



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA
228 MAIN STREET
January 6, 2022
7:00 P.M.**

- I. Roll Call
- II. Approval of the December 2, 2021 meeting minutes
- III. **(#21-10) Wheaton Eye Clinic**
Variation – to allow parking in the required side yards
PUBLIC HEARING
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett
Zoning Board of Appeals Minutes
December 2, 2021

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

Roll Call

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

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

Approval of Minutes

A motion was made to approve the July 1, 2021 meeting minutes.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

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

Nays: None

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
December 2, 2021

(#21-19) 985 Auburn Lane

Variations: Front yard, corner side yard, side yard, and rear yard

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Tony Zumpano** of 1425 McKenzie Lane, Elgin, representing the homeowners at 985 Auburn Lane was sworn in by **M. Werden** and stated that at the time the home was built, in 1985-1986, there was a survey given to the Village of Bartlett that was not done by a registered land surveyor, but done by the builder on just an 8-1/2" x 11" piece of paper sketched out where the home and the sunroom where proposed. The sunroom is now completely rotted out and we are applying to rebuild it, which requires a survey. I hired a registered land surveyor and found out that the house encroaches the building line all the way around, including the sunroom. Now we are trying to redo the sunroom to make it habitable and we cannot do it without the variance. I started building in Bartlett in 1985 and the Village required that a registered land surveyor do a proposed foundation. There was a protocol that we followed and for some reason, it was not followed. Now the homeowner is trying to redo the sunroom. This is not the homeowner's fault. She is trying to improve her home and follow all of the guidelines. We do not know what happened in the Building Department at that time or what the protocol was at that time. I know when I was building here, they required these documents. The survey that the Village had on file shows that the house encroaches when the house was built. We just want to go forward with rebuilding the sunroom with the existing foundation. We are not changing anything. We are requesting an approval. **R. Grill** this is basically just to bring the house into conformance. **M. Werden** we do not know what happened in the mid-80s and we are not here to penalize you. Something happened in the process years ago and now you are just trying to restore what was there and you are not changing the footprint.

M. Werden opened the public hearing portion of the meeting. No one came forward. **M. Werden** closed the public hearing portion of the meeting.

G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-19) 985 Auburn Lane** variations for the front yard, corner side yard, side yard, and rear yard.

Motioned by: G. Koziol

Seconded by: M. Sarwas

Roll Call

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

Nays: None

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
December 2, 2021

**(#21-14) Temporary Uses & Outdoor Dining Text Amendment
PUBLIC HEARING**

The following exhibit was presented: Exhibit A – Notification of Publication

K. Stone currently, outdoor seating for restaurants and bars requires a special use permit in the zoning ordinance. Due to COVID restrictions, the Village temporarily relaxed the outdoor seating regulations and allowed temporary outdoor dining without having to go through the special use process. Temporary outdoor use permits were required for restaurants that obtained the outdoor dining during this time period. Staff attached copies of each restaurant that has obtained a special use permit for outdoor seating as well as the restaurants that had temporary outdoor dining permits. In addition to temporary outdoor dining areas, staff has received requests to allow other temporary uses during the pandemic including medical testing facilities in parking lots. As staff has researched temporary uses, we have found that other municipalities and counties have started adopting temporary use chapters in their zoning ordinances so that we can review things that are not intended to be permanent at a site. Staff is recommending that we add text amendments to the zoning ordinance to allow outdoor seating/outdoor dining as an accessory use, which would eliminate them having to go through the special use process if they are using an existing private sidewalk in front of a restaurant or if it is going to be within a patio area. We are also looking at adding a temporary use chapter which would allow restaurants to have outdoor dining in their parking lot or on the public sidewalk downtown. Staff will review plans to ensure safety and ADA compliance. The restaurants have found this very beneficial during COVID and some of them would like to continue. Right now, when restaurants want to apply for a special use to do outdoor seating, they do not typically think about it until April and they have to go through a special use process, which takes 4 months. It pretty much takes away a year of them having the opportunity. That is why we thought making outdoor dining an accessory use would be beneficial. **M. Werden** yes, especially in the past 2 years when our lives have gone upside down in some cases. It makes a lot of sense. **K. Stone** the zoning administrator would review temporary use permit applications. It would not just be for restaurants. We would also include medical testing sites and temporary sales. As you recall, a few years ago, there was a farmer's market set up at Bartlett Commons and they had to go through a special use permit, which is really granting that use permanently when it really is something that we should be able to look at annually to see if it is appropriate in that location. **M. Werden** if there is a safety violation or issue we can just move them. **K. Stone** yes. **B. Bucaro** are the requirements that are presented in the new text amendment looked at for each restaurant? **K. Stone** before with the special uses, we just looked for a generic site plan. We are asking for more information for the temporary uses. We would still ask for the same information for the accessory use. We ask that they show us where the tables and chairs are located. For the parking lot or a public sidewalk, we will be asking for more information. **C. Deveaux** the sidewalks in front of the restaurants, for example, The Streets of Bartlett, are those public sidewalks? **K. Stone** that is private property. They would be allowed to put in a seating area without having to get a temporary use permit. They would be able to put out tables and chairs and if we got a complaint about ADA, Code Enforcement would go out and make sure they had the ADA clearance that is required. **C. Deveaux** on page 6 of the memo, item B states that nothing can be anchored into the sidewalk. **K. Stone** that is on public sidewalks. That is really just along Bartlett Avenue. The Village does the snow removal there so that is going to be restricted. **G. Koziol** this is a good idea. We have learned a lot



Village of Bartlett
Zoning Board of Appeals Minutes
December 2, 2021

from the past. This makes it easier and puts it into a document that businesses can reference. I think it is good for business, the Village and the public. I am in favor of this. **R. Grill** it seems that the old way of requiring a special use permit was overly burdensome on the restaurant owners. It took time and cost \$300 and this is only \$25. **M. Werden** you almost never turned them down. **R. Grill** right. **M. Werden** it is ridiculous to make them jump through hoops especially when they do not think of it until it is too late for that year because of delays in the system. **C. Deveaux** for example, does Pasta Mia have to request a variance for 2022? **K. Stone** if they are proposing to have seating in the parking lot they would have to get a temporary permit to allow that, but if they keep it on the private sidewalk or patio area that they have, they would not. **R. Grill** Pasta Mia currently has a special use for outdoor seating on their sidewalk. **K. Stone** Under the current ordinance, anyone in a shopping center that puts tables out has to get a special use, that seems like a lot of hoops to jump through for a small business.

M. Werden opened the public hearing portion of the meeting. No one came forward.

M. Werden closed the public hearing portion of the meeting.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-14) Temporary Uses & Outdoor Dining Text Amendment**.

Motioned by: B. Bucaro

Seconded by: J. Banno

Roll Call

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

Nays: None

The motion carried.



**Village of Bartlett
Zoning Board of Appeals Minutes
December 2, 2021**

Old Business/ New Business

R. Grill we hope to see you all Friday for the holiday party. We do have a meeting in January for the Wheaton Eye Clinic addition.

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


Motioned by: M. Sarwas

Seconded by: G. Koziol

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:21 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-111

DATE: December 14, 2021
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Devin Kamperschroer, Associate Planner 
RE: **(#21-10) Wheaton Eye Clinic**

PETITIONER

Ben Rugaard on behalf of the Wheaton Eye Clinic

SUBJECT SITE

980 S Rt 59 — (Formerly Fifth Third Bank)

REQUEST

Variation—to allow parking in the required side yards

SURROUNDING LAND USES

<u>Subject Site</u>	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
	Commercial	Commercial	B-4
North	Commercial	Commercial	B-4
South	Forest Preserve	Open Space/Recreation	SR-3
East	Village Parking	Public	B-2 PUD
West	Storm Water Detention	Commercial	B-4

ZONING HISTORY

This property was annexed into the village by ordinances #1963-07 and #1976-35. The northern portion of this property was zoned B Business, and the southern portion was zoned R-1 Single Family Residence. Ordinance #1984-42 rezoned the northern portion of the property to B-4 Community Shopping District and the southern portion of the property to SR-1 PUD. The southern portion of the property was then rezoned to SR3-PUD by ordinance #1986-01. The southern portion of the property was rezoned to B-4 in 1992.

This property is lot #5 of the Home Depot Subdivision created by ordinance #2000-85.

Ordinance #2003-152 approved a site plan and granted a special use permit for a drive through for a bank.

DISCUSSION

1. The petitioner is requesting a site plan amendment for a 2,150 square-foot addition where the existing drive through canopy is located. (The Wheaton Eye Clinic occupied this facility in June of 2021.) *The Plan Commission will review the site plan amendment at their January 13, 2022 meeting.*
2. The proposed addition would include four (4) additional exam rooms and an expanded waiting room area which would increase the parking requirement from 26 spaces to 34 spaces.
3. The parking lot on the north side of the building would be reconfigured to allow for 18 spaces, with 8 new parking spaces proposed on the south side of the building. The site plan identifies a total of 36 parking spaces, including 2 accessible spaces, which exceeds the Zoning Ordinance requirement of 34 spaces.
4. The petitioner is also requesting a **variation** to allow parking in the required side yards (along the north and south property lines) to meet the parking requirement for the proposed addition.
5. Staff has approved the landscape and photometric plans, and is reviewing the engineering plans.

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.

dk/attachments

x:\comdev\mem2021\111_wheaton eye clinic_zba.docx



June 22nd, 2021

General Contracting
Design/Build
Management

E. P. DOYLE & SON, LLC

1100 Wheaton Oaks Court
Wheaton, Illinois 60187
630.665.0600
Fax 630.665.0606
www.epdoyle.com

Village of Bartlett – Planning & Development Services Department
President and Board of Trustees
228 S. Main St.
Bartlett, IL 60103

Dear President and Board of Trustees of the Village of Bartlett,

E.P. Doyle and Son, LLC. is submitting a variation application on behalf of the Wheaton Eye Clinic for the existing lot 5 located at 980 S. Route 59. A variation to the existing setbacks is being requested to increase the parking space count due to the configuration of the existing parking lot and a future building expansion/renovation (within the existing limits of the drive-thru canopy) that will require more parking spaces to meet the Village requirements when completed. The existing 40' setback at the rear of the lot and 30' setbacks on the sides do not allow for the efficient utilization of the entire property and will hinder the total amount of parking spaces required for the future building expansion/renovation. The variance request that is being submitted is to change the 40' rear setback to 10' and the 30' side setbacks to 5'. The variances requested for this lot are in keeping with the side and rear yard variances that have been granted for other lots in this subdivision. These revised setbacks will be imperative to the operations of the Wheaton Eye Clinic to ensure that the future building expansion/renovation will be able to accommodate the parking space requirements set forth by the Village of Bartlett.

We greatly appreciate your time and consideration in reviewing this variation request. We look forward to working with you through this application process. Please feel free to reach out with any questions or if any items need to be discussed.

RECEIVED
PLANNING & DEVELOPMENT

JUN 22 2021

VILLAGE OF
BARTLETT

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Rugaard".

Ben Rugaard, E.P. Doyle and Son LLC.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-10

RECEIVED

JUL 16 2021

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME Wheaton Eye Clinic Bartlett

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Ben Rugaard

Street Address: 1100 Wheaton Oaks Ct.

City, State: Wheaton, IL

Zip Code: 60187

Email Address: brugard@epdoyle.com

Phone Number: 630-665-0600

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Charles Sandor

Street Address: 2150 N. Main St.

City, State: Wheaton, IL

Zip Code: 60187

Phone Number: 630-258-8485

OWNER'S SIGNATURE: 

Date: 6/23/21

(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):
Commercial
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: Set Backs

SIGN PLAN REQUIRED? See Dropdown

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 980 S. Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): 01-09-201-007

Zoning: Existing: B-4
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: See Dropdown

Proposed: Commercial

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

Acreage: 1.244

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney

Engineer

Other

FINDINGS OF FACT FOR SITE PLANS

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

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

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

Yes, 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.

Yes, 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.

Yes, 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.

Yes, 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)

Yes, 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.

Yes, all outdoor areas are screened and are in accordance with standards specified by this Ordinance.

FINDINGS OF FACT FOR VARIATIONS

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

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

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

The proposed use of medical offices requires additional parking spaces. Since the unusual configuration of the lot does not allow for the efficient utilization of the entire property, variations from the side and rear yard parking setback requirements are needed to meet the parking requirements. The pavement limits to the south and west will remain exactly the same, but the variance will allow for the parking within the existing pavement limits. Finally, the variances requested for this lot are in keeping with the variances that have been granted for other lots in this subdivision.

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

The unusual configuration of this lot does not allow for the efficient utilization of the entire property. Therefore, variations from the side and rear yard parking setback requirements are needed to meet the parking requirements. The variances requested for this lot are in keeping with the side and rear yard variances that have been granted for other lots in this subdivision.

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

The variance is needed to meet the additional parking requirements for the proposed use. Due to the unusual configuration of this lot, which does not allow for the efficient use of the entire property, the parking requirement can only be met if variances are granted. Without the variances, this property may not be suitable long-term for the proposed use and in the long-term could result in the vacancy of the property. The variance request is not based exclusively upon a desire to make money out of the property.

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.

Since the unusual configuration of this lot does not allow for the efficient utilization of the entire property, the required setbacks cause a hardship for this property. The pavement limits to the west and south will remain exactly the same, but variations from the side and rear yard parking setback requirements will allow for parking in these areas and are needed to meet the parking requirements.

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

The pavement limits to the east, west and south will remain exactly the same. This property abuts the Forest Preserve District to the south, a detention basin to the west and an access drive to the north. In addition, other lots in the subdivision have also been granted variations from the side and rear setback requirements. The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the surrounding 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 pavement limits to the west and south will remain exactly the same and other lots have been granted similar variances. The property abuts the Forest Preserve District to the south, a detention basin to the west and an access drive to the north. The proposed variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion, danger of fire, endanger public safety or diminish 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.

Other lots within this subdivision have been granted variations from the side and rear setback requirements. Therefore 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 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: Charles Sandor

DATE: 6/18/21

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: Charles Sandor

ADDRESS: 2015 N. Main. St. Wheaton, IL. 60187

PHONE NUMBER: 630668-8250

EMAIL: clsandor@aol.com

SIGNATURE: 

DATE: 6/18/21



IL RT 59 - INGALTON AVE

APPLE V

B-4

B-3

SR-4

B-2
PUD

SR-3

PD

ER-1



Location Map

980 S. Rt. 59
Wheaton Eye Clinic

2021



0 50 100 200 US Feet



0 20 40
GRAPHIC SCALE - FEET

WHEATON EYE CLINIC
980 S. ILLINOIS ROUTE 59, BARTLETT, IL

Prepared For:
EP DOYLE
1100 Wheaton Oaks Court
Bartlett, IL 60010
TEL: 630-352-5000

WEBSTER, McGRATH & AHLBERG, LTD.



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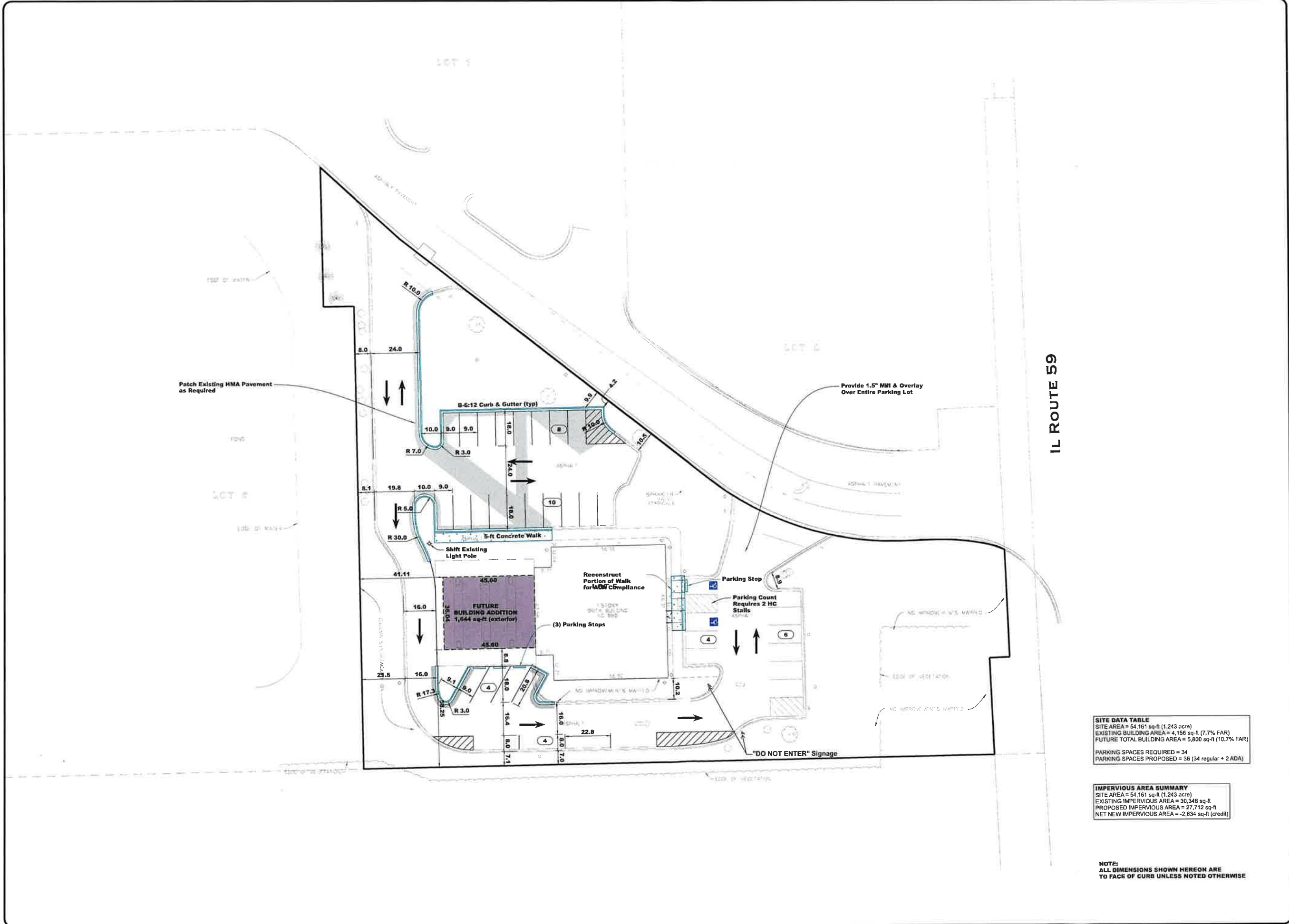
REV.	DATE	REVISION DESCRIPTION
1	10-07-2021	Revised per Village review
2	10-25-2021	Revised per Village review

Medium Density Residential Zoning
DuPage: NEY 09-40N-03E

JOB #	44446	SURV	CLB / JCV
DRAWN	RLS	REVIEW	SMR
SCALE	1"=20'	DATE	05-06-2021
SHEET NAME			

SITE PLAN

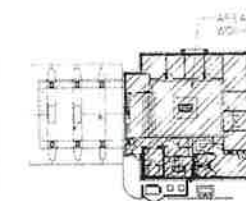
SHEET # **X-1**



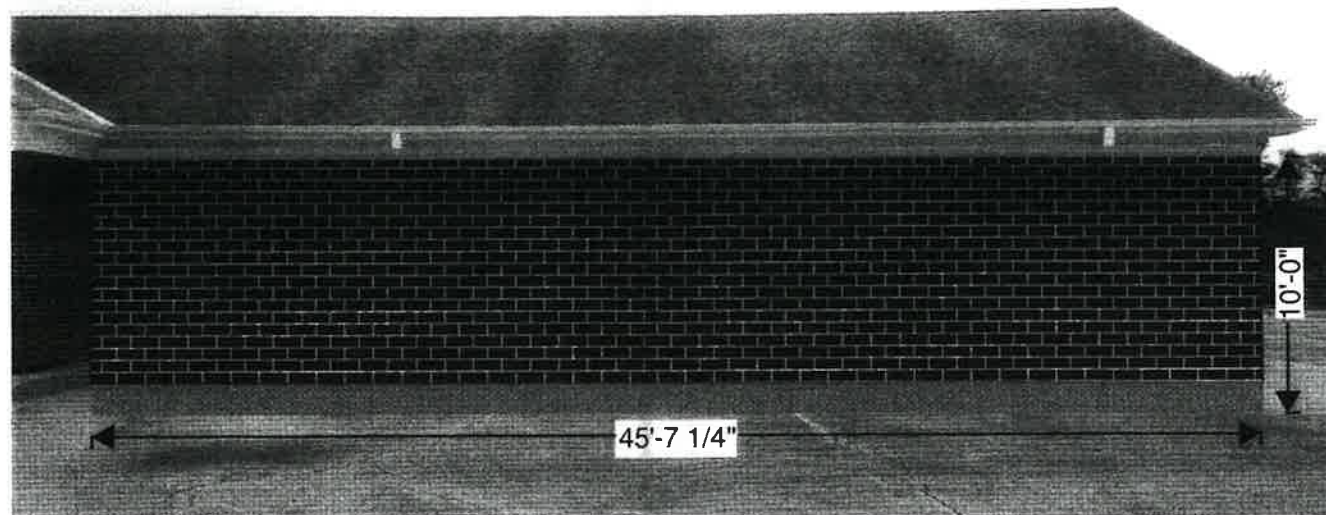
SITE DATA TABLE
SITE AREA = 54,161 sq-ft (1.243 acre)
EXISTING BUILDING AREA = 4,156 sq-ft (7.7% FAR)
FUTURE TOTAL BUILDING AREA = 5,800 sq-ft (10.7% FAR)
PARKING SPACES REQUIRED = 34
PARKING SPACES PROPOSED = 36 (34 regular + 2 ADA)

IMPERVIOUS AREA SUMMARY
SITE AREA = 54,161 sq-ft (1.243 acre)
EXISTING IMPERVIOUS AREA = 30,345 sq-ft
PROPOSED IMPERVIOUS AREA = 27,712 sq-ft
NET NEW IMPERVIOUS AREA = -2,634 sq-ft (credit)

NOTE:
ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB UNLESS NOTED OTHERWISE



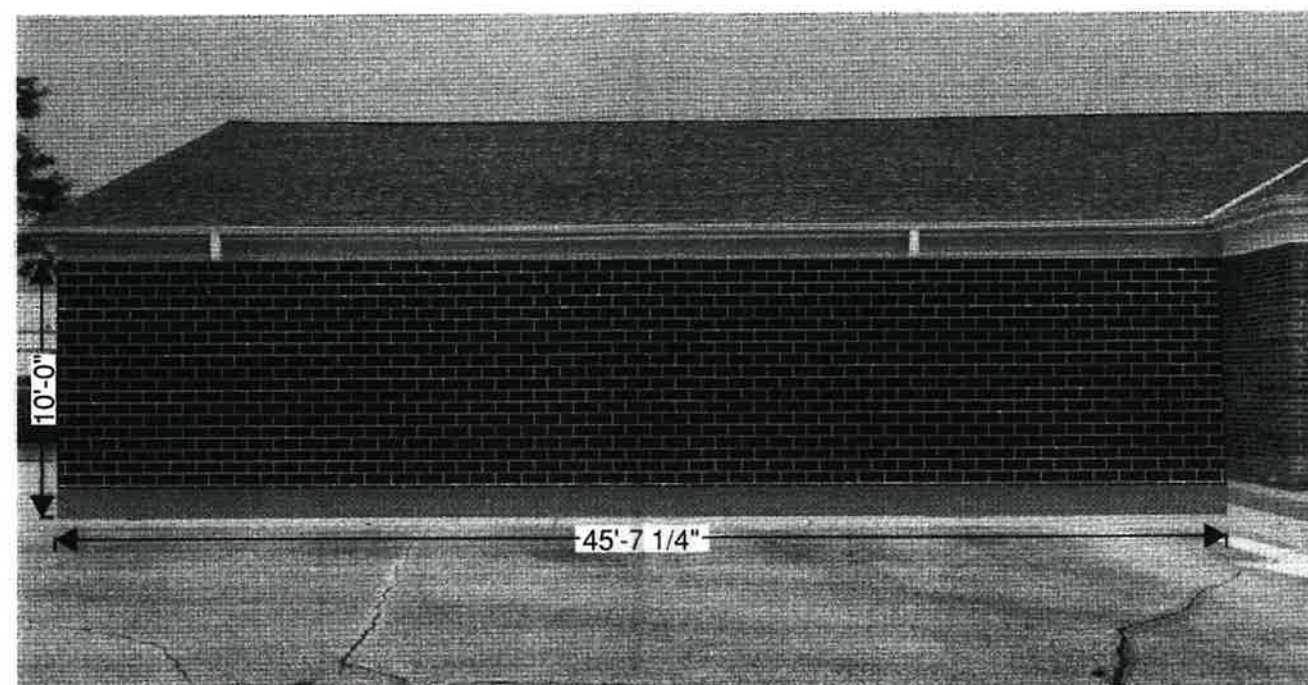
KEY PLAN



1 South Elevation
 1" = 3'-4"



2 West Elevation
 1" = 3'-4"



3 North Elevation
 1" = 3'-4"

Rev No	Date	Description
1	11.13.20	Resubmit for Permit
---	10.16.20	Permit Set

ISSUES & REVISIONS

Proj: WHEATON EYE CLINIC

980 S. Illinois Route 59, Bartlett, IL 60103

Sheet Title:
ADDITION ELEVATIONS

Date: 10/16/20 Proj No: 20-980

Drawn: DV Sheet No:

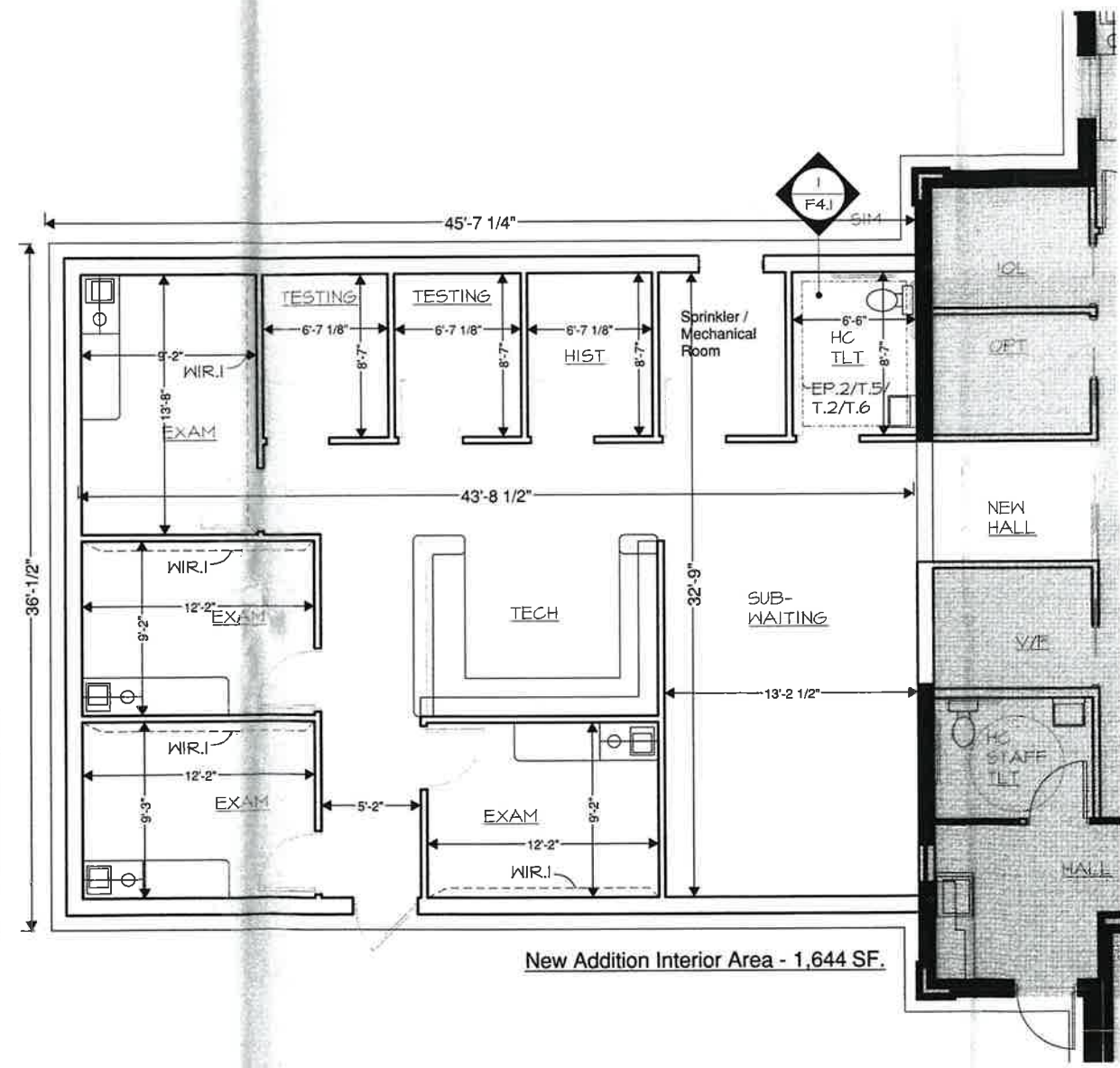
Checked: DD **AE-1**

Approved: GS

ILLINOIS LICENSE NUMBER 001-011137

LICENSE EXPIRATION DATE: 11-30-22

- WALL FINISH KEY**
- REFER TO RMK DESIGN'S FINISH KEY FOR SPECIFICATION AND CONTINGENCY AMOUNTS TO BE ORDERED FOR EXPANSION AREA. EXPANSION AREA WALL MATERIALS TO BE ORDERED ARE WIR.I AND TILES T.2, T.3, T.4, T.5, & T.6. PLEASE CONTACT RMK DESIGN WITH ANY QUESTIONS.
 - REFERENCE RMK DESIGN'S ELEVATIONS FOR CLARIFICATION OF WALL TILE LOCATIONS.
 - NOTE: AN ASTERISK "*" REPRESENTS NUMBER LOCATION THAT IS SHOWN ON THE WALL FINISH PLAN, INTERIOR ELEVATIONS & DETAILS, ROOM FINISH SCHEDULE & FINISH KEY.
- = TILE (T.#) WITH EPOXY PAINT (EP.2) ABOVE
- - - - - = WALLCOVERING IMPACT RESISTANT (WIR.I) LOCATIONS



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

SHEET TITLE	WALL FINISH FLOOR PLAN - EXPANSION AREA
DATE	N/A
REVISION	
DRAWN BY	HMH
SCALE	1/4" = 1'-0"
DATE	10-27-20
SHEET NUMBER	SK-2

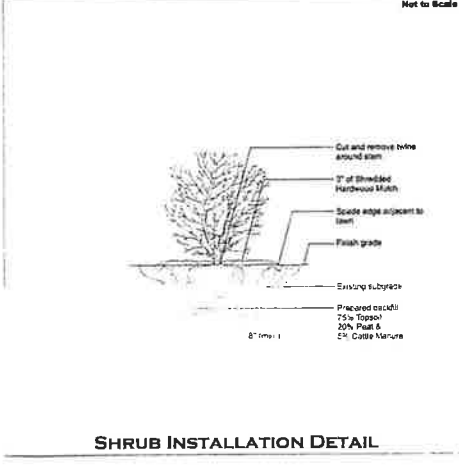
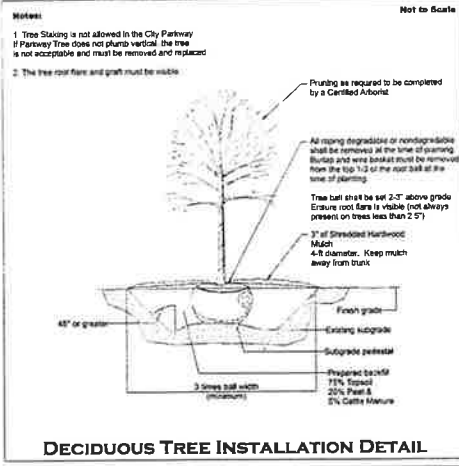
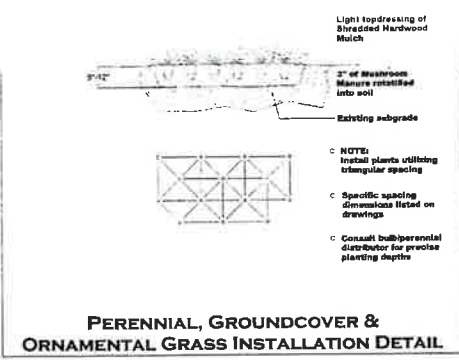
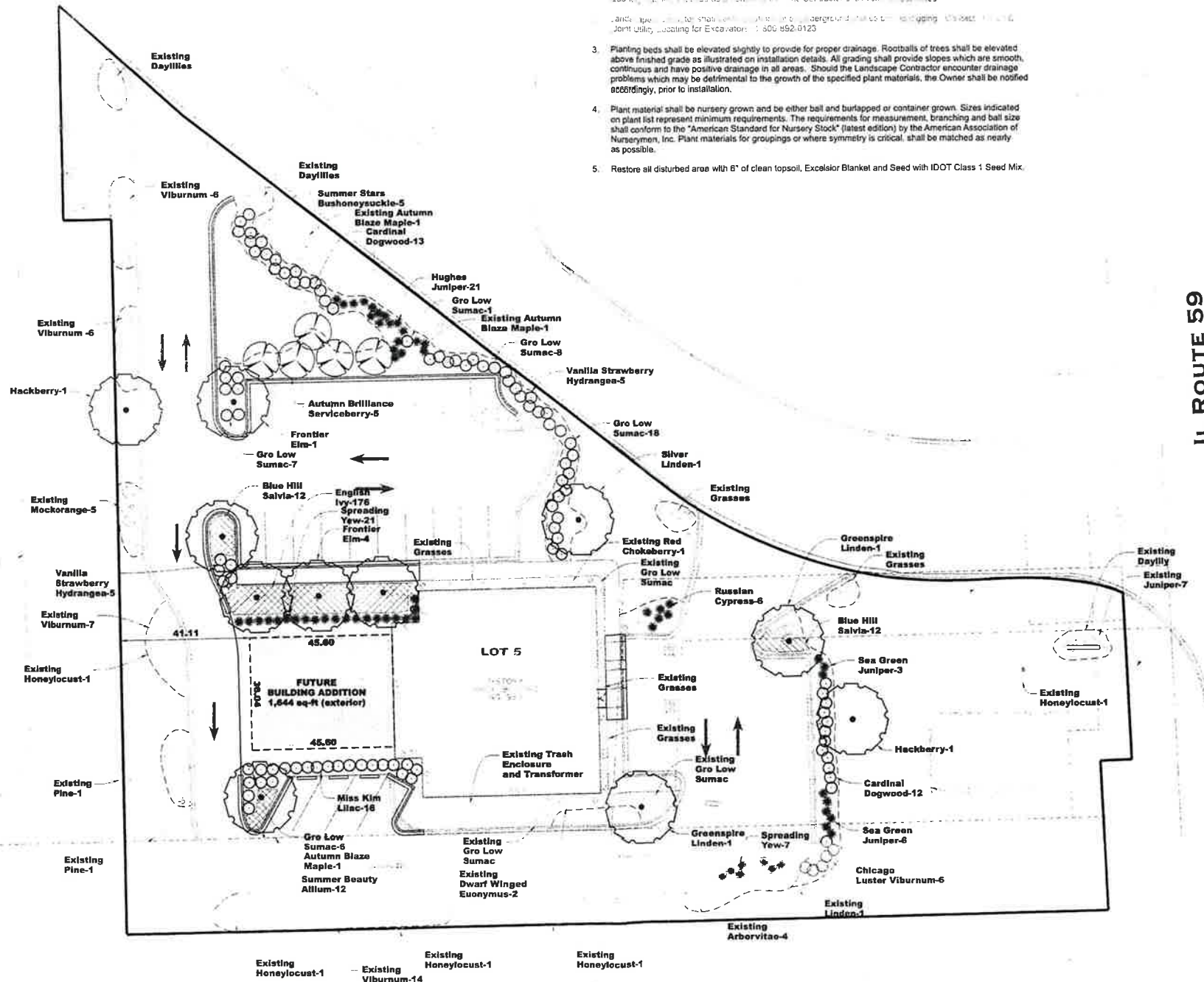


Not to Scale

LANDSCAPING NOTES:

- Quantity of plants shall be as indicated on drawings. The Contractor shall verify quantities.
- Landscaping shall be installed in accordance with the approved landscape plan. The Contractor shall be responsible for obtaining all necessary permits, including, but not limited to, Joint Utility Locating for Excavation: 1-800-852-0123.
- Planting beds shall be elevated slightly to provide for proper drainage. Rootballs of trees shall be elevated above finished grade as illustrated on installation details. All grading shall provide slopes which are smooth, continuous and have positive drainage in all areas. Should the Landscape Contractor encounter drainage problems which may be detrimental to the growth of the specified plant materials, the Owner shall be notified accordingly, prior to installation.
- Plant material shall be nursery grown and be either ball and burlapped or container grown. Sizes indicated on plant list represent minimum requirements. The requirements for measurement, branching and ball size shall conform to the "American Standard for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc. Plant materials for groupings or where symmetry is critical, shall be matched as nearly as possible.
- Restore all disturbed areas with 6" of clean topsoil, Excelsior Blanket and Seed with IDOT Class 1 Seed Mix.

Plant List	Qty./Root Form/Size
Autumn Blaze Maple	1/b&b/3"
Acer freemanii 'Autumn Blaze'	
Summer Beauty Allium	12/pot/1 gal.
Allium tanguticum 'Summer Beauty'	
Autumn Brilliance Serviceberry	5/b&b/6" multi stem
Amelanchier x grandiflora 'Autumn Brilliance'	
Hackberry	2/b&b/3"
Celtis occidentalis	
Cardinal Dogwood	25/b&b/30"
Cornus sericea 'Cardinal'	
Summer Stars Bushhoneysuckle	5/b&b/30"
Diervilla sessifolia 'Morton'	
English Ivy	176/pot/3"
Hedera helix	
Vanilla Strawberry Hydrangea	10/b&b/30"
Hydrangea macrophylla 'Vanilla Strawberry'	
Sea Green Juniper	9/b&b/36"
Juniperus chinensis 'Sea Green'	
Hughes Juniper	21/b&b/30"
Juniperus horizontalis 'Hughes'	
Russian Cypress	6/b&b/36"
Microbiota decussata	
Gro Low Sumac	40/b&b/30"
Rhus aromatica 'Gro Low'	
Blue Hill Salvia	24/pot/1 gal.
Salvia nemorosa 'Blue Hill'	
Miss Kim Lilac	18/b&b/36"
Syringa patula 'Miss Kim'	
Spreading Yew	28/b&b/30"
Taxus media 'Dark Green Spreader'	
Greenspire Linden	2/b&b/3"
Tilia cordata 'Greenspire'	
Silver Linden	1/b&b/3"
Tilia tomentosa	
Frontier Elm	5/b&b/3"
Ulmus parvifolia 'Frontier'	
Chicago Luster Viburnum	6/b&b/36"
Viburnum dentatum 'Chicago Luster'	



WHEATON EYE CLINIC
 980 S. ILLINOIS ROUTE 59, BARTLETT, IL

WMA
 WEBSTER, McGRATH & AHLBERG, LTD.
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 Phone: 630.330.1000 Fax: 630.330.1001
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NO.	DATE	BY	REVISION
1	10-01-2021	RLS	Initial Design
2	10-20-2021	RLS	Revised per Manager Review
3	10-20-2021	RLS	Revised per Manager Review

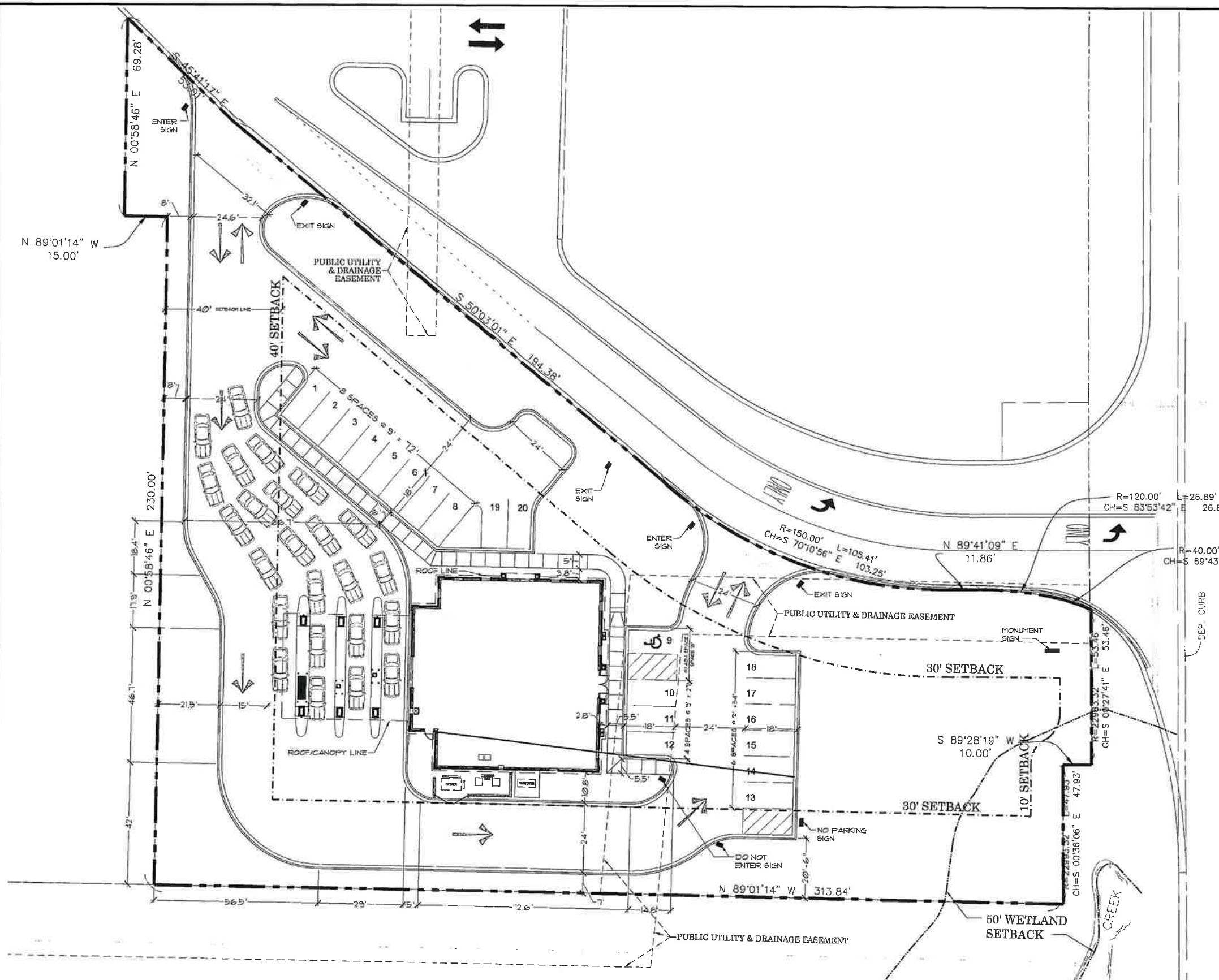
Project: Wheaton Eye Clinic
 DuPage: NEIL 09-10N-09E
 JOB # 44446 SURV CLB JCV
 DRAWN RLS REV'ER SMR
 SCALE: 1"=20' DATE: 05-06-2021

LANDSCAPE PLAN
 SHEET L-1

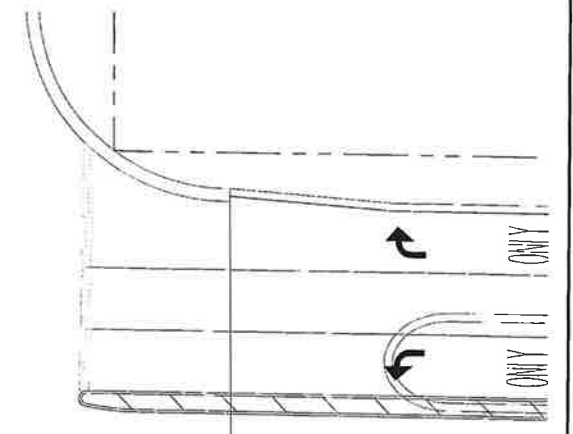
Previously Approved Site Plan

BARTLETT SITE PLAN

CUSTOMER FLOOR AREA:	2,575 SF
BUILDING AREA:	4,138 SF
PROPERTY AREA:	54,199 SF
FLOOR AREA RATIO:	7:100
BUILDING COVERAGE:	53.18 %
LANDSCAPE COVERAGE:	46.82 %
PARKING SPACES REQUIRED:	13
PARKING SPACES PROVIDED:	18



ILLINOIS ROUTE 5



STATE OF ILLINOIS
JEFFREY P. KUTSCHE
01-07933
ARCHITECT
MY LICENSE EXPIRES 11/2004

NORTH

SCALE: 1" = 20'-0"



FIFTH THIRD BANK
BARTLETT BANKING CENTER
PROPOSED SITE PLAN

THE ARCHITECTS PARTNERSHIP, Ltd.
410 SOUTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60605
t: 312.786.0336
f: 312.786.1866
email: kutsche@tapchicago.com



NO.	DATE	REMARKS
8	11/3/03	RE-ISSUED FOR VILLAGE REVIEW
7	10/22/03	RE-ISSUED FOR VILLAGE REVIEW
6	9/24/03	ISSUED FOR VILLAGE REVIEW
5	9/23/03	ISSUED FOR VILLAGE REVIEW
4	8/28/03	RE-ISSUED FOR RE-ZONING PKG.
3	7/31/03	ISSUED FOR RE-ZONING PKG.
2	7/14/03	ISSUED FOR REVIEW - "CP-10"
1	6/25/03	ISSUED FOR REVIEW - "CP-1"

A