



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
August 4, 2022
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the July 7, 2022 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#22-02) Bannerman's Sportsgrill
Site Plan Review
Special Use Permits** – for a restaurant serving liquor, and live indoor and outdoor entertainment events
PUBLIC HEARING
- VI. New Business/Old Business
- VII. Adjournment



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

Roll Call

Present: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden
Absent: S. Callahan, M. Sarwas

Also Present: Kristy Stone, Interim Planning & Development Services Director, Devin Kamperschroer, Associate Planner

Approval of Minutes

A motion was made to approve the June 2, 2022 meeting minutes.

Motioned by: G. Koziol
Seconded by: C. Deveaux

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, M. Werden
Nays: None
Abstain: None

The motion carried.

M. Werden please note for the record that **J. Miaso** did arrive at 7:04 and is in attendance.



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**(#22-10) 1277 Keim Trail
PUBLIC HEARING**

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioners, **Kristen Wolf of 118 Waterbury Circle, Schaumburg** and **Tom Class** came forward and were sworn in by the chairman, **M. Werden**. **T. Class** stated that they are asking for a variance from the 30-foot building separation requirement. To get the area that we are looking for, we would have to push the house back 15 feet and would be in the retention area. **K. Wolf** the front of the proposed house would match the other houses on the street. **K. Stone** this lot is located in the Durwood Forest subdivision, which is zoned ER-3 PUD. If it was zoned ER-3 the minimum setback would be 15 feet for each lot. The original developer wanted to have flexibility and now the minimum setback is 7-1/2 feet, but there needs to be 30-feet between the houses. **T. Class** we are asking for the variance for the side yards because the two neighbors on each side built so close to our lot lines. **M. Hopkins** were you aware of these restrictions when you bought the lot? **T. Class** no. **M. Hopkins** how did you come to understand the restrictions? **K. Wolf** when we started the permitting process and had our architectural drawings done. **T. Class** the value of the proposed home would be equal to or greater than the homes around it. It will not be over built or under built. **M. Hopkins** has anyone contacted staff about this? **D. Kamperschroer** two neighbors stopped in to ask about the variation and spoke against it. **K. Wolf** I guess the alternative is for the neighbors to stare at an empty lot. **J. Miaso** where is the retention area? **T. Class** it is in the back of the property and there is an easement. **D. Kamperschroer** there is a 35-foot utility drainage detention easement along the back of the property. **K. Wolf** there is also a house right behind this lot so pushing it back will push it right up to that house. **M. Hopkins** is this a home owner's association covenant restriction or part of the PUD. **K. Stone** this is with the PUD. If it was simply with the covenants it would not come before this commission. The Village does not enforce private covenants. The Village does enforce the setbacks and the separation requirements that are part of the PUD. **M. Werden** is this the only property that has requested a variation like this in this subdivision? **K. Stone** yes, it is. **G. Koziol** what would be the distance from the wall of the proposed garage to the property line and the house next door? **D. Kamperschroer** the distance is 17-1/3 feet from the garage to the lot line and 27-1/3 feet to the neighboring home. **M. Hopkins** if you had know about this requirement you could have had your architect design a narrower home. **K. Wolf** yes, possibly or push the house back further, but we are worried about water. **M. Hopkins** are the neighbors for or against this? **K. Wolf** we personally spoke with the neighbors on the left side. **K. Stone** the residents that I spoke with at the counter were not directly abutting the site. They just said they lived in the neighborhood. **K. Wolf** I do wonder if some of the neighbors do not want a house built there because of the construction noise and it is not really about the square footage between the houses. **J. Miaso** the builder built that house as close to the lot line as possible to keep the neighboring lot vacant. **C. Deveaux** does the PUD require 30 feet between houses? **K. Stone** yes, the Planned Unit Development changed the setbacks. Instead of both lots requiring a minimum of 15 feet, one lot could have a minimum of 7-1/2 feet provided there was still 30 feet between structures. **K. Wolf** since the house to the left of our lot is at 7-1/2 feet we are now expected to make up for that. **D. Kamperschroer** the



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house on left, 1273 Keim Trail is about 8-1/2 feet from the lot line and the house on the right, 1281 Keim Trail is 7-1/2 feet from the lot line. **K. Stone** both of the neighboring properties met the 7-1/2-foot requirement. **J. Miaso** that lot was purchased by the original owner to stay vacant and that is why the house next to that lot is 7-1/2 feet from the lot line. **G. Koziol** if the garage is built, from the garage wall to the house wall to the left when facing the front is 27.35 feet, which is the 2-1/2-foot difference. There is still a reasonable amount of space there. **B. Bucaro** the other side would be 24.8 feet, which is about 5-1/4 feet. Being the last house obviously the two houses on each side were built with the minimum required distances.

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

Jay Monaghan, 1266 Keim Trail asked, what is being requested? Does the petitioner want to build a house that is bigger than the other houses and is it going to be closer than the other houses? Is that the issue? **M. Werden** they said they want to build it similar to the other house, which would be about 3,000 square feet. **J. Monaghan** what are they requesting that they are closer to the houses next to them? **M. Werden** they have to have 7-1/2 feet to the lot line and 30-feet between the building, but because the other houses were there first there is no room to have 30-feet between the two buildings with this proposal. **J. Monaghan** I do not think it makes sense to allow someone to build a home that is going to be too close to the homes next to it. That would lower the value. I do not understand what the issue is. **D. Kamperschroer** it would be about 25 feet on one side and about 27 feet on the other side. **J. Miaso** the house at 1275 Keim Trail was built 7-1/2 feet from the property line and you have to have 30-feet between the buildings and petitioner is asking to have 27-feet and 24-feet of separation. **J. Monaghan** it would be almost 30 feet. I do not understand what the issue is. **M. Hopkins** the issue is, instead of the required 30 feet, the petitioner is requesting a distance of about 25 feet on one side and 27 on the other side. **Rosaura Realengeno, 1273 Keim Trail** our concern is noise from the construction and having privacy when that is happening. It would help if it was 30 feet. We do not mind a little bit less, but if those requirements are there why are they planning this if they know it does not meet the requirements? **M. Hopkins** the petitioners are stating that it was a surprise to them after they bought the property and it is a unique situation. **M. Werden** the people on either side of the empty lot did not allow 15 feet on their side presuming that they would have 15 feet. They took advantage of having an empty lot there and so now being the last lot, the petitioner is trying to build a house that would fit in with the neighborhood. **K. Wolf** when we were designing the house, we designed it to have the garage on the left side of the house so that we were not looking into the neighbor's family room for their privacy and for our privacy. **G. Koziol** the houses on each side of this lot took full advantage when building. I think this is a reasonable request to want to fit this home here because it is not the petitioner's fault that the space has already been used up by the existing homes. **B. Bucaro** I think this is a unique situation that the new owner is having to deal with. Based on the findings of fact, this is a small variance request to be able to utilize the lot to build a house of similar design and size to the other houses in the neighborhood. I do not have a problem with that. **M. Werden** I agree. I think the neighbors on each side took advantage of having that empty lot there. We should give some type of relief for a house to be built there.



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G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-10) 1277 Keim Trail Variations to reduce the required 30-foot building separation** subject to the findings of fact outlined in the staff report.

Motioned by: G. Koziol

Seconded by: J. Miaso

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

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: None

The motion carried.



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(#20-18) Dunkin Donuts (Schick)
PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Eric Carlson**, ECA Architects & Planners, 24 N. Bennett St., Geneva came forward and was sworn in by the **Chairman, M. Werden**. **E. Carlson** stated. I am here representing the Dunkin Donuts franchisee. We are proposing a Dunkin Donuts with a drive-through on the northwest corner of Schick Road and Route 59. There is one lot there and we are dividing that lot. We are looking at lot 1 for the Dunkin Donuts. We are requesting four items. One is the preliminary plat of subdivision for the 2 lots that is currently one lot. The second request is for the site plan approval for the drive-through Dunkin Donuts, third is the special use permit for the drive-through as required in the B-3 PUD district, and fourth is the variation to allow parking in a corner side yard setback. The reason for the parking variation request is that there is a 25-foot right-of-way dedication along Route 59 that changes our original lot line. The ordinance is 50-feet and we are requesting 30-feet. **M. Werden** is that for a right turn lane or future widening of Route 59? **K. Stone** that would be for a future right turn lane. **E. Carlson** there is one access point that will be shared with lot 2 when it develops. You would come into our site with a one-way flow around the building. There would be a double drive-through for efficiency purposes. There are 16 parking spaces along Route 59. We are requesting a modification of the subdivision ordinance to eliminate parkway trees because there is a water main and utilities in the right-of-way and since we cannot put trees in the right-of-way, we are putting the trees on the adjacent property. The building is approximately 2,000 square feet with 12 indoor seats and an outdoor seating area for up to 24 seats. There will be landscaping along Schick Road and Route 59 in compliance with the ordinance. **M. Werden** will the traffic flow be one-way going north on the west frontage road along Route 59 and south on the east lot? **E. Carlson** yes, there will be a single access on the east side of the building. The building will comply with Dunkin Donuts prototypical look with cement board siding and white and pink accent panels with a small orange canopy consistent with newer Dunkin Donuts buildings. The owner is proposing a 24-hour facility although currently, due to labor shortages, when they first open it will be open at around 4 am until about 11 pm until staffing comes back. **M. Werden** is the only ingress/egress on Schick Road. **E. Carlson** that is correct. There is one access into the site. **C. Deveaux** when you come off of Route 59 and onto Schick Road, is there a plan to develop a turn lane on Schick Road? People come around that corner pretty quickly and it would make more sense to have a right turn lane. **K. Stone** there are not any plans to add a right turn lane. **M. Hopkins** are you aligning the curb cut with the 7-Eleven? **E. Carlson** yes, we are. **M. Hopkins** at the pinch point, are you confident that if the stacking backs up people will still have room to egress from the parking lot? **E. Carlson** yes, there would be enough room. **M. Hopkins** if you have a line of cars will there be room for people to pass the stacking of the cars? **E. Carlson** if there needs to be stacking it would be along the building. There would be enough room. **K. Stone** the drive aisle is 18 feet wide at that location.

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



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Jim Peplow, 1452 Quincy Bridge Court, President of the Brentwood Home Owner's Association stated that this is a horrible intersection at Route 59 and Schick Road. There is constant traffic turning into the gas station, which has a turn lane there and there are always cars backed up there. I am concerned with the Dunkin Donuts being open 24 hours. I can guarantee you that the Home Owner's Association is not in favor of 24 hours. Other concerns are the garbage being located right next to the preschool, what will be done with lot 2, the flooding in our subdivision, what will this do to the water level in that area, and who will maintain the road. Right now, it is not maintained well. There are potholes. On the corner of Schick Road and Quincy Bridge Road there is a bus stop for the kids in the neighborhood. There is already traffic going to the car wash and the preschool, Culver's and Goodwill. That road is not big enough as it is. What about the lights? If there is a 24-hour store, the lights will be on all the time. The garbage pick-up is sometimes at 5 am and it is noisy. The main thing is, when there is a parking lot there and there is water, where is that water going to go? We are concerned about that.

Sapna Patel, 1535 Southgate Road stated, my children go to that preschool and I am concerned about traffic in the morning with the bus stop and the drop off to the preschool. My main concern is the children and the additional traffic in the morning.

Reid Root, 1422 Quincy Bridge Court it would help if we could get a stop sign at the corner of our condo complex on the corner of Quincy Bridge Court and Schick Road.

Laura Baucom, 1456 Quincy Bridge Court stated, I am mostly concerned about water discharge and what will be done with the other lot. Would there be a second access when there is a business on lot 2? Will the old trees stay or go?

M. Werden is there going to be underground storage?

K. Stone yes.

Argelyn Bautista, 1441 Quincy Bridge Court my concern is the safety of the children and the traffic.

John Warner, 1417 Quincy Bridge Court the entrance to the 7-Eleven frequently backs up. This area is dangerous because of the constant traffic. There is no room for any more traffic if there is no access from Route 59. Lot 2 is low lying and to raise the level to build on it will create a major problem for our neighborhood.

G. Koziol regarding the traffic flow, if you are going south on Route 59 and making a right turn to go west on Schick Road that is 1 lane and that 1 lane feeds the 7-Eleven and the proposed Dunkin Donuts. What will happen if traffic backs up on Schick Road between Route 59 and the 2 entrances? What kind of problem can this extend out to Route 59? Will this cause a queuing problem?

K. Stone when our traffic engineer looked at the traffic study she did not think that the Dunkin Donuts warranted any changes to what is existing, but stated that when lot 2 is developed, additional studying should be done on how the intersection is functioning.

Eric Duquene, 1424 Quincy Bridge Court when Culver's first went in I had asked about the traffic flow and we were told it was not going to be a problem, but it is a problem. There have been times where it takes me 15 minutes to get out of my subdivision to get to work because of the traffic. It is very dangerous for everybody in that area and I hope you look at that. I know the traffic study says there is no problem, but I cannot see how there is no problem with that traffic flow.

B. Bucaro is there any additional information from the traffic study? The study showed there is not a problem at Route 59 and Schick Road, but is there any other information in the study about traffic on Quincy Bridge Road and through the Culver's parking lot?

K. Stone Eric, is your traffic consultant here?

E. Carlson no, but primarily when Dunkin Donuts chooses a site, it is typically a commuter location and the busiest time is in the morning and after that it is pretty sparse. I think at this intersection it primarily will be south-bound traffic making that easy right turn. As far as exiting onto Route 59 the traffic study did not show any issues.

Sandra Farrell, 1282 Eagle Court I think you are going to attract a lot of high school kids and I am concerned about the safety with the blind spot on Quincy Bridge Court.

J. Kapadoukakis could the petitioner address the water flow as far as the concerns that these residents have?

E. Carlson on the southwest



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corner of the site there is a floodplain area. That is not part of our site, but as one of the requirements in a new development with today's standards, you cannot have any runoff onto adjacent properties and any runoff has to be captured and released into a detention area that is specified and sized appropriately for these lots. That is why we will have the underground detention. As far as the trees, I cannot tell you specifically what is staying, but any trees we take out will be replaced. We do have a nice line of trees on the west property line as well as the south end of our site. For the trash dumpster, those will be enclosed and will not be visible. We will comply with the pick-up times for trash in line with the other businesses and the ordinance. **M. Hopkins** does the Village have any issues with the petitioner's traffic study? **K. Stone** they concurred with the study, but felt additional studies would be needed when lot 2 is developed. **M. Hopkins** is the result of the traffic study that the Dunkin Donuts would provide no substantial change to the current condition and would not have a significant impact on the existing pattern, good or bad and that our Village Engineer is going to ensure that this site performs better in its developed form than it is current form with regard to storm water discharge? **K. Stone** correct. The purpose of the traffic impact study is to look at the impact from this development and effects that this development will have on the existing traffic patterns. The Village is aware that at some point there may be a need for a left turn lane on Quincy Bridge Road and 2 of the developments north of Chesterbrook Academy did pay a portion towards these future turn lane improvements. The Village would have to have a traffic study completed of the entire area as suggested in 2005.

M. Hopkins made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-18) Dunkin Donuts (Schick) Preliminary/Final Subdivision** subject to the conditions and findings of fact outlined in the staff report.

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

Motioned by: M. Hopkins
Seconded by: B. Bucaro

Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden
Nays: C. Deveaux

The motion carried.

M. Hopkins made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-18) Dunkin Donuts (Schick) Site Plan** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: M. Hopkins
Seconded by: J. Miaso



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Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: C. Deveaux,

The motion carried.

M. Hopkins made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-18) Dunkin Donuts (Schick) Special Use** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: M. Hopkins

Seconded by: J. Miaso

Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: C. Deveaux,

The motion carried.

M. Hopkins made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-18) Dunkin Donuts (Schick) Variation** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: M. Hopkins

Seconded by: B. Bucaro

Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: C. Deveaux,

The motion carried.



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(#22-03) Cannabis in Commercial Districts
PUBLIC HEARING

The following exhibits were presented:
Exhibit A – Notification of Publication

K. Stone before you is a Text Amendment addressing adult use and medical cannabis dispensing centers and possibly allowing them in commercial districts. Currently, we only allow one in the Blue Heron Business Park and one in the Brewster Creek Business Park. The Village received a concept plan for an adult use dispensary in Town Center. The petitioner withdrew their application immediately before it was to be discussed at the Village Board meeting. The Village Board directed staff to draft the text amendment to remove the distance requirements that were previously in our definition. Our definition originally followed the State's definition and the State removed the distance requirement. We want our definitions to match the State's definitions. The amendments before you are to remove the limit of one adult dispensing center in Blue Heron Business Park and one in Brewster Creek Business Park. We are also adding medical dispensing centers to the list of prohibited uses in the B-1 Village Center District. That would make adult use cannabis and medical cannabis centers Special Uses in B-2, B-3, and B-4 Zoning Districts. We are proposing to allow adult use and medical cannabis dispensing centers in the B-2, B-3 and B-4 commercial districts provided they are not located in the downtown overlay. The Village Board is concerned about allowing this downtown and wanted to have a discussion about it. **B. Bucaro** what are the Board's concerns specifically? **M. Hopkins** could you please clarify what you are asking the Planning & Zoning Commission to do? **K. Stone** we are asking if you are okay with the Text Amendments as proposed. **M. Hopkins** the Village Board is setting these policies and we are simply reviewing the text to see if that works within the constraints of how the zoning codes operates. **K. Stone** yes and they would also appreciate your input on if you agree. You are a recommending body and the Board would like your recommendations. **M. Werden** I think we want to follow what the State is doing. **K. Stone** yes, for the definitions. Villages that are home rule have the authority to limit where these can be located with the zoning. **M. Hopkins** what would the separation limits be for residential, a daycare or a school be? **K. Stone** there would be no limit. It would match the State's requirements. **M. Werden** would it be allowed at Stearns Road and Route 59? **K. Stone** yes. **J. Kapadoukakis** it would be allowed anywhere we have commercial except for downtown. **K. Stone** correct, because that is in the downtown overlay district. **B. Bucaro** my question is, why eliminate the downtown area? Is it because of a concern about traffic? There is not a lot of traffic in downtown Bartlett and traffic in downtown would be a good thing. I do not feel strongly either way that the overlay district remains or is taken out, but if it is about traffic, I do not see that as a big issue. I do not know if other towns have had issues or problems that we could learn from. Certainly, loosening the restrictions that were put in previously is good. I am fine with removing any distance requirements and I am fine with opening it up to commercial districts. I do question whether we are being shortsighted by not allowing it in the downtown overlay district. **J. Miaso** was the concern that the residents downtown did not want this? **K. Stone** I do not know if it is the residents who do not want it. There may have been concerns with the one proposal that we had with residents directly above the location, but the Village Board did not specifically state what their concerns were, just that they had concerns with dispensaries being downtown. **M. Hopkins** technically, in terms of parking, a commercial establishment and uses, that is fine, but this is a political decision. We are appointed officials and a recommending



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body. I do not think it our responsibility to set policy. I do not see any technical issues with what is proposed, but I hesitate to go any further than that. Would each case be reviewed on its own especially for impact on neighboring uses? **K. Stone** yes, you are not changing the special use requirements for dispensaries. It was very detailed and goes into the impacts that it would have. **M. Hopkins** we would need purview to go into saying no to a special use because of impact on adjacent uses. **K. Stone** a typical special use has 3 findings of fact. There is a litany of findings of fact for this. **J. Kapadoukakis** if we look at this as a special use we can set those guidelines, like if it is close to a school. **K. Stone** you look at the impacts of that use in that location. You are looking at each one on a case by case basis. Someone could not just move into a location and open up. They would have to go before this Commission and the Village Board, and would have to meet the criteria. It is very regulated. That is why it is a special use and not a permitted use. **G. Koziol** I think that State laws should be followed. I am not in favor of imposing distances. I think that creates more problems in the future. I have a slight concern about the overlay district. Downtown Bartlett really does not have traffic and we have an abundance of parking now. Maybe it could work. If it has to be approved on a case by case basis for special use, I am okay with it. We should not restrict it from the downtown overlay. It might be a good thing. **B. Bucaro** again, from a traffic and parking standpoint, that is not a problem. **C. Deveaux** you are right, there is open parking. Do we send this as it is or add that the downtown overlay be removed? **K. Stone** if you prefer, we can add a summary of what this discussion was and include the discussion in the executive summary. You can make recommendations about what is presented and include the discussion points as well. You can say that you recommend the text amendment and include the items that need additional discussion. **B. Bucaro** I would suggest that we look at other towns to get an idea of any problems they have had. We do not have that experience because we do not have any establishments. **G. Koziol** I do not recall hearing anything. It is almost like it does not exist. I do not think there have been any real problems. We are going to force out a business just because of something we are not sure of that might not even ever happen and say no just because. I am not in favor of that. **K. Stone** there is the option that if you leave it as is and someone wants to locate within the downtown overlay, they could petition for a text amendment as part of their petition. We have had circumstances where there is a use that is not allowed in the current zoning ordinance and so it is addressed in conjunction with their application. **B. Bucaro** I do not know if I like that. We are making them jump through hoops. **K. Stone** it would all be done at the same time. It would be a public hearing for a text amendment to allow a special use and a request for a special use permit. We did the same thing with True North for the truck stop at W. Bartlett Road and Route 25. Per the current Zoning Ordinance, the applicant for Town Center could not go into Town Center at all. It is prohibited. We asked the applicant to apply as a concept because we did not know how receptive the Village Board would be to that proposal. The Board never got to give their input to that proposal because the applicant withdrew, but it did start the discussion about allowing dispensaries within the commercial districts. That is what brought this on. Had that applicant gone forward and the Village Board reviewed that, it is possible that they would have come forward with the text amendment and the special use request. We are trying to be preemptive before we get another application. **J. Miaso** is everything done on a case by case basis? **K. Stone** yes, because it is a special use. **J. Miaso** the trustees want our input. These stores have very tight security. I have been to the dispensary in Oak Park and that is in the middle of their downtown. There were no problems whatsoever. **C. Deveaux** staff has recommended that the Planning & Zoning Commission review this text amendment and make their recommendations. **K. Stone** correct. You can approve, modify or deny the text amendments. I



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can word my executive summary to say that the Commission had a discussion about allowing it in the downtown overlay district and decided to recommend approval as written. **B. Bucaro** if a case comes to the Commission for a specific text amendment, we will have to look at it on a case by case basis. **J. Miaso** we need the traffic. It is not a problem. **M. Werden** I still have reservations if it is close to a school. **M. Hopkins** I think we need to protect the adjacent uses. **K. Stone** you can say that you want to keep the distance requirements as part of your recommendation. You can say that you think that is important and you want to keep that portion in the ordinance as it stands now. One of the conditions in the findings of fact is that "the proposed facility will not negatively impact existing or future uses located within the vicinity of the subject property." If you do not want to remove the distance requirement or you want to reduce it to 200 feet or 500 feet that is a recommendation that you can make. **B. Bucaro** I do not think 1000 feet would work because that would eliminate many of the potential commercial locations. **K. Stone** it is worded now as excluding residential purposes, daycares, schools and preschools. If you want to eliminate the residential uses and leave in the schools and daycares, you could do that. **G. Koziol** I think keeping the distance requirements would cause additional problems. For example; Streets of Bartlett, Lake Street and Oak Avenue, Stearns Road and Route 59 near the Walgreen's. I am not in favor of keeping distances at all. **J. Kapadoukakis** I am concerned that this would affect property values. **J. Miaso** you are looking at a noise factor and a traffic factor, that is all. **M. Hopkins** we are not equipped because we do not know the ramifications or how these operate, or what other municipalities are doing. **K. Stone** most towns are allowing them in their commercial districts. Hanover Park does not, Streamwood, Schaumburg does as a special use, St. Charles, Villa Park, Westmont, and Wheeling all allow dispensaries as a special use. Many municipalities do not allow them in their downtown or town centers. Lombard and Wheeling are two that allow it in their downtown as a special use, but most of the others that we surveyed do not. **G. Koziol** I am hearing a lot of discussion about what we like and we do not like. What are we recommending to the Village Board? **K. Stone** I can summarize the discussion. There needs to be a motion. The motion can fail or the motion can pass.

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

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-03) Cannabis in Commercial Districts Text Amendment** as written with an executive summary to include the Commission's discussion regarding the downtown overlay.

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

Motioned by: B. Bucaro

Seconded by: J. Miaso

Roll Call

Ayes: B. Bucaro, C. Deveaux, J. Kapadoukakis, G. Koziol, J. Miaso,

Nays: M. Werden, M. Hopkins

The motion carried.



**Village of Bartlett
Planning and Zoning Commission
July 7, 2022**

Old Business/ New Business

K. Stone there are still some minor changes to be made to the Rules of Procedure. We will make those changes and review the Rules of Procedure again next month. We will have Bannerman's on the agenda next month. They are looking at moving into Brewster Creek Business Park.

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

Motioned by: C. Deveaux

Seconded by: M. Hopkins

Motion passed by unanimous voice vote.

The meeting was adjourned at 10:00 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

22-62

DATE: July 28, 2022
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Devin Kamperschroer, Associate Planner 
RE: **(#22-02) Bannerman's Sportsgrill**

PETITIONER

Mac Maqsood

SUBJECT SITE

Lot 15 in the Brewster Creek Business Park

REQUESTS

Site Plan Review

Special Use Permits – for a restaurant serving liquor, and live indoor and outdoor entertainment

SURROUNDING LAND USES

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

DISCUSSION

1. The Petitioner is requesting a **site plan review** for a proposed 10,000 square foot restaurant and bar with an outdoor seating and recreation area on 8.1 acres on the south side of Hardt Circle in Brewster Creek Business Park.
2. The exterior of the proposed building would consist of gray metal batten siding and gray face brick. The maximum building height is 21'-8".
3. The floor plans show a total of 272 seats indoors, with an additional 72 seats located in the outdoor seating area. The floor plans also show bench seating for approximately 50 people and a lawn seating area in front of the stage.

4. The site plan identifies a total of 189 parking spaces, seven (7) of which are accessible spaces, including 178 customer spaces to the east of the building and 11 employee spaces to the north west of the building. This exceeds the Zoning Ordinance requirement of 171 parking spaces.
5. Two curb cuts are proposed along Hardt Circle. Employee vehicles, deliveries, and trash service will enter the site from the western curb cut. Customer vehicles will utilize the eastern curb cut.
6. The petitioner is also requesting **special use permits** to allow a restaurant serving liquor, and indoor and outdoor live entertainment.
7. The outdoor stage would be located to the northwest of the building, facing southwest. The nearest residence is approximately 1,600 feet from the stage and buffered by evergreen trees, buildings, and berms. *The petitioner has agreed to install a sound wall on the east side of the stage, limiting the maximum volume and reducing the decibel level as measured at the mixing station to 92 dBC.*
8. The proposed hours of operation are as follows;

<u>Day</u>	<u>Restaurant</u>	<u>Outdoor patio</u>	<u>Outdoor Live Entertainment*</u>
Sunday – Tuesday	11:00am – Midnight	11:00am – 11:00pm	Music to end by 10:00pm
Wednesday	11:00am – 1:00am	11:00am – Midnight	Music to end by 10:00pm
Thursday	11:00am – 1:00am	11:00am – Midnight	Music to end by 11:00pm
Friday – Saturday	11:00am – 2:00am	11:00am – 1:00am	Music to end by 11:00pm

* The proposed hours meet the Village's amplifier regulations.

9. The site plan also shows 2 bocce ball courses and 2 bean bag toss set ups to the south of the building.
10. A 6-foot-high aluminum rail fence is proposed around the outdoor entertainment and seating area. The portion of the fence to the north of the stage would be a solid screen fence. Emergency exit gates have been provided in the fence to the north and south of the building.
11. The landscape, photometric and engineering plans are currently under review.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for, site plan review and special use permits subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. Install a sound wall on the east side of the stage as recommended in the sound study prepared by Acoustic Associates.
 - C. The band sound level at the mixing station shall not exceed 92 dBC. The sound engineer shall determine the Leq of the music based on 15-minute periods. This measurement shall be done on an hourly basis. Logs of this data shall be kept for Village review.
 - D. Bannerman's shall obtain amplifier permits for all outdoor concerts. An amplifier permit may be denied by the Planning & Development Services Director or designee from an applicant who has previously received documented complaints by the Police Department or Code Enforcement of excessive noise or extending the amplification beyond the permitted hours of operation.
 - E. Outdoor live entertainment shall be limited to the hours of 11:00 am to 10:00 pm Sunday through Wednesday, and 11:00 am to 11:00 pm Thursday through Saturday.
 - F. In the event noise complaints occur, are verified by village staff, and are determined to be a nuisance as defined in Section 4-3-4 of the Municipal Code, the petitioner shall provide a sound study paid at their expense, and be required to install mitigation measures deemed necessary by the Village's environmental consultant.
 - G. Village Engineer approval of the engineering plans;
 - H. Landscaping must be installed within one year of the issuance of a building permit;
 - I. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services Department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - J. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - K. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village;
 - L. Findings of fact (site plan):
 - i. That the proposed restaurant is allowed as a special use in the I-2 EDA Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;

- v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - M. Findings of fact (special use permits):
 - a. The proposed restaurant serving liquor, and live indoor and outdoor entertainment events are desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - b. That the proposed Special Uses 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;
 - c. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The plans and additional background information are attached for your review. The petitioners sound study is being revised. Copies of the revised study will be distributed when available.

djk/attachments

x:\comdev\memos 2022\062_bannermans_pzc.docx



To: Village of Bartlett, Village President, Planning and Zoning Commission, Trustees
From: Mac Maqsood, Bannerman's Sports Grill
Date: March 28, 2022

Established in 2007, Bannerman's Sports Bar and Grill is family owned and has been a staple in the community for many years, serving the best wings in town with over 25 flavors to choose from. We are a venue where the entire community can enjoy. We cater to folks just looking for a place to hang out, families out to lunch or dinner, sports fans who want to watch the Cubs, Sox, Bears, Bulls, or Hawks and music lovers listening to their favorite bands. Bannerman's has been serving the Bartlett Community for more than 15 years, providing both excellent meals and an abundance of community service to our schools, clubs, families, and organizations.

When my wife Jackie and I took over from Murray in 2018, we didn't know how we'd be welcomed into the community. Fast forward 4 years and we couldn't have asked for a better community to be part of. We have an amazing staff and all the customers/people that we've met at the Bannerman's have been extremely supportive. Because of our customers and community encouragement/patronage, we are looking to be part of Bartlett for many years to come by building a new place here in Bartlett.

Bannerman's Sports Bar and Grill will be a distinctive year around gathering place in Bartlett. Our new location will be in the Brewster Creek Business Park on a 3.73-acre lot, housed in a 10,000sf+ standalone building with a large outdoor beer garden and covered patio. At the new and improved Bannerman's, we believe in creating memories, cultivating friendships, and coming together with a common purpose: "that life if to be enjoyed".

We will offer:

- Exclusive summer concert series, specifically built for people looking for a relaxed festival inspired atmosphere.
- We will be a "destination" for indoor/ outdoor entertainment space in the western suburbs.
- We will create a warm and friendly atmosphere, and to leave our customers feeling totally satisfied with our service - whether they pop in for a pint or stay with us all day for a great meal, awesome music, and amazing drinks.
- Continue to be a sports enthusiast's destination – we will offer many TV's to watch your favorite sports teams.
- Offer an outdoor area with outdoor games, as well as two volleyball courts and a full bar.

- Maintain the game machines for kids as well as slot machines for adults.
- Foster a safe and fun environment.
- Continue to give back to the community.

We very much hope that we can gain your support and approval to operate our new location. The new Bannerman's is an exciting opportunity for the town, and it is an exciting opportunity for us as we look to continue to be an active and contributing business in the community for years to come. We welcome all your recommendations in order to make our new venue a success for everyone and we will continue to seek out new ways that we can benefit the community.

Thank you for your consideration in this matter.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 22-02

RECEIVED
PLANNING & DEVELOPMENT
PLANNING & DEVELOPMENT
MAR 29 2022

VILLAGE OF
BARTLETT

PROJECT NAME Bannerman's Sportsgrill

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Mac Maqsood

Street Address: 27 Pine Ave

City, State: Lake Zurich, IL

Zip Code: 60047

Email Address: MACSM1@outlook.com

Phone Number: 847-477-9009

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Triumph Construction Services

Street Address: 425 N. Martingale Road; Suite 1280

City, State: Schaumburg, IL

Zip Code: 60173

Phone Number: _____

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) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Liquor/alcohol consumption and outdoor music
 - Variation: _____

SIGN PLAN REQUIRED? Yes

(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: Hardt Circle.....Lot 15 Brewster Creek BP

Property Index Number ("Tax PIN"/"Parcel ID"): 01-04-308-019

Zoning: Existing: I-2 EDA
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: I-2 EDA

Proposed: Mixed Use Business

Comprehensive Plan Designation for this Property: Mixed use Business Park
(Refer to Future Land Use Map)

Acreage: 8.1

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 ESM CIVIL SOLUTIONS, LLC - Eric S. Mancke, P.E.
4320 Winfield Road; Suite 200; Warrenville, IL 60555
630-300-0933; eric@esmcivilsolutions.com

Other Planner/Pre-Construction Services - Newpath Construction - Justin Rios
1300 Greenbrook Blvd; Suite 303; Hanover Park, IL 60133
630-338-7887; justin.rios@newpathconstruction.com

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 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.

For 15 years, Bannerman's has been a successful establishment within Bartlett's restaurant and sports entertainment community. The new facility will continue the tradition of providing an enjoyable and safe environment for local patrons, continuing the Bannerman's tradition established in 2007.

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.

Bannerman's will rely on its 15 year foundation of providing a safe and enjoyable environment to local patrons.

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.

The Owner is committed to conforming to the regulations and conditions specified in the Village Code.



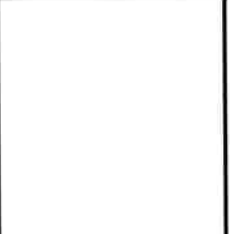
Location Map

Case #22-02
 Bannerman's Sportsgrill 2022



0 90 180 360 US Feet

DRAWING DATE	BY
SITE ENG REVIEW #2	
04-15-22	



Eggersdorfer Architects & Assoc. Inc.
 PO BOX 8832
 CAROL STREAM ILLINOIS 60808
 PHONE: 630-671-0740
 EMAIL: JUE@EGGAR.COM

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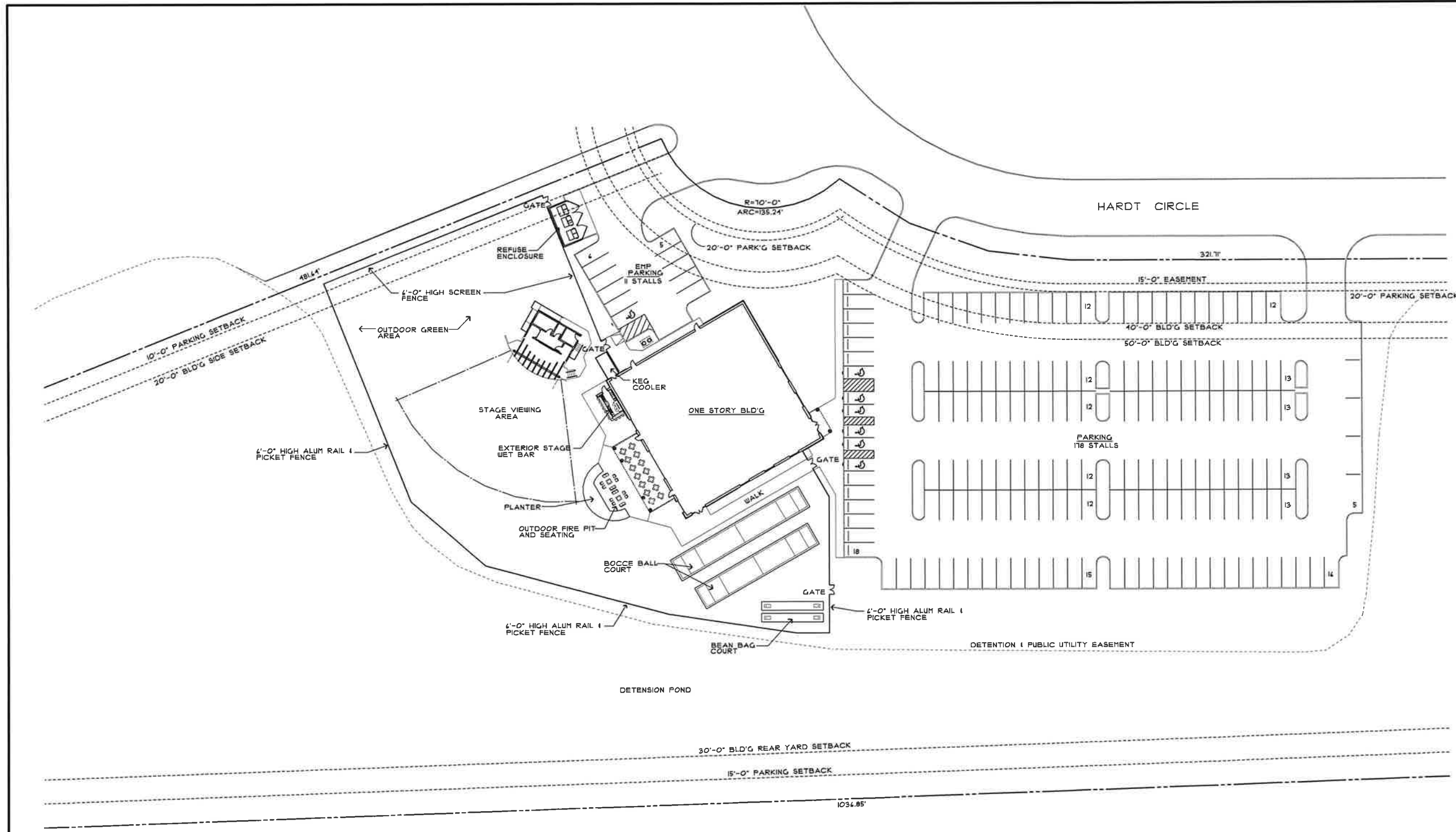
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 Office: 630-283-3884
 Contact: Oscar Garcia
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 oscar.garcia@newpathconstruction.com

New Sports Grill (Restaurant) for:
Bannerman's Sports Grill
 Lot 15
 Brewster Creek, Business Park
 Bartlett, Illinois 60103
 Attn: Mac Maqsood
 Off Phone: 630-213-2400
 E-Mail: macemil@outlook.com

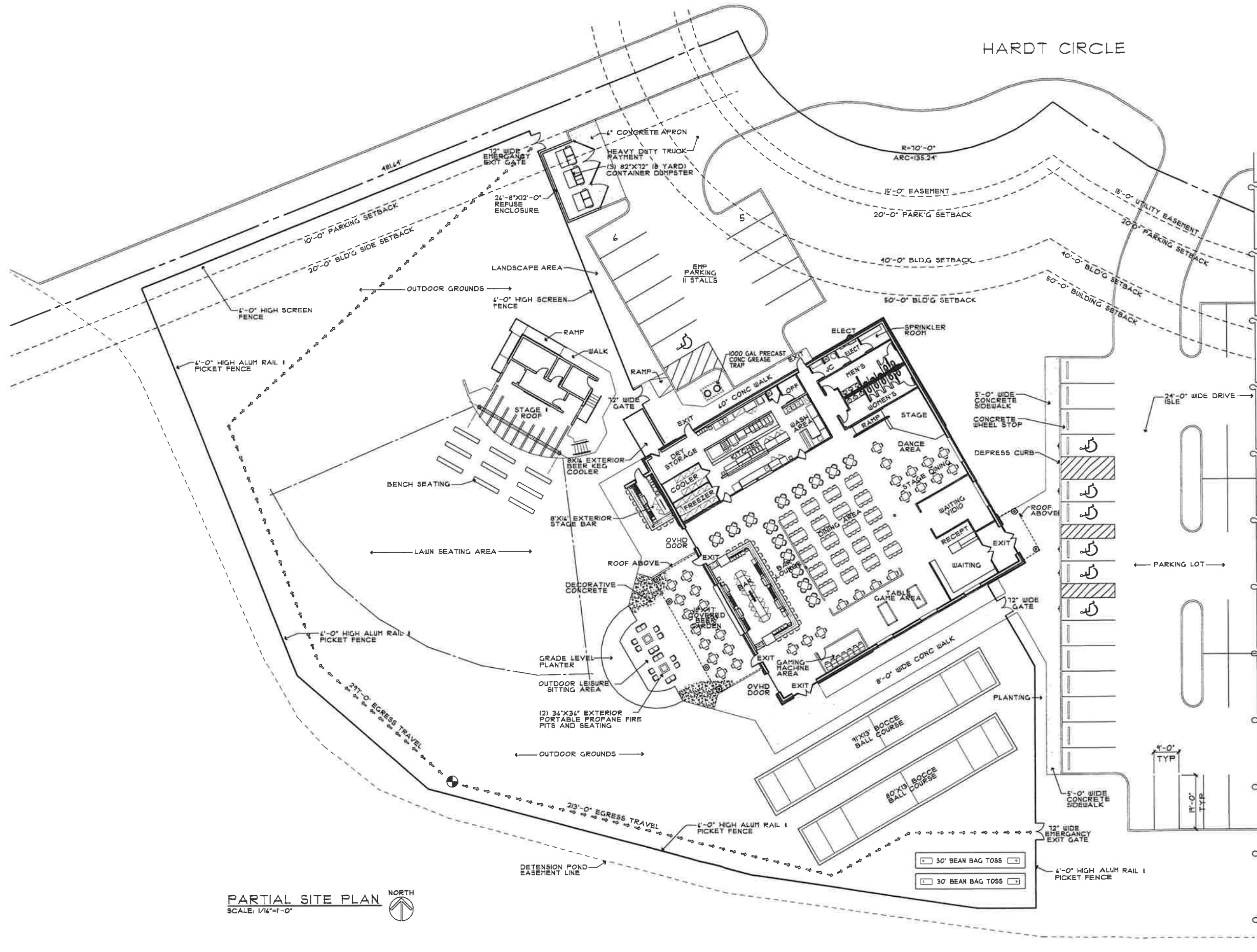


DRAWN:	CHECKED: JJE
DATE: 04-15-22	SHEET
JOB NO: 2203.01	
SCALE: AS NOTED	1/2" = 1' 0"
SITE PLAN	OF 5 SHEETS



Bannerman's Sport Grill-Bartlett_05-12-22
 PLOT SCALE 1/8"=1'-0"

Bannerman's Sports Grill - Partial 05-12-22
 PLOT SCALE 1/16"=1'-0"



PARTIAL SITE PLAN
 SCALE: 1/16"=1'-0" 

DRAWING DATE	BY
SITE ENG REVIEW #2	
04-10-22	


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
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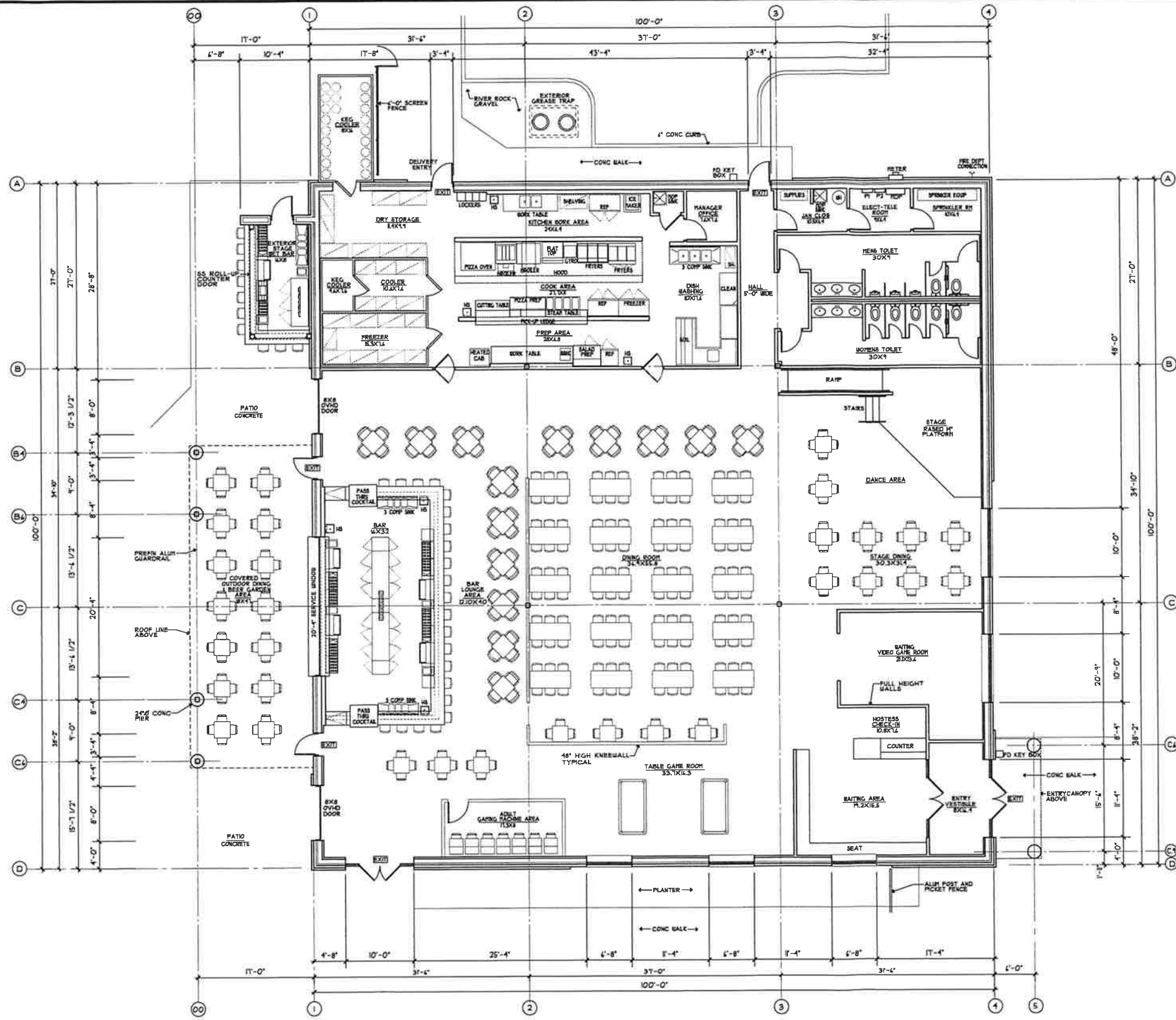
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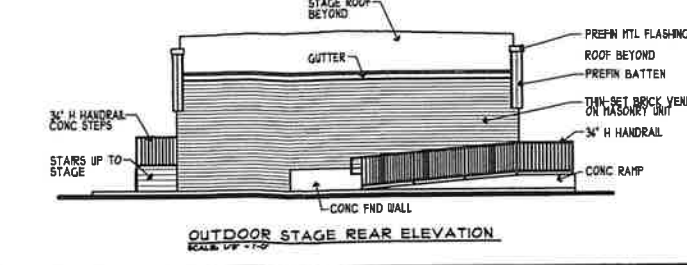
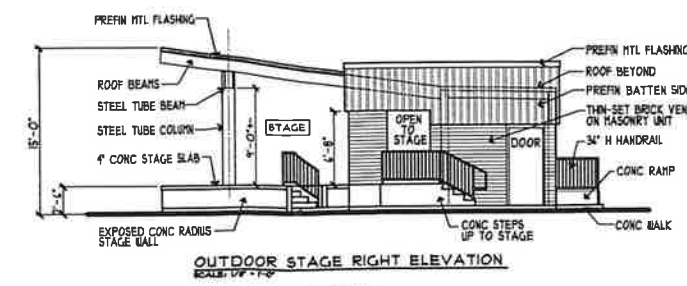
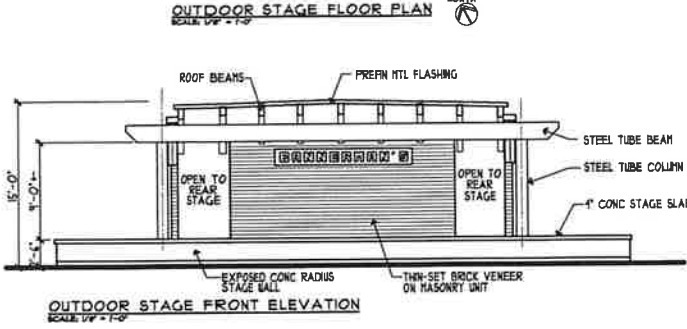
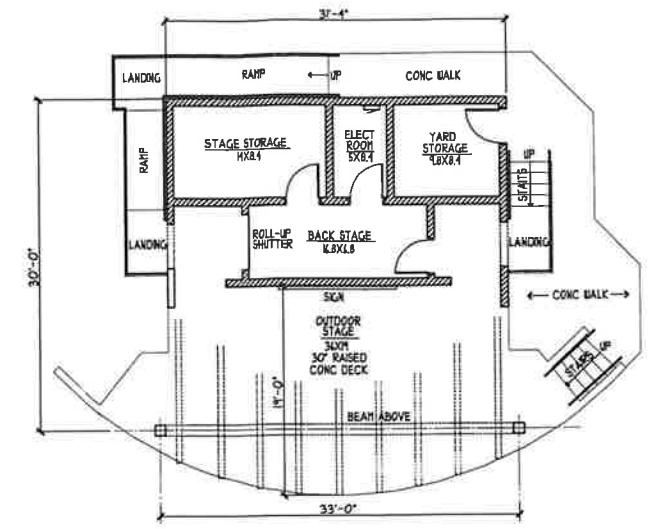


DRAWN:	CHECKED: JJE
DATE: 04-10-22	SHEET
JOB NO: 2203.01	
SCALE: AS NOTED	
ENLARGED PARTIAL SITE PLAN	OF 4 SHEETS

Bannerman's Sport Grill - Bartlett 05-12-22
 PLOT SCALE 1/8" = 1'-0"



BUILDING FLOOR PLAN
 SCALE: 1/8" = 1'-0"



DRAWING DATE	BY
SITE ENG REVIEW #2	
04-10-22	

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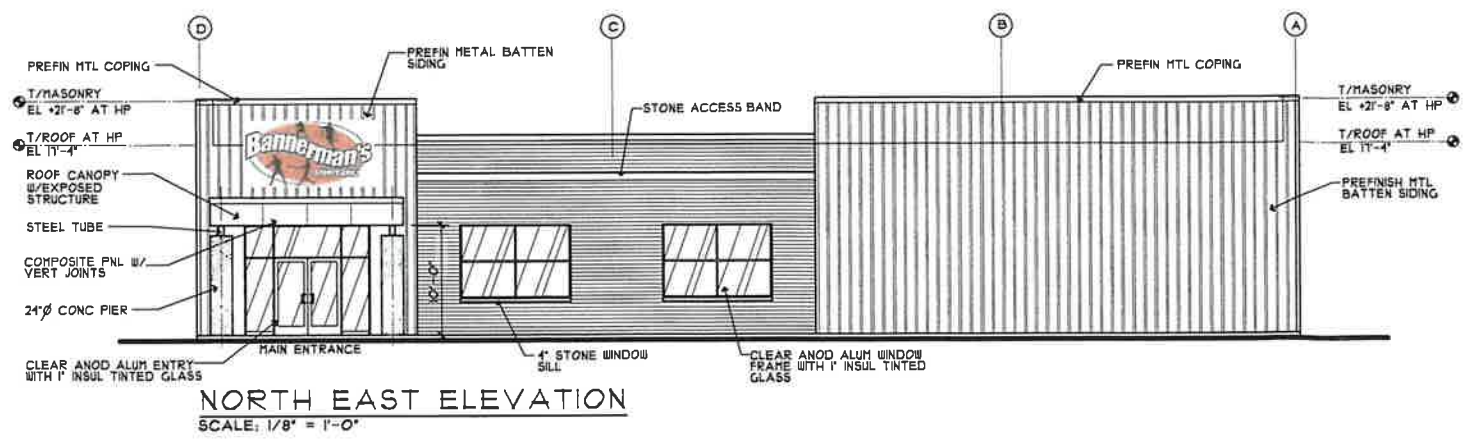
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 oscargarcia@newpathconstruction.com

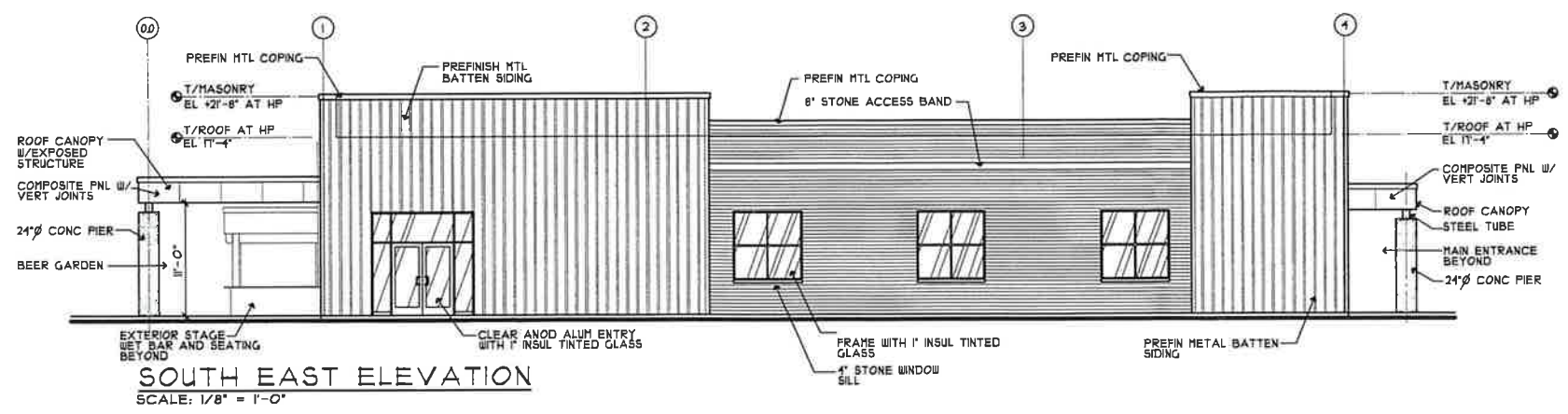
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JOB NO: 2203.01	
SCALE: AS NOTED	
BUILDING FLOOR PLAN	OF 4 SHEETS

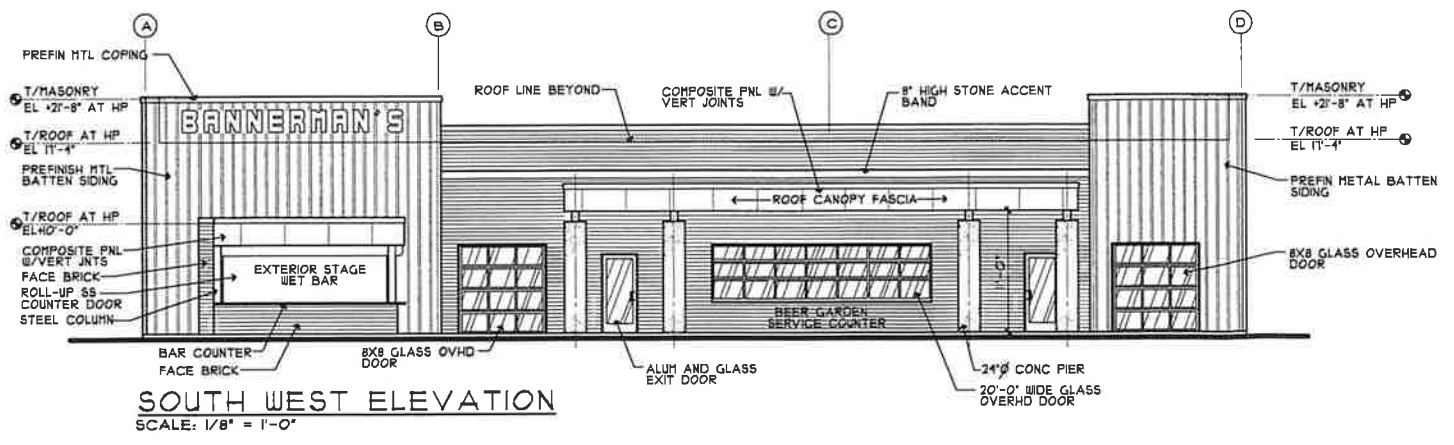
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SITE ENG REVIEW #2 04-10-22	



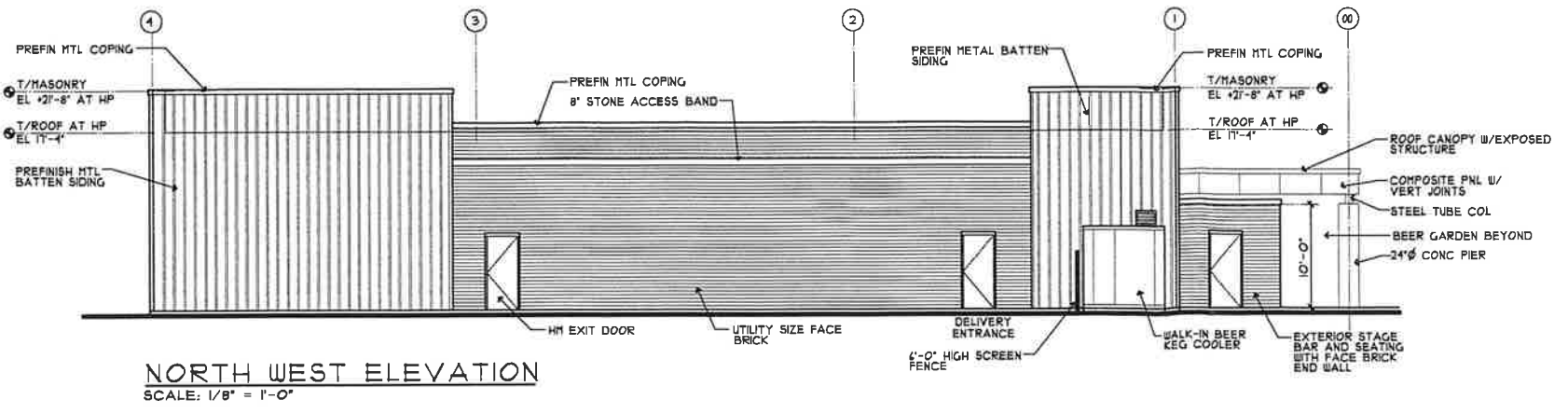
NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



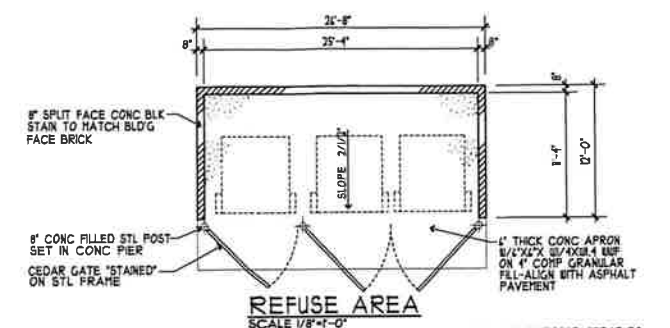
SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



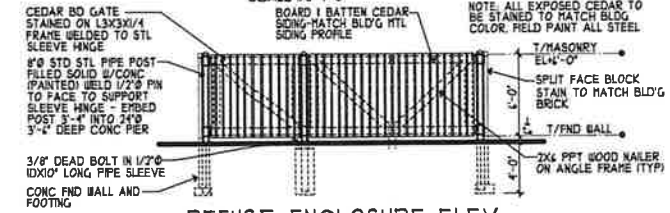
SOUTH WEST ELEVATION
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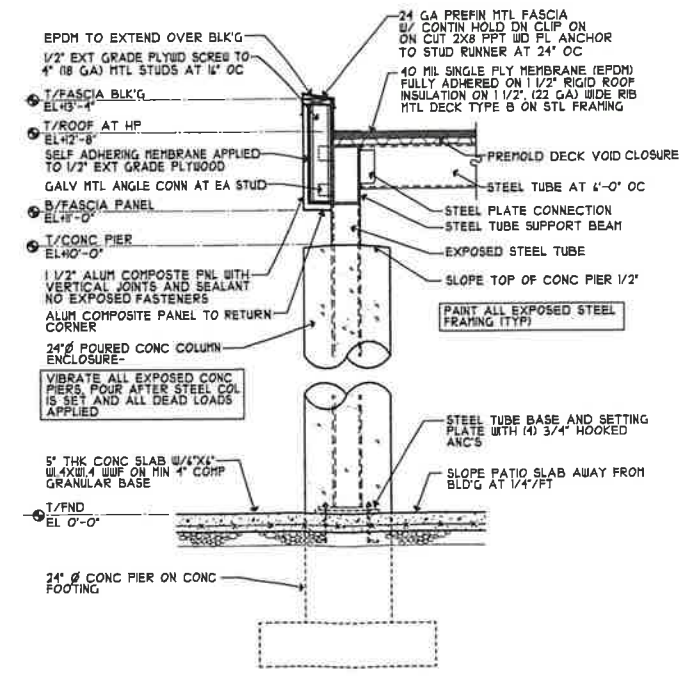
NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



REFUSE AREA
SCALE 1/8"=1'-0"



REFUSE ENCLOSURE ELEV
SCALE 1/8"=1'-0"



BEER GARDEN ROOF DTL
SCALE: 1/2" = 1'-0"

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EMAIL: JUE@EGARCCOM

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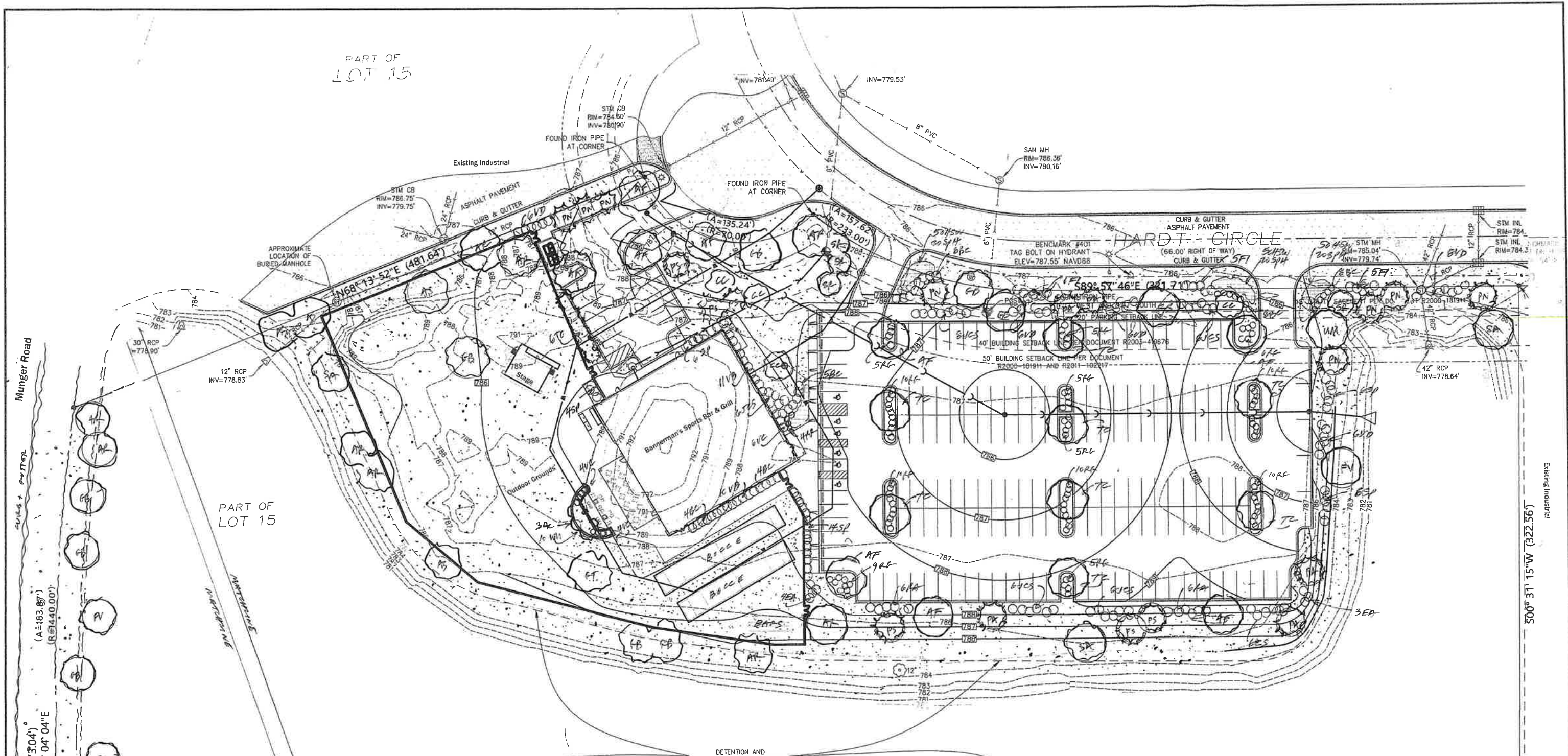
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E-Mail: macsm@outlook.com

DRAWN:	CHECKED: JJE
DATE: 04-10-22	SHEET
JOB NO: 2203.01	
SCALE: AS NOTED	
BUILDING ELEVATIONS AND DETAILS	OF 4 SHEETS

Bannerman's Sports Grill - Bartlett, 03-12-22
PLOT SCALE 1/8"=1'-0"

PART OF LOT 15

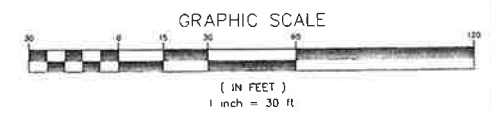


- Legend**
- Canopy Tree
 - Understory Tree
 - Evergreen Tree
 - Deciduous/Evergreen Shrub
 - Perennials
 - Turf Grass (Sod)

588° 02' 41\"/>



LDC
Planners
Landscape
Architects



Property Line
DETONATION EASEMENT
15' UTILITY EASEMENT

PREPARED FOR:
MAC MAQSOOD

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering, Land Entitlements & Project Feasibility
4320 WINFIELD RD - Suite 200, Warrenville, Illinois 60555
o: 630 300-0933 c: 630 624-0520

NO.		DATE		DESCRIPTION	

BANNERMAN'S SPORTS BAR AND GRILL
Landscape Plan
Revisions: 06/10/2022

FILE NAME: BASE PLAN	DSGN BY: LDC	JOB NO: PMW-001	FLD BK:
DISC NUM: PMW-001	DRN BY: LDC	SCALE: 1:30	DATE: 03.28.2022

L1

Bannerman's Sports Bar & Grill

Village of Bartlett, Illinois

Landscape Requirements Chart / Summary:

Interior Landscape Parkway Requirements - HARDT CIRCLE						
Type 2 Screening	Linear Feet	Description	Required Qty	Proposed Quantities		
Zoning Classification	Linear Feet	Description	Tree/Shrub	Canopy Tree	Ornamental Tree	Evergreen Tree / Shrubs
I-2 Industry	260'	1 Tree/30 ft	9 Trees	6	2	3
EDA	Adj. to parking lot in front yard	Shrubs shall a min. 3' ht. 25% of parkway shall be left unscreened	35 Shrubs			
	310'	1 Tree/40 ft	8 Trees	4	1	3
	No parking lot in front yard	50% of Required Trees shall be large Deciduous-Evergreen Trees				

Interior Landscape Parkway Requirements - MUNGER ROAD						
Type 2 Screening	Linear Feet	Description	Required Qty	Proposed Quantities		
Zoning Classification	Linear Feet	Description	Tree/Shrub	Canopy Tree	Ornamental Tree	Evergreen Tree / Shrubs
I-2 Industry	260'	1 Tree/40 ft	7 Trees	7		
EDA		50% of Required Trees shall be large Deciduous-Evergreen Trees				

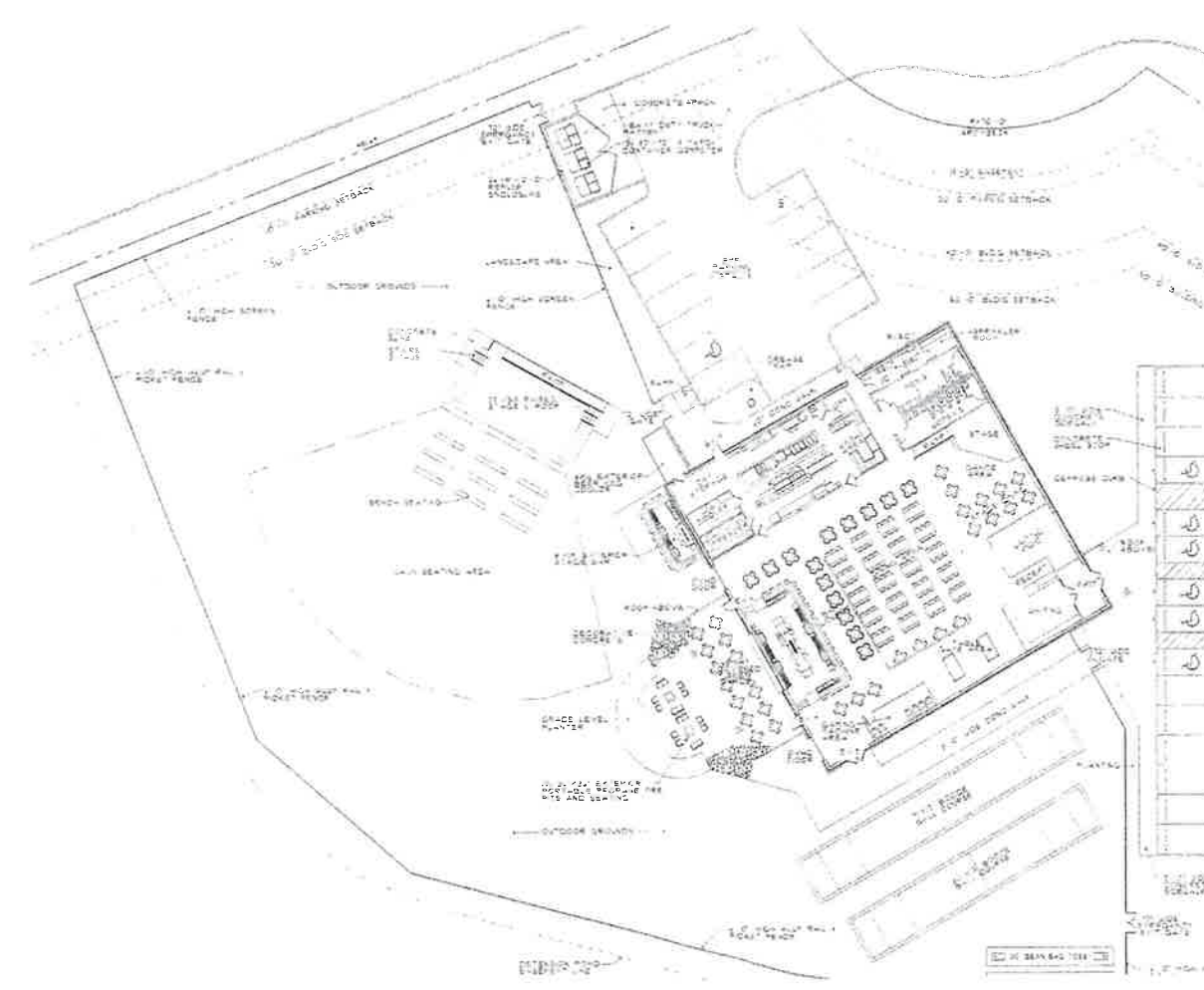
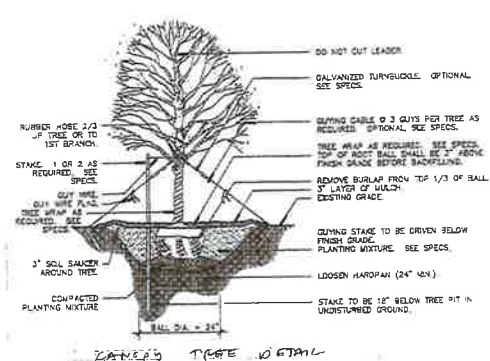
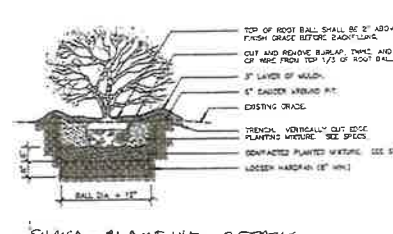
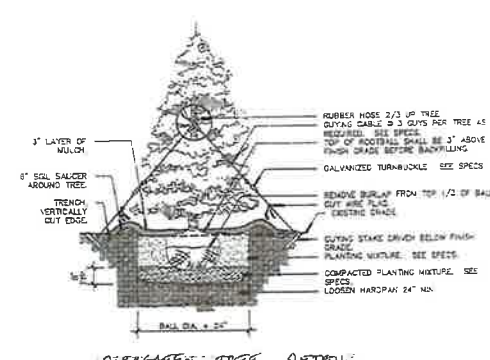
Perimeter Landscape Screening Requirements:						
Type 2 Screening	Linear Feet	Description	Required Qty	Proposed Quantities		
Perimeter Location	Linear Feet	Description	Tree/Shrub	Canopy Tree	Ornamental Tree	Evergreen Tree / Shrubs
East Property Line	300' - 190' of Phy. Lot	1 Tree/60 ft of parking lot length, shrubs are req. for 50% of parking lot length	3 Trees / 30 Shrubs	2		27
South Property Line	1,036' - 320' of Phy. Lot	No Plantings req. due to Detention. However, no proposed planting adj. to parking lot	6 Trees / 30 Shrubs	4		36
West Property Line	260' - Munger Road	Refer to Int. Parkway Regs.	0			
North Property Line	600' - Hardt Circle	Refer to Int. Parkway Regs.	0			
NW Property Line	481'		8 Trees	5		3

Foundation Landscape Requirements:			
Location	Description	Proposed Quantities	
Building	Min. 3' wide landscape area	Canopy Tree	Ornamental Tree / Evergreen Tree / Shrubs
		Refer to Landscape Plan	

Parking Lot Landscape Requirements:			
Location	Description	Proposed Quantities	
Parking Lot	Min. 7' wide planting island	Canopy Tree	Ornamental Tree / Evergreen Tree / Shrubs
		11	85

Plant Material List

Quantity	Key	Botanical Name	Common Name	Size
Canopy Tree				
9	AR	Acer rubrum	Red Maple	2.5" cal./BB
9	AF	Acer x freemanii	Marmo Maple	2.5" cal./BB
4	AS	Acer saccharum	Sugar Maple	2.5" cal./BB
2	FV	Betula nigra 'Fox Valley'	Fox Valley River Birch	8" ht./BB
1	GT	Gleditsia triacanthos 'Inermis'	Skyline Honeylocust	2.5" cal./BB
10	GB	Ginkgo biloba 'Princeton Sentry'	Ginkgo	2.5" cal./BB
4	SA	Salix x alba	Weeping Willow	2.5" cal./BB
8	TC	Tilia cordata	Greenspire Littleleaf Linden	2.5" cal./BB
1	UM	Ulmus 'Morton Glory'	Triumph Elm	2.5" cal./BB
Understory Tree				
3	AC	Amelanchier canadensis 'Prince William'	Prince William Serviceberry	6" ht./BB
4	CC	Cercis canadensis	Redbud	6" ht./BB
4	SR	Syringa reticulata	Japanese Tree Lilac	6" ht./BB
Evergreen Tree				
5	PA	Picea abies	Norway Spruce	8" ht./BB
8	PN	Pinus nigra	Austrian Pine	8" ht./BB
6	PS	Pinus strobus	White Pine	8" ht./BB
6	TO	Thuja occidentalis Nigra	Nigra Arborvitae	8" ht./BB
Deciduous Shrubs				
37	BC	Buxus 'Wintergreen or Green Velvet'	Boxwood	18" ht./BB
6	CS	Cornus sericea 'Isanti'	Redtwig Dogwood	24" ht./BB
7	EA	Euonymus alatus 'Compacta'	Dwarf Burningbush	24" ht./BB
16	FI	Forsythia x interm. Arnold Dwarf	A.D. Forsythia	24" ht./BB
32	JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" ht./BB
4	RR	Rosa x 'Nearly Wild'	Nearly Wild Shrub Rose	2 gal.
12	RA	Ribes alpinum 'Green Mound'	GM Alpine Currant	24" ht./BB
90	RG	Rhus glabra 'Grow-low'	Grow-Low Sumac	5 gal.
36	SP	Syringa patula 'Miss Kim'	Lilac	24" ht./BB
10	VC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	24" ht./BB
21	VB	Viburnum dentatum 'Blue Muffin'	BM Viburnum	24" ht./BB
32	VD	Viburnum dentatum	Arrowwood Viburnum	24" ht./BB
Perennials/Grasses/Groundcover				
150	HSW	Hemerocallis 'Summer Wine'	Daylily	1 gal.
60	SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal.
10	VM	Vinca minor	Periwinkle	Flats
	Grass	Turf	Sod	



Planting Notes

Bannerman's Sports Bar & Grill - Bartlett, Illinois

- The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the architect/owner
- All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc." and as detailed on this drawing. Discrepancies shall be reported immediately to the Landscape Architect.
- All plant material shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants, which fail to meet the inspection. All rejected material shall be removed and replaced by the contractor.
- Substitution from the specified list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substituted plant materials will be issued in writing by the Landscape Architect.
- Guy and stake deciduous/evergreen trees if conditions warrant, or as requested by the Landscape Architect. (Refer to planting details specifications)
- All shrub, perennial, and groundcover beds shall be mulched with a minimum of 3" of shredded hardwood bark.
- All plant material shall be guaranteed for one year.
- The contractor shall be entirely responsible for all damages to water pipes, drains, sewers, streets, pavements, sidewalks, or other structures of any kind encountered during the progress of work, and shall be liable for damages to public or private property resulting there from.
- The contractor shall be responsible for notifying all public and private utility companies 48 hours prior to any excavation. 1-800-892-1234. Cost of replacement and repair of existing utilities damaged as a result of contractor's operations shall be the contractor's responsibility.
- Install Plastic edging to separate grass areas from shrubs, groundcover and mulch areas.

BANNERMANS BAR + GRILL ENLARGEMENT

PREPARED FOR
MAC MAQSOOD

PREPARED BY
ESM CIVIL SOLUTIONS, LLC
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p: 630 300-0913 | f: 630 824-0520

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

BANNERMANS SPORTS BAR AND GRILL
Landscape Details

FILE NAME: BSM.LAN DSGN BY: LDC JOB NO: PMW-001 FLD. BX: 1-30
DISC NUM: PMW-001 DRN BY: LDC SCALE: 1:30 DATE: 03.28.2022



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