ILLINOIS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTATION REQUIREMENT
- STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, MARKED BY 5/8" INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- PERMANENT SURVEY MARKER, ILLINOIS STANDARD 66101-02 TO BE SET BY OTHERS
- RIGHT OF WAY STAKING PROPOSED TO BE SET

GRAPHIC SCALE
FEET
SCALE: 1"=30'

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
 COORDINATES, BEARINGS & DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011).
 HORIZONTAL COORDINATES ARE FIXED HOLDING THE PUBLISHED NAAD83(2011) VALUES FOR 165 CONTROL MONUMENTS 4/1/2012. DATE IS 40 N. 4000000.00. X-AXIS IS 40 N. 4000000.00. Y-AXIS IS 40 N. 4000000.00.
 ALL MEASURED AND CALCULATED DISTANCES ARE GIVEN NOT (GROUND) TO CERTAIN GROUND DISTANCES, UNLESS OTHERWISE SHOWN BY THE COMBINATION FACTOR OF 1.000000.
 AREAS SHOWN ON THIS PLAT ARE GROUND.

STATE OF ILLINOIS
 COUNTY OF WILL
 THIS IS TO CERTIFY THAT MR. CLAASSEN, WHITE & ASSOCIATES, P.C., AN ILLINOIS PROFESSIONAL ENGINEERING FIRM, LICENSE NUMBER 043-042955, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT COMPLETELY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RECHECKED, WAIVE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.
 DATE AT CHILICOTTE, ILLINOIS THIS _____ DAY OF _____, 2019.
 DAVID J. CLAASSEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-002962
 LICENSE EXPIRES NOVEMBER 30, 2022
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.



DAVID J. CLAASSEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-002962
 LICENSE EXPIRES NOVEMBER 30, 2022
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.

PLAT OF HIGHWAYS

STATE OF ILLINOIS
 DIVISION OF TRANSPORTATION
 ILLINOIS ROUTE 59

LIMITS: AT WEST BARTLETT ROAD COUNTY: COOK
 SECTION: 33 TO STA. 310+14.19 JOB NO.: R-30-023-16
 STA. 304+50 TO STA. 310+14.19 SHEET 3 OF 8 SHEETS
 SCALE: 1" = 30'

RECEIVED
 OCT 03 2019
 PLATS & LEGALS

BUREAU OF LAND ACQUISITION
 201 WEST CENTER COURT
 SCHAMBURG, ILLINOIS 60196

PROJECT COORDINATES
 ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

COORDINATE TABLE - WEST BARTLETT ROAD				
PT. NO.	STATION	OFFSET	NORTHING	EASTING
846	434+46.36	60.00	1,940,973.6117	1,017,918.2705
890	434+47.84	103.67	1,940,929.9174	1,017,910.3320
889	434+48.23	104.00	1,940,929.1213	1,017,924.9176
888	434+52.66	85.00	1,940,948.0984	1,017,925.9534
854	464+29.49	60.00	1,940,970.4021	1,018,196.1986
835	464+29.70	60.33	1,940,970.0718	1,018,196.2035
887	464+30.86	85.00	1,940,945.4163	1,018,187.6484
1006	464+31.07	106.49	1,940,923.9280	1,018,198.0952
1007	464+37.62	106.43	1,940,924.0678	1,018,204.7580
1008	464+37.66	110.76	1,940,919.7406	1,018,204.8480
884	464+82.76	75.31	1,940,955.6881	1,018,250.0462
885	464+82.82	110.51	1,940,920.6957	1,018,250.7738
1016	484+53.00	60.00	1,940,974.3113	1,018,400.0717
1017	484+53.00	75.90	1,940,956.9146	1,018,400.3939
883	484+46.12	75.50	1,940,959.0874	1,018,413.5108
882	484+88.85	99.34	1,940,935.9405	1,018,456.5322
836	484+82.82	60.00	1,940,973.5309	1,018,459.6785
714	504+00.00	0.00	1,940,637.7709	1,018,556.7915
124	604+09.21	0.00	1,940,638.7330	1,018,574.7840

COORDINATE TABLE - ILLINOIS ROUTE 59				
PT. NO.	STATION	OFFSET	NORTHING	EASTING
878	306+00.00	59.37	1,940,242.7743	1,018,414.0583
879	306+00.00	61.40	1,940,243.0494	1,018,414.0503
880	306+92.52	74.18	1,940,339.1347	1,018,414.2522
771	306+96.21	35.29	1,940,359.5304	1,018,453.5257
881	307+00.00	75.40	1,940,346.9455	1,018,414.4512
201	308+20.53	56.15	1,940,484.3630	1,018,458.6420
882	508+87.50	75.70	1,940,935.8409	1,018,456.5322
883	508+98.16	123.27	1,940,959.0874	1,018,413.5108
856	509+25.21	83.23	1,940,973.5309	1,018,459.6785
714	510+14.19	0.00	1,940,637.7709	1,018,556.7915

PARCEL NUMBER	AREA (SQ. FT.)	AREA (ACRES)	AREA (ACRES)	EASEMENT AREA (SQ. FT.)	AREA (ACRES)	PARCEL NUMBER
DM000037E	4,854	0.111	0.111	2,427	0.055	08-11-400-077
DM000037E	4,854	0.111	0.111	2,427	0.055	08-11-400-077
DM00004	4,854	0.111	0.111	2,427	0.055	08-11-400-077

SEE SHEET 2 TO THE WEST FOR THE WEST BARTLETT ROAD

Return to
PLAT SUBMITTED BY & MAIL TAX BILL TO: 0519919064
BARTLETT SLF ASSOCIATES, L.P.
BARTLETT ILF ASSOCIATES, L.P.
701 LEE STREET, SUITE 450
DES PLAINES, ILLINOIS 60016

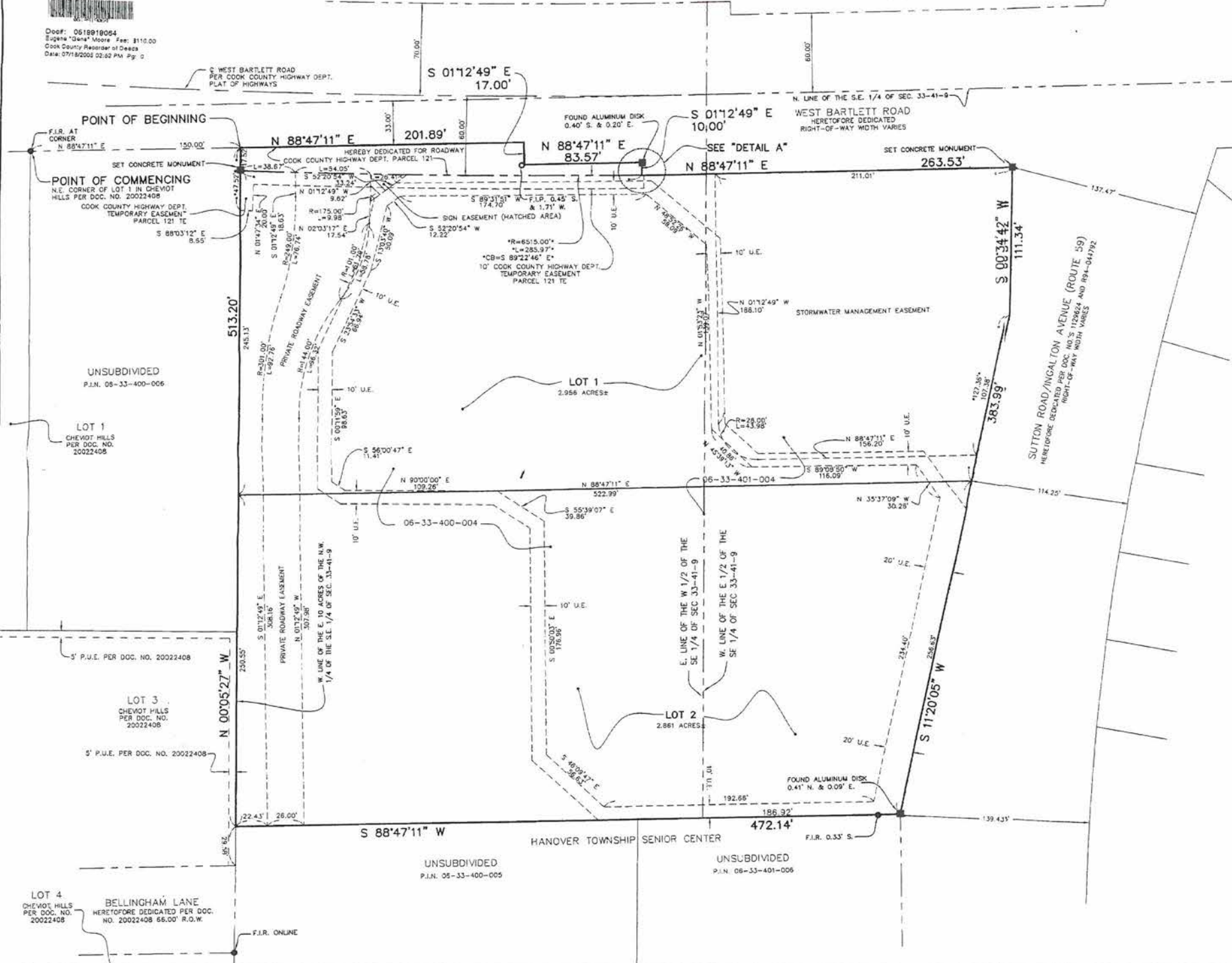
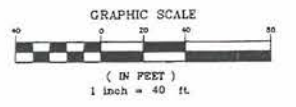
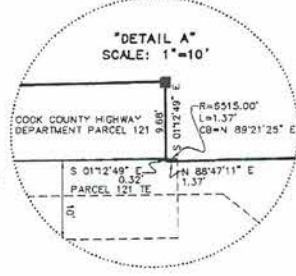
FINAL PLAT OF SUBDIVISION

BARTLETT SENIOR LIVING CAMPUS

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
 06-33-400-004
 06-33-401-004

AREA TABLE	
TOTAL LOTS 1 & 2	5.817 ACRES±
RIGHT-OF-WAY	0.119 ACRES±
TOTAL AREA	5.936 ACRES±



LEGEND	
○	IRON PIPE
●	IRON ROD
○	CONCRETE MONUMENT/ALUMINUM DISK
U.E.	UTILITY EASEMENT
---	CENTER LINE
---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	SECTION LINE
---	EXISTING RIGHT OF WAY LINE
---	RIGHT OF WAY LINE
---	EXISTING LOT LINE
---	LOT LINE

VILLAGE OF BARTLETT PUBLIC UTILITY EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY & DRAINAGE EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES, TRAFFIC SIGNALIZATION AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO: MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS, TRAFFIC SIGNALS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING, TRAFFIC SIGNALIZATION AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREBY GRANTED TO THE VILLAGE OF BARTLETT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON AND SBC, COMCAST, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION UNDERGROUND, TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS AND SIGNALS IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT (OR SIMILAR DESIGNATION)". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT (OR SIMILAR DESIGNATION)", WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE(S), AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 785 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH "PARKLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE(S) AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERE TO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF BARTLETT SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN DETENTION/RETENTION POND AND APPURTENANCES THERE TO, WHICH THE OWNER OR ASSOCIATION FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF BARTLETT OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE DETENTION POND AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

PRIVATE ROADWAY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DECLARED AND CREATED OVER AND UPON THOSE PORTIONS OF LOTS 1 AND 2 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT" FOR THE BENEFIT OF THE VILLAGE OF BARTLETT AND THE ENTIRE PROPERTY. EACH GRANTEE SHALL HAVE A RIGHT AND EASEMENT OF USE AND ENJOYMENT, AND A RIGHT OF ACCESS TO, AND OF INGRESS AND EGRESS ON, OVER, ACROSS, IN, UPON AND TO THOSE PORTIONS OF LOTS 1 AND 2 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT", AND SUCH RIGHT AND EASEMENT SHALL BE APPURTENANT TO AND SHALL PASS WITH TITLE TO EVERY LOT.

- NOTES:**
- THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED TO ANY SYSTEM BUT INDICATE ANGULAR RELATIONSHIPS.
 - ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG.
 - ALL AREAS ARE MORE OR LESS.
 - FOR SETBACK INFORMATION SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
 - FOR EASEMENT INFORMATION SEE RECIPROCAL EASEMENT AGREEMENT RECORDED BY SEPARATE DOCUMENT.
 - DIRECT ACCESS TO AND FROM LOTS 1 AND 2 TO ILLINOIS ROUTE 59 SHALL BE PROHIBITED.
 - THE SIGN EASEMENT SHOWN HEREON IS TO BE MAINTAINED BY THE LANDOWNERS ASSOCIATION. FOR ADDITIONAL INFORMATION REGARDING SIGN EASEMENTS, SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.

SURVEY FILE

PROJECT NO.	2471.01	SHEET	1
DATE	06/18/03	OF	2
SCALE	1"=40'		
DESIGNED BY	GKF		
DRAWN BY	GKF		
CHECKED BY	RJS		

COWHEY GUDMUNDSON LEDER, LTD.
 CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

300 PARK BOULEVARD
 ITASCA, ILLINOIS 60143
 (630) 250-9585

70 EAST LAKE STREET
 CHICAGO, ILLINOIS 60601
 (312) 782-8549

REVISIONS	
1. REV. LOT LINE PER	02/12/04
2. PLAN REVIEW	
3. PER VILLAGE REVIEW	04/30/04
4. PER VILLAGE REVIEW	08/09/04
5. PER VILLAGE REVIEW	08/16/04
5. PER VILLAGE REVIEW	10/11/04
6. REVISE ROW DEDICATION	12/21/04
7. REVISE PER COOK COUNTY	
8. HIGHWAY DEPARTMENT	03/24/05
8. DEDICATE ROW	04/06/05

BARTLETT SENIOR LIVING CAMPUS
BARTLETT, ILLINOIS

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION OF BARTLETT SENIOR LIVING CAMPUS

0519919064

PRELIMINARY / FINAL PLAT OF SUBDIVISION BARTLETT SENIOR LIVING CAMPUS

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE - BARTLETT SLF ASSOCIATES, L.P.
STATE OF Illinois } SS
COUNTY OF Cook }

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BARTLETT SLF ASSOCIATES, L.P., AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) U-46
WITNESS OUR HANDS AND SEALS THIS 2 DAY OF FEBRUARY, A.D., 2005
BY: Robert M. Helle TITLE: Vice President
BY: [Signature] TITLE: President of General Partner

NOTARY CERTIFICATE
STATE OF Illinois } SS
COUNTY OF Cook }

I, Linda L. Sylvester, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Robert M. Helle and Jerome E. Finis PERSONALLY KNOWN TO ME TO BE THE Vice President and President OF BARTLETT SLF ASSOCIATES, L.P. AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS President and Vice President OF SAID BARTLETT SLF ASSOCIATES, L.P. AND CAUSED THE SEAL OF SAID BARTLETT SLF ASSOCIATES, L.P. TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE General Partner OF SAID BARTLETT SLF ASSOCIATES, L.P. AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID BARTLETT SLF ASSOCIATES, L.P., FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2 DAY OF February, A.D., 2005
NOTARY PUBLIC [Signature]



MORTGAGEE CERTIFICATE - COLE TAYLOR BANK
STATE OF Illinois } SS
COUNTY OF Cook }

COLE TAYLOR BANK, HEREBY CERTIFIES THAT AS MORTGAGEE OF PART OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED 9/13/04 AND RECORDED IN THE RECORDER'S OFFICE OF Cook COUNTY, ILLINOIS ON 9/16/04 AS DOCUMENT NO. 0225919022 IT CONSENTS TO THE SUBDIVISION AND PLAT HEREON DRAWN.
DATED AT _____ THIS 3rd DAY OF February, A.D., 2005
BY: Katherine B. Prosser TITLE: Vice President

NOTARY CERTIFICATE
STATE OF Illinois } SS
COUNTY OF Cook }

I, Lora Ann Mao, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Katherine M. Marzelle AND [Signature] PERSONALLY KNOWN TO ME TO BE THE Vice President AND [Title] OF COLE TAYLOR BANK AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Vice President AND [Title] OF SAID COLE TAYLOR BANK AND CAUSED THE SEAL OF SAID COLE TAYLOR BANK TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Vice President OF SAID COLE TAYLOR BANK AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID NORTH WEST HOUSING PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF March, A.D., 2005
NOTARY PUBLIC [Signature]



VILLAGE OF BARTLETT CERTIFICATE
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS 17 DAY OF August, A.D., 2004
BY: [Signature] VILLAGE PRESIDENT
ATTEST: [Signature] VILLAGE CLERK



VILLAGE ENGINEER'S CERTIFICATE
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Dale H. Martin PE, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS
TITLED: Bartlett Senior Living Campus
DATED: August 9, 2004
LAST REVISED: December 1, 2004 January 25, 2005
PREPARED BY: Cowhey Gudmundson Leder Ltd.
MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.
DATED THIS 31st DAY OF January, A.D. 2005
VILLAGE ENGINEER [Signature]

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

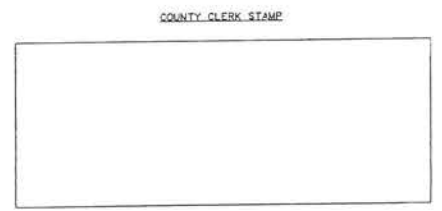
REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS 17th DAY OF June, A.D., 2004
BY: Raymond H. Dwyer
PLAN COMMISSION CHAIRMAN
ATTEST: [Signature] SECRETARY

VILLAGE TREASURER CERTIFICATE
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Kathleen M. Booth, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE SUBJECT PLAT.
DATED THIS 20th DAY OF June, A.D. 2005
Kathleen M. Booth
VILLAGE TREASURER



COUNTY HIGHWAY CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY WEST BARTLETT ROAD, PURSUANT TO 75C ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
DATED THIS 22nd DAY OF April, A.D., 2005
COUNTY ENGINEER [Signature]



I.D.O.T. CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 55C OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.
Diane O'Keefe 1509 3/18/2005
DISTRICT ENGINEER

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT
[Signature]
COUNTY CLERK
DATE 7-18-2005

SURVEYORS CERTIFICATE
STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY COWHEY GUDMUNDSON LEDER, LTD., UNDER THE SUPERVISION 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 DECIMAL PARTS THEREOF.
THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CHEVIOT HILLS AS RECORDED AS DOCUMENT NUMBER 20022408; THENCE NORTH 88°47'11" EAST ALONG A LINE THAT IS 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF WEST BARTLETT ROAD, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES; 1) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 201.89 FEET; 2) THENCE SOUTH 01°12'49" EAST, A DISTANCE OF 17.00 FEET; 3) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 33.57 FEET; 4) THENCE SOUTH 01°12'49" EAST, A DISTANCE OF 10.00 FEET; 5) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 263.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 89; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES; 1) THENCE SOUTH 00°34'42" WEST, A DISTANCE OF 111.34 FEET; 2) THENCE SOUTH 11°20'05" WEST, A DISTANCE OF 383.99 FEET; THENCE SOUTH 88°47'11" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 472.14 FEET TO A POINT ON THE EAST LINE OF LOT 3 IN SAID CHEVIOT HILLS THAT IS 29.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°00'27" WEST ALONG THE EAST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 513.20 FEET TO THE POINT OF BEGINNING.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, COOK COUNTY, ILLINOIS THAT HAS ADOPTED A COMPREHENSIVE PLAN.

I DO HEREBY CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS NO SPECIAL FLOOD HAZARD AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0305 F WITH AN EFFECTIVE DATE OF NOVEMBER 9, 2000.

GIVEN UNDER MY HAND AND SEAL AT ITASCA, ILLINOIS, THIS 1st DAY OF FEBRUARY, A.D., 2005.

BY: Raymond J. Snyder
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2379, COWHEY GUDMUNDSON LEDER, LTD., PROFESSIONAL DESIGNER FIRM NUMBER 184-001079, ALL PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSES EXPIRE NOVEMBER 9, 2006.

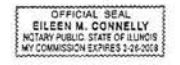


OWNER'S CERTIFICATE - NORTH WEST HOUSING PARTNERSHIP
STATE OF Illinois } SS
COUNTY OF Cook }

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NORTH WEST HOUSING PARTNERSHIP, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) U-46
WITNESS OUR HANDS AND SEALS THIS 3 DAY OF February, A.D., 2005
BY: William W. Hagan TITLE: Chairman
BY: [Signature] TITLE: Chairman & CEO

NOTARY CERTIFICATE
STATE OF Illinois } SS
COUNTY OF Cook }

I, Eileen M. Connelly, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT William Hagan AND David K. Hill PERSONALLY KNOWN TO ME TO BE THE Chairman AND Chairman & CEO OF SAID NORTH WEST HOUSING PARTNERSHIP AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Chairman AND Chairman & CEO OF SAID NORTH WEST HOUSING PARTNERSHIP TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Chairman OF SAID NORTH WEST HOUSING PARTNERSHIP AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID NORTH WEST HOUSING PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3 DAY OF February, A.D., 2005
NOTARY PUBLIC [Signature]



MORTGAGEE CERTIFICATE - KIMBALL HILL, INC.
STATE OF Illinois } SS
COUNTY OF Cook }

KIMBALL HILL, INC., HEREBY CERTIFIES THAT AS MORTGAGEE OF PART OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED 4/3 AND RECORDED IN THE RECORDER'S OFFICE OF Cook COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____ IT CONSENTS TO THE SUBDIVISION AND PLAT HEREON DRAWN.
DATED AT 8:00am THIS 3rd DAY OF February, A.D., 2005
BY: [Signature] TITLE: Chairman & CEO

NOTARY CERTIFICATE
STATE OF Illinois } SS
COUNTY OF Cook }

I, Eileen M. Connelly, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT William Hagan AND David K. Hill PERSONALLY KNOWN TO ME TO BE THE Chairman AND Chairman & CEO OF SAID NORTH WEST HOUSING PARTNERSHIP AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Chairman AND Chairman & CEO OF SAID NORTH WEST HOUSING PARTNERSHIP TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Chairman & CEO OF SAID KIMBALL HILL, INC. TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Chairman & CEO OF SAID KIMBALL HILL, INC. AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID NORTH WEST HOUSING PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF February, A.D., 2005
NOTARY PUBLIC [Signature]



Return to:
700 S. Lee Street, Ste 450
Des Plaines, IL 60016
Attn: Louise Flood

REVISIONS	
SEE SHEET 1	

BARTLETT SENIOR LIVING CAMPUS

BARTLETT, ILLINOIS

FINAL PLAT OF SUBDIVISION

SURVEY FILE		SHEET	
PROJECT NO.	2471.01	2	2
DATE	06/18/03		
SCALE			
DESIGNED BY			
DRAWN BY	GKF		
CHECKED BY	RJS		

COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(830) 250-9595
70 EAST LAKE STREET
CHICAGO, ILLINOIS 60601
(312) 782-8549
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

FINAL PLAT OF SUBDIVISION OF BARTLETT SENIOR LIVING CAMPUS



Agenda Item Executive Summary

Item Name 7-Eleven (1500 S. Route 59) Special Use for Package Committee
Liquor Sales or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The Petitioner is requesting a **Special Use Permit** to sell package liquor (beer, wine, and liquor) at the existing 7-Eleven gas station/convenience store.

Beer will be kept in three (3) of ten (10) coolers toward the rear of the store. Wine will be displayed on a 3-foot end cap with 5 shelves opposite the beer coolers. Liquor will be kept behind the counter near the cigarettes in a 3-foot endcap which will display 7 shelves of liquor.

The total customer area is approximately 1,860 sq. ft. The total area taken up by package liquor sales would be approximately 30 sq. ft. roughly 2% of the total customer floor area.

ATTACHMENTS (PLEASE LIST)

PDS memo, applicant cover letter, application, location map, and floor plan

ACTION REQUESTED

- For Discussion only- To discuss the petitioner's request and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning and Development Services
Director

Date: 5/25/2021

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

21-56

DATE: May 25, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#21-7) 7-Eleven (1500 S. Route 59) Special Use for Package Liquor Sales**

PETITIONER

Manoj Solanki

SUBJECT SITE

7-Eleven, 1500 S. Route 59 (Southwest corner of Route 59 and Schick Rd.)

REQUESTS

Special Use Permit to sell package liquor (beer, wine, and liquor)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Gas Station	Commercial	PD
North	Vacant	Commercial	B-3 PUD
South	Vacant	Commercial	PD
East	Single-Family	Estate Residential	ER-3 PUD
West	Office	Commercial	PD

ZONING HISTORY

This property was annexed into the village in 1988 by Ordinance #1988-13 and subsequently zoned PD by Ordinance #1988-14. The property is a part of the Illini Partners Subdivision established by Ordinance #1999-52. Ordinance #1999-52 also approved a Special Use for an Automobile Service Station for the 7-11.

DISCUSSION

1. The Petitioner is requesting a **Special Use Permit** to sell package liquor (beer, wine, and liquor) at the existing 7-Eleven gas station/convenience store.
2. Beer will be kept in three (3) out of ten (10) coolers toward the rear of the store. Wine will be displayed on a 3-foot end cap with 5 shelves opposite the beer coolers. Liquor will be kept behind the counter near the cigarettes in a 3-foot endcap which will display 7 shelves of liquor.
3. The total customer area is approximately 1,860 sq. ft. The total area taken up by package liquor sales would be approximately 30 sq. ft. roughly 2% of the total customer floor area.

RECOMMENDATION

The staff recommends forwarding the petition to the Plan Commission for further review and to conduct the required public hearing.

A copy of the plans and background information are attached for your review.

djk/attachments

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7-Eleven, Inc.

March 25, 2021

President and Board of Trustees
Village of Bartlett
Bartlett, IL

RE: 7-Eleven Store No. 2708-32818C Special Use Permit

Dear President and Board of Trustees:

This letter is to notify you of my intent of requesting a Special Use Permit required to receive a packaged liquor license for the 7-Eleven location at 1500 South Route 59, Bartlett, Illinois 60103-1704.

This request is in response to many of my frequent customers asking for us to stock and sell alcoholic beverages in addition to our current product assortment of fresh foods, coffee and fountain drinks, snacks, bottles and canned drinks, lottery, tobacco products, and gasoline.

We would like to become a "one stop shop" for all of our customer's everyday needs and wants related to convenience store products.

Thank you for considering my application and I look forward to working with you to become a more relevant part of my community.

Sincerely,

A handwritten signature in black ink that reads "Manoj Solanki". The signature is written in a cursive style with a large, stylized 'M' and 'S'.

Manoj Solanki
Franchisee



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # <u>2021-07</u>
RECEIVED PLANNING & DEVELOPMENT
(Village Stamp) JAN 25 2021
VILLAGE OF BARTLETT

PROJECT NAME 7-Eleven 32818 Liquor License

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Manoj Solanki

Street Address: 780 Randi Lane

City, State: Hoffman Estates, Illinois

Zip Code: 60169

Email Address: solanki711@yahoo.com

Phone Number: (847)809-8827

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: JRL Bartlett, LLC.

Street Address: 1500 S. Lakeside

City, State: Bannockburn, Illinois

Zip Code: 60015

Phone Number: (847)444-1085

OWNER'S SIGNATURE *James E. Lewis* **Date:** 01/22/2021

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Liquor, wine, and beer license for packaged goods

PROPERTY INFORMATION

Common Address/General Location of Property: 1500 South Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): 01-16-411-020

Acreage: 1.147

Zoning: Commercial
(Refer to Official Zoning Map)

Land Use: See Dropdown

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

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

Attorney _____

Engineer _____

Other _____

FINDINGS OF FACT FOR SPECIAL USES

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

We would like to expand our product assortment offerings to include packaged liquor, wine and beer based upon requests from our customers. This would allow us to become more of a one stop shop for the needs and wants of our customers that are more time-starved than ever before.

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

We would follow all Village, County, State, and Federal laws that pertain to the sales and display of the alcoholic products. We would train all of our staff in the proper sales of alcohol prior to selling alcoholic products and complete retraining every year after that.

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

We would follow all Village, County, State, and Federal laws that pertain to the sales and display of the alcoholic products. We will only sell the approved package sizes allowed within the Village.

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: Manoj Solanki

PRINT NAME: Manoj Solanki

DATE: 03/25/2021

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: Manoj Solanki

ADDRESS: 780 Randi Lane
Hoffman Estates, Illinois 60169

PHONE NUMBER: (847)809-8827

EMAIL: solanki711@yahoo.com

SIGNATURE: Manoj Solanki

DATE: 03/25/2021

LOCATION MAP

7-Eleven
1500 S. IL. Rt. 59
PIN: 01-16-411-020



ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CLNG	REMARKS
101	MERCHANDISE	●	●	●	●	
102	SALES	●	●	●	●	
103	FAST FD. PREP.	●	●	●	●	
104	COFFEE ISLAND	●	●	●	●	
105	BEVERAGE BAR	●	●	●	●	
106	BACKROOM	●	●	●	●	
107	TOILET	●	●	●	●	
108	TOILET	●	●	●	●	
109	CDC TOTE	●	●	●	●	SEMI-GLOSS PAINT FINISH THROUGHOUT
110	ELECTRICAL	●	●	●	●	PLYWOOD & ELEC. PANELS FIRE-RATED, COVERED W/ FRP
111	OFFICE	●	●	●	●	
112	10 DR VAULT	●	●	●	●	PRE-FAB FINISHES

ROOM FINISH SCHEDULE NOTES
 1. INSTALL PAINTED SHEET ROCK IN THE CEILING OF TOILET ROOM 107.

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR THICKNESS	DOOR OPENING SIZE	DOOR MATERIALS	FRAME	DETAILS	GENERAL NOTES
1	1	1 3/4"	6'-0" X 7'-0"	ALUMINUM & GLASS	HOLLOW METAL	2-A11 7-A11 4-A11	1. UNDERCUT ALL INTERIOR DOORS 1-5/8" FROM FIN. FLR. 2. ALL INTERIOR DOORS TO HAVE SELF-CLOSING HINGES.
2	2	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	1-A10 2-A10 3-A10	
3	3	1 3/4"	NOT USED				
4	4	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	5-A10 5-A10 6-A10	ONE WAY MIRROR
5	5	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	5-A10 5-A10 6-A10	
6	6	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	5-A10 5-A10 6-A10	
7	7	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	1-A10 2-A10 3-A10	DOUBLE DOORS
8	8	1 3/4"	3'-0" X 7'-0"	ALUMINUM	METAL	1-A10 2-A10 3-A10	

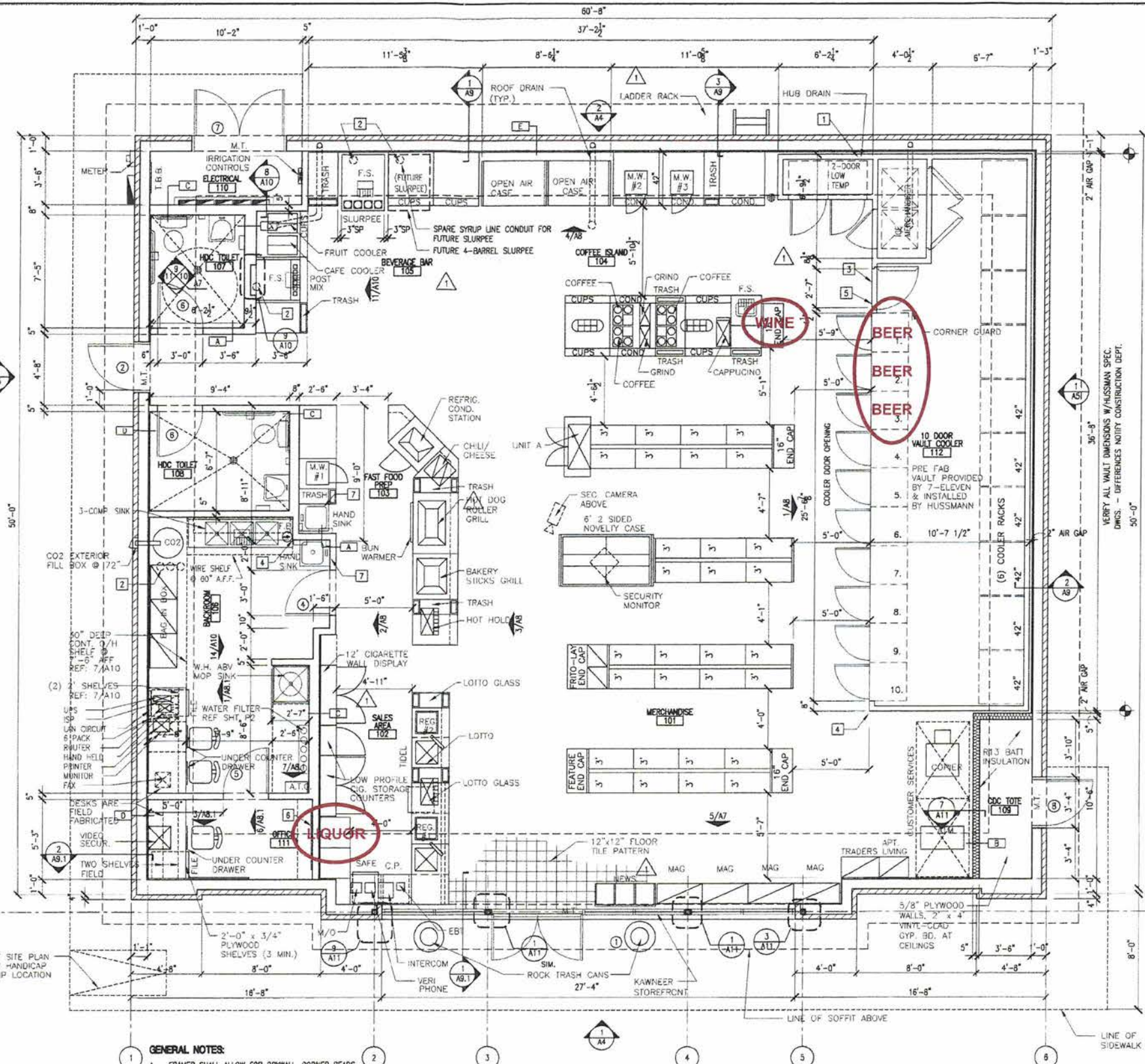
MATERIALS SCHEDULE

- FLOOR**
 1. RF: VINYL COMPOSITION TILE ARMSTRONG IMPERIAL EXCELON #51858 'SANDRIFT WHITE'
 2. CONC: EXPOSED CONCRETE - SEALED, 2 COATS SENEVY PRIM-A-PELL
- BASE**
 1. RB: RUBBER BASE ARMSTRONG - 6" WITH 3/8" RADIUS COVE, # 11 ELEPHANT TAUPE
- STOREFRONT**
 1. KAWNEER SEE SPECS. SP4
- CEILING**
 1. ACT: ACOUSTICAL TILE, ARMSTRONG SHASTA 2907 NON PERFORATED STD. FIBERGLASS CLG. PANELS WHITE VINYL FACED, SUSPENSION SYSTEM - PRELUDE XL
 2. PLWD: 5/8" PLYWOOD, PAINTED
 3. GPT: VINYL COATED GYPSUM CEILING TILE USC LAY-IN CLAMPPLUS CLEAN ROOM 24" X 48" X 1/2" WHITE VINYL FACED, SUSPENSION SYSTEM - PRELUDE XL
- WALLS**
 1. PT: PAINT--INTERIOR--SEE PAINT SCHEDULE, SHT. SPS.
 2. PT: PAINT--EXTERIOR--SEE PAINT SCHEDULE, SHT. SPS.
 3. FRP: PRE-FINISHED WALL PANEL MARLITE P-140 PEBBLE FINISH, IVORY
 4. SDP: RED STRIPE DECOR TAPE COLOR: RED STRIPE WITH CHROME 9" HEIGHT, MFR. BY KUX
 5. PLWD: 5/8" PLYWOOD, PAINTED
- SLAT WALL**
 1. MANUF. - MARLITE
 GENERAL CONTRACTOR TO INSTALL SLATWALL WITH THE FOLLOWING:
 ITEM #1 - 4'x8' DISPLAY WALL PANELS #D-6140 COLOR: IVORY
 ITEM #2 - MODEL #9101 MILL INSERT ALUMINUM CHANNELS
 ITEM #3 - 10' STRIP EDGE MOLDING #W-770 (PAINT READY TO MATCH IVORY DISPLAY WALL)
- PAINT**
 1. REFER TO SPECIFICATION SHEET SPS.
 (BENJAMIN-MOORE PAINT)

PAINTING SCHEDULE

APPLICATION	COLOR	FINISH	VEHICLE
EXTERIOR DOORS, FRAMES, GRAVEL GUARDS, AND LIGHT POLES	BRONZETONE NO. 16360 NO. 16362	SEMI-GLOSS	ALKYD
INTERIOR DOORS AND FRAMES	BEIGE NO. 226	SEMI-GLOSS	LATEX ENAMEL
INTERIOR GYPSUM BOARD SURFACES	BEIGE NO. 226	SEMI-GLOSS	LATEX ENAMEL
INTERIOR MILLWORK	BEIGE NO. 133-2A; 0Y-2X14, BK6, 06-6, 0Y-16, WH-4X	GLOSS	ALKYD ENAMEL

EXTERIOR SOFFIT SPEC. 08200:
 ALUMINUM SOFFIT PANELS: FABRAL/ALCAN ALUMINUM CORP. POSI-LOCK, #327 ALUMINUM ALLOY 3105-H14 SOLID SOFFIT PANELS. COLOR: WHITE, NON PERFORATED. USE VINYL SOFFIT AS AN ALTERNATE MATERIAL IN HIGH HUMIDITY AREAS.



1 FLOOR PLAN
 1/4"=1'-0"

- GENERAL NOTES:**
- FRAMER SHALL ALLOW FOR DRYWALL CORNER BEADS, AND FRP PANELS FOR PROPER FINISHED DIMENSIONS REQUIRED TO INSTALL EQUIPMENT.
 - REFER TO SHEET EQ1 FOR THE SECURITY SYSTEM AND RETAIL AUTOMATION COMPUTER STATION LOCATION.
 - NO EXPOSED CONDUIT/PIPE/ETC. ON INSIDE OR OUTSIDE OF STORE EXCEPT IN ELECTRICAL ROOM 110.

- KEY NOTES:**
- NOTE: ROCK TRASH CANS - PROVIDED AND INSTALLED BY GAS CONTRACTOR LOCATE AS FOLLOWS:
 - ONE AT EACH GAS DISP. ISLAND
 - ONE AT PAY PHONE
 - ONE AT EACH AIR/VAC.
 - NOTE: PROVIDE OTHER TRASH CANS
 - (2)-LEFT & RIGHT FRONT DOOR WITH CIGARETTE URNS
 - PROVIDE ONE (1) GARBAGE CONTAINER WITH LID FOR SANITARY ITEMS IN EACH TOILET ROOM.

- PROVIDE FULL HT. 90° (MARLITE #M-961) PVC CORNER GUARDS AT ALL OUTSIDE CORNERS. PVC CORNER GUARDS TO BE 1 1/2" X 1 1/2" X 120". COLOR: P-140 IVORY
- PROVIDE FULL HT. STAINLESS STEEL CORNER GUARDS (MARLITE #F5605S) AROUND VAULT ENTRANCE DOOR - STORE SIDE - STAINLESS STEEL CORNER GUARDS TO BE 1 1/2" X 1 1/2" X LENGTHS AS REQ'D.
- PROVIDE AND INSTALL IVES COAT HOOKS NO. 405 (OR APPROVED EQUAL) FOR EMPLOYEE PERSONAL BELONGING AND STORAGE. INSTALL 2 IN OFFICE AND 3 IN BACKROOM.
- PROVIDE AND INSTALL ONE (1) 8" HIGH STAINLESS STEEL SPLASH GUARD ON RIGHT SIDE OF HAND SINK IN BACKROOM 106 AND INSTALL ONE (1) ON RIGHT SIDE OF HAND SINK LOCATED AT FAST FOOD PREP AREA 103.

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7-ELEVEN INCORPORATED



6049 C-STORE

BARTLETT, IL
 ROUTE 59 & SCHICK ROAD

no.	date	description
3-5-01		REVISED PER PERMIT COMMENTS
11-27-00		REVISED EQUIPMENT PLAN
08-30-00		ISSUED FOR BID AND PERMIT

issues revisions

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

drawn	checked	mcclier project no.
MED	CC	98228

scale 1/4"=1'-0" TSC store no. 32818

key plan



title

FLOOR PLAN

sheet **A2**