

VILLAGE OF BARTLETT

COMMITTEE AGENDA

OCTOBER 18, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. 2250 Graham Truck Storage/Repair Facility

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY

2. Infrastructure Asset Management Discussion



AGENDA ITEM EXECUTIVE SUMMARY

Item Name 2250 Graham St - truck repair

Committee
or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting to **modify the Special Use Permit for the Planned Unit Development, amend the Bluff City Industrial Park Preliminary PUD Plan and General Site Plan** to allow truck repair and truck/trailer storage on 10 acres in the Bluff City Industrial Park and.

The **Final PUD Plan** for the Graham Truck Terminal identifies two buildings (24,300 sq.ft. and 25,000 sq.ft.) and 156-space truck/trailer parking lot sharing a single curb cut on Graham Street.

The annexation agreement for Bluff City Industrial Park, approved by Ordinance 2003-98, lists automotive services (including truck repair) as a prohibited use. The petitioner is proposing **amendments to the annexation agreement and Ordinance #2003-103** to classify "automotive services" as a special use, not a prohibited use, in the list of surface uses for the Bluff City Industrial Park and, pending approval of the amendments, a **Special Use Permit** to allow automotive services including truck repair.

The **Planning and Zoning Commission** held the required public hearing, reviewed the petitioner's requests and **recommended approval** at their meeting on October 6, 2022.

ATTACHMENTS (PLEASE LIST)

PDS memo, applicant cover letter, application, location map, Bluff City Industrial Park amended Preliminary PUD Plan, Bluff City Industrial Park amended General Site Plan, final PUD plan, site plan, landscape plan, elevations, floor plan, original Bluff City Industrial Park Preliminary PUD Plan, original Bluff City Industrial Park General Site Plan, minutes of the Planning & Zoning Commission meeting


ACTION REQUESTED

- For Discussion only - *To review and forward to the Village Board for a final vote*
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, Interim PDS Director

Date: 10.10.2022

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
22-98

DATE: October 10, 2022
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, Interim PDS Director 
RE: **#22-13 2250 Graham Street**

PETITIONER

David A. Schaefer Architects on behalf of Freighstar Expediated LLC

SUBJECT SITE

2250 Graham St (Bluff City Industrial Park)

REQUESTS

Amendments to the Bluff City Industrial Park PUD Plan and General Site Plan
Modification to the Special Use Permit for the Planned Unit Development
Final PUD Plan Review
Special Use Permit to allow automotive services
Amendments to Ordinance #2003-103
Amendments to the Annexation Agreement

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Industrial	Industrial	PD
North	Industrial	Industrial	PD
South	Industrial	Industrial	PD
East	Detention	Industrial	PD
West	Municipal	Industrial	P-1

BACKGROUND

1. The Planned Development approved by Ordinance #2003-98, approved and executed the annexation agreement between Bluff City LLC, Southwind Financial Ltd and the Village of Bartlett for the Bluff City Industrial Park. The annexation agreement specifies the permitted uses, special uses and

prohibited uses for the industrial park. *The annexation agreement lists automotive services as a prohibited use.*

2. Ordinance #2003-103 approved the Bluff City Industrial Park's Preliminary PUD Plan and General Site Plan which identified the Subject Property as an asphalt/concrete plant.
3. Ordinance #2016-90 amended the Bluff City Industrial Park's Preliminary PUD Plan and General Site Plan and approved a Final PUD Plan and granted special use permits to allow outdoor truck and trailer storage on the subject property. The Ordinance restricted outdoor storage on the Acton Mobile site (the west 5 acres of the Subject Property) to mobile office trailers, storage trailers and portable classrooms. The ordinance prohibited the following on the truck and trailer storage site (the east 5 acres of the Subject Property):
 - Operation of commercial office or retail businesses out of stored vehicles
 - Truck and motor vehicle repair operations
 - Storage of furniture not in an enclosed container
 - Storage of vehicles and trucks in disrepair
 - Junk yards
4. The petitioner submitted a concept plan for this project which was reviewed by the **Committee of the Whole** at their May 3, 2022 meeting. The committee encouraged the applicant to submit a full development application and directed staff to forward the application directly to the Planning & Zoning Commission to conduct the required public hearing.

DISCUSSION

1. The approved Preliminary PUD Plan and General Site Plan for the 186-acre Bluff City Industrial Park identifies the 10-acre subject property for a concrete plant and truck/trailer storage area. The petitioner is requesting to **modify the Special Use Permit for the Planned Unit Development, amend the Bluff City Industrial Park Preliminary PUD Plan and General Site Plan** to identify the 10-acre subject property as "Graham Truck Terminal" and to classify "automotive services" as a special use, not a prohibited use, in the list of surface uses for the Bluff City Industrial Park.
2. The petitioner is requesting a **Final PUD Plan** for the Graham Truck Terminal. The two buildings (24,300 sq.ft. and 25,000 sq.ft.) and trailer lot will share a single curb cut on Graham Street. The Final PUD Plan identifies 70 parking spaces including 4 accessible spaces which meets the Zoning Ordinance requirement.

3. The front building elevations are comprised of 16"x 8" gray split-face CMUs. The side and rear elevations are constructed of vertical metal panels. The rear of each building has 9-10 drive-in doors.
4. The petitioner is proposing to utilize an asphalt grindings surface for the 156-space trailer parking lot. The lot will be fully fenced with a security gate located between the buildings.
5. A **Special Use Permit** is being requested to allow automotive services including truck repair.
6. The petitioner is also requesting to **amend Ordinance #2003-103 (Exhibit E-the Preliminary PUD Plan, Exhibit F- Surface Uses and Exhibit H-the General Site Plan)** to reflect the proposed truck storage and repair facility at this site.
7. The annexation agreement for Bluff City Industrial Park lists automotive services and truck terminal as prohibited uses in the Bluff City Industrial Park. *The Village Board will conduct the public hearing and review the request to **amend the annexation agreement** approved by Ordinance #2003-98 (Exhibit E – Preliminary PUD Plan, Exhibit F – Surface Uses and Exhibit H – Preliminary Site Plan.)*
8. The landscape plan and photometric plan have been approved. Engineering is under review.

DISCUSSION POINTS

1. The Staff recommends **approval** of the petitioner's requests subject to the following conditions and Findings of Fact:
 - a. Village Engineer approval of the Engineering Plans;
 - b. Landscaping must be installed within one year of the issuance of a building permit per the approved landscape plan. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
 - c. Lock boxes shall be provided and access granted to the Bartlett Fire Protection Districts for the gates located on Graham Street;
 - d. Building permits shall be required for all construction activities;
 - e. Findings of Fact (Amended General Site Plan):
 - i. That the proposed truck storage and repair facility are permitted/special uses in the PD Planned Development Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;

- iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- f. Findings of Fact (Special uses- PUD & automotive services):
- i. The modification to the PUD and automotive services are desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the modification to the PUD and automotive services 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;
 - iii. 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.
- g. Findings of Fact (PUDs, Amended Preliminary and Final PUD Plans):
- i. The storage of mobile office trailers, storage trailers, portable classrooms and truck and trailer storage are in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for industrial uses;
 - ii. Storage of mobile office trailers, storage trailers, portable classrooms and truck and trailer storage are permitted uses in accordance with the Annexation Agreement;
 - iii. The Amended Preliminary and Final PUD Plans are designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
 - iv. The Amended Preliminary and Final PUD Plans shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or

- substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
- v. The Amended Preliminary and Final PUD Plans shall include impact donations;
 - vi. Adequate utilities and drainage shall be provided for this use;
 - vii. Adequate parking and ingress and egress will be provided for these uses so as to minimize traffic congestion and hazards in public streets;
 - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
 - ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.
2. The **Planning and Zoning Commission** held the required public hearing, reviewed the petitioner's requests and **recommended approval** at their meeting on October 6, 2022.
 3. The minutes of the Planning & Zoning Commission meeting, copies of the proposed plans and background information are attached for your review.

John T. Clery, P.C.

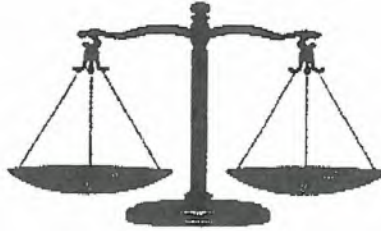
ATTORNEY AT LAW

John T. Clery

LEGAL ASSISTANTS

Michelle Ivanich

Kathy Rainey



1515 E. Woodfield Road
Suite 830

Schaumburg, IL 60173

PHONE: 847-330-1000

FAX: 847-330-0368

john@johnclerylaw.com

September 29, 2022

Village of Bartlett President
Village of Bartlett Board of Trustees
228 S. Main Street
Bartlett, IL 60103

Re: Project Name: Graham Truck Repair and Trailer Storage Facility, 2250 Graham St., Bartlett, IL

Dear Ladies and Gentlemen:

I am representing George Hristov in the above-captioned matter. His company, Freighstar Expedited LLC, has a contract to purchase this property. The contract to purchase is contingent on receipt of a favorable approval on his application to build a 49,300 square foot multi-unit Truck Repair and Trailer Storage Facility that will give tenants the ability to do truck maintenance and repair.

In order to do that, George Hristov is applying to the Village for truck repair and maintenance which is not an allowed use on this property and currently is not permitted, per the zoning code. Please note that a Truck Repair and Trailer Storage Facility are permitted uses at this location. However, any Truck Repair and Trailer Storage Facility that doesn't also have the ability to maintain and repair their trucks is simply not a complete facility. The vision of a complete Truck Repair and Trailer Storage Facility is a transportation and logistics company that is a self-sustaining in-house operation that does not need to outsource parking, locations, repair shops, parts etc.

As you are aware, this property has been used historically for the parking of trucks/trailers and construction trailers. The multi-unit Truck Repair and Trailer Storage Facility, that will give tenants the ability to do truck maintenance and repair would certainly be a welcome addition to the Village of Bartlett and would generate substantial real estate tax revenue. The proposed use would also create jobs and opportunities within the industrial park. The proposed improvements will meet all building codes and adhere to the rules of the zoning district.



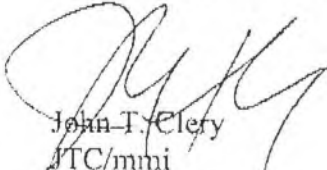
The property will tie into existing off-site storm water basins. All truck traffic will have plenty of radius to maneuver efficiently on the site. All personnel passenger vehicle parking will be up front near Graham St. with trucks parking and driving in the back, northerly part of the property. The site will be fenced and screened with trees.

We are respectfully requesting Village approval for the following:

- a. A Third Amendment to the Preliminary PUD Plan;
- b. A Third Amendment to the General Site Plan;
- c. Amend Ordinance 2003-103 Exhibits E (Preliminary PUD Plan) and H (General Site Plan) and Exhibit F (Surface Uses) to remove "automotive services" from the list of prohibited uses and add to the list of special uses;
- d. Final PUD Plan for 2250 Graham St.
- e. Special Use Permit to allow automotive services;
- f. Modification to the Special Use Permit for the Planned Unit Development;
- g. Amendment to Exhibit F (Surface Uses) in the Annexation Agreement.
- h. 6B Tax Abatement

This multi-unit Truck Repair and Trailer Storage Facility, that will give tenants the ability to do truck maintenance and repair will be a great addition to the Village of Bartlett.

Respectfully submitted,



John T. Clery
JTC/mmi

cc: Freighstar Expedited
Brad Bullington
George Hristov
David A. Schaefer

SOUTHWIND FINANCIAL, LTD.

RECEIVED

SEP 01 2022

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

September 1, 2022

SENT VIA EMAIL

Ms. Kristy Stone
Interim Planning & Development Services Director
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
KStone@bartlett.il.gov

RE: Authorization Letter
10.357-acres at 2250 Graham St., Bartlett, IL 60103

Dear Kristy,

Please accept this letter as Southwind Financial Ltd.'s authorization of the requests listed below as related to the "Truck Repair and Trailer Storage Facility" project at the above referenced location as submitted on the Development Application from Petitioner, David Schaefer:

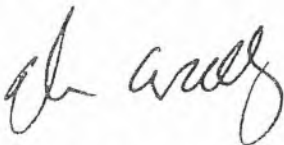
1. Amend Ordinance 2003-103 Exhibits E (Preliminary PUD Plan) and H (General Site Plan) and Exhibit F (Surface Uses) to remove "automotive services" from the list of prohibited uses and add to the list of special uses
2. Amendment to Exhibit F (Surface Uses) in the Annexation Agreement

Southwind Financial Ltd. also approves the updated exhibits (see attached) as listed below:

1. Exhibit B: General Site Plan
2. Exhibit C: Preliminary PUD Plan

Thank you for your consideration.

Sincerely,
SOUTHWIND FINANCIAL, LTD.



Dean W. Kelley
Managing Agent



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2022-13
RECEIVED
SEP 01 2022
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME Truck Repair and Trailer Storage Facility

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: David Schaefer

Street Address: 2500 S. Highland Ave, Suite 340

City, State: Lombard, IL

Zip Code: 60148

Email Address: david@das-architects.com

Phone Number: 630-261-9250

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City LLC

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-9440

OWNER'S SIGNATURE: [Signature] **Date:** 8/22/22
(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): 49,300sf Truck Repair/Office facility on 10.357 acre site with trailer parking
- Unified Business Center Sign Plan
- Other (please describe) Amend the existing PUD plan and PD Zoning
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: Truck Storage, Truck Repair and 2 Buildings on 1 Lot
- 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: 2250 Graham Street, Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): 06-30-101-003

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

Land Use: Existing: Industrial

Proposed: I-2 EDA

Proposed: Industrial

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

Acreage: 10.357

For PUD's and Subdivisions:

No. of Lots/Units: 1

Minimum Lot: Area 451,168sf Width 779.83' Depth 572.36'

Average Lot: Area _____ Width _____ Depth _____

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

Attorney John Clery 847-330-1000
1515 E. Woodfield Rd, #830
Schaumburg, IL 60173

Engineer Bono Consulting 331-229-3512
1601 N. Bond St, #305
Naperville, IL 60563

Other General Contractor: The Bridgewater Group 815-217-2435
1750 Grandstand Place
Elgin, IL

FINDINGS OF FACT (Standards)

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

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

- Findings of Fact for **Site Plans**: Pages 4-5
- Findings of Fact for **Planned Unit Developments**: Pages 6-9
- Findings of Fact for **Special Uses**: Page 10
- Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR SITE PLANS

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

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

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

We are seeking an amendment to the existing PUD/PD to allow truck storage and truck repair on this site. We are also seeking approval to allow (2) principal buildings on a single zoning lot.

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

The Site Plan drawing shows two (2) new industrial/office buildings totaling 49,300sf, surface work, landscaping, drainage and new lighting. The property will drain and tie into the neighboring regional detention basin per the attached Civil Engineering drawings.

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

The Site Plan shows the main entrance/exit to the site in the middle of the South property line off Graham St. There is a 2nd entrance/exit near the West property line which gives access to the adjacent western property. The proposed truck turning radius plan is shown on the last page (TRUCK) of the Civil Engineering drawings attached.

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

All personal passenger vehicle parking will be up front along Graham Street with trucks parking and driving to the back (Northern) half of the property.

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

The Site Plan shows new tree plantings along Graham and the Eastern access road with grass around the entire perimeter of the site totaling nearly 3 acres or 28% of the property.

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

The entire site perimeter will be fenced and new trees are proposed along Graham St and the Eastern access road.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

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

The site is currently being used for truck parking. The proposed Development will improve the entire street and industrial park thereby increasing property values.

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

The proposed Development will create jobs and opportunities within the industrial park.

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

The proposed Development will meet all building codes and zoning ordinances.

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

The proposed Development will adhere to and compliment the Comprehensive Plan.

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

No, we are seeking an Amendment and Special Use Permit to allow truck storage, truck repair and (2) principal buildings on a single zoning lot.

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

The proposed Development will adhere to the existing PUD, improve appearance and increase surrounding property values.

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

The proposed Development similar to and will compliment the surrounding properties.

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

Yes

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

Yes, see Civil Engineering drawings attached herein.

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

Yes, the amount of truck traffic will be similar to the truck traffic currently on site.

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

Yes, there other industrial businesses in the immediate area with outside storage incl: Welch Bros, Plote Asphalt, Lis Trucking, Vulcan, etc. We proposed to landscape the property as mentioned above.

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

Yes, we have an investor with approved funding ready to start. He has hired our experienced development team to execute this project.

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.

Yes, the proposed Development will improve the entire street and surrounding industrial park.

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.

The proposed Development will adhere to the existing PUD, improve appearance and increase surrounding property values.

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 proposed Development will meet all building codes and zoning ordinances.

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: David A. Schaefer

PRINT NAME: DAVID A. SCHAEFER

DATE: 8/30/2022

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: Freightstar Expedited LLC

ADDRESS: 1201 W Washington St
West Chicago, IL 60185

PHONE NUMBER: 773-680-5773

EMAIL: george.HPISTOV@FREIGHTSTAREXPEDITED.COM

SIGNATURE: [Signature]

DATE: 8/30/2022



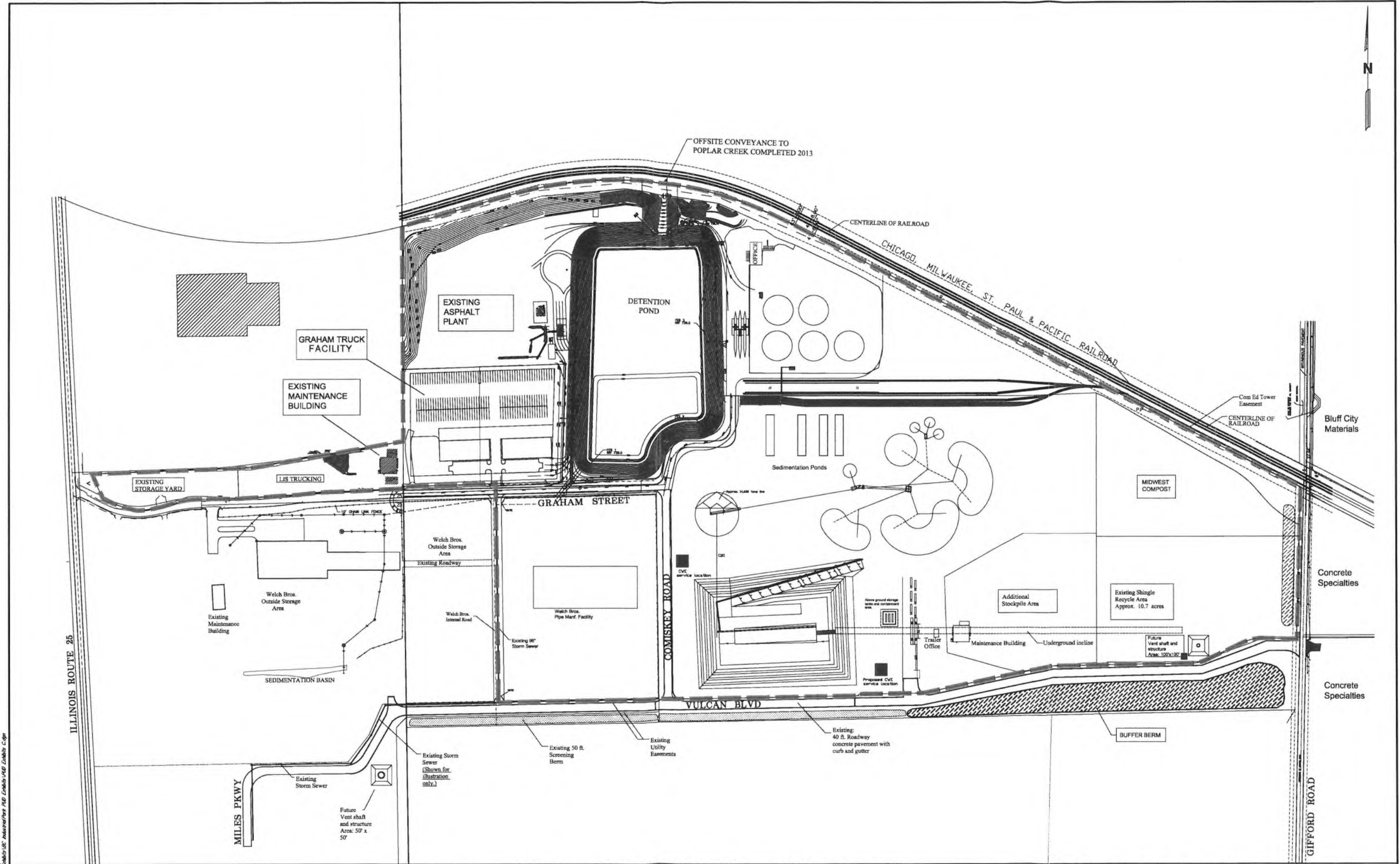
Location Map

Case #2022-13
2250 Graham St
Truck Repair and Storage Facility

2022



0 125 250 500 US Feet



8/26/2022 2:18:54 PM
 Planning/Engineering/Consultants/US/Architecture/RR/Elgin/Elgin PUD/Elgin Cdr

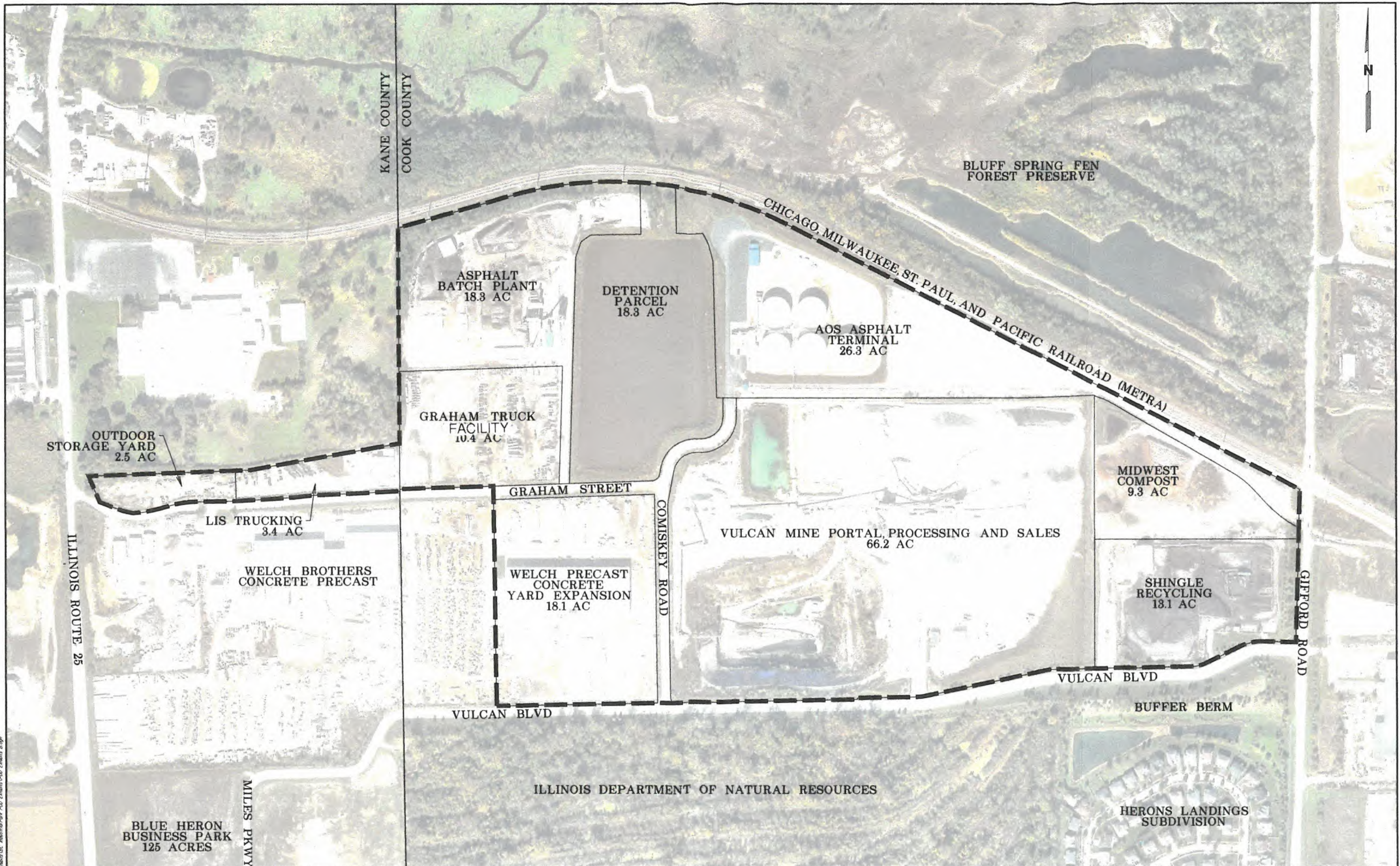

Mackie Consultants, LLC
 9575 W Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

CLIENT:
BLUFF CITY MATERIALS, INC.
 2252 SOUTHWIND BOULEVARD
 BARTLETT, ILLINOIS 60103
 PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	SCALE	NA
08/26/22	REVISED PER GRAHAM TERMINAL ADDITION	AJ	DESIGNED	AJ
11/17/2016	ACTON MOBILE ADDITION	AKG	DRAWN	AJ
5/9/03	Temporary Use	MSO	APPROVED	SRK
5/5/03	Concrete recycling plant/quarry layout/roadway-40'	MSO	DATE	08/26/2022
5/1/03	Asphalt Plant Site	MSO	SCALE	NA
5/1/03	Revised Detention Pond	AS		
4/23/03	Vulcan revise plant layout / shorten RR spur	MSO		

PRELIMINARY PUD PLAN
BLUFF CITY INDUSTRIAL PARK
ELGIN, ILLINOIS

SHEET
1 OF 1
 PROJECT NUMBER: 4477
 © MACKIE CONSULTANTS, LLC, 2022
 ILLINOIS FIRM LICENSE 184-002864



KANE COUNTY
COOK COUNTY

BLUFF SPRING FEN
FOREST PRESERVE

CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD (METRA)

ASPHALT
BATCH PLANT
18.3 AC

DETENTION
PARCEL
18.3 AC

AOS ASPHALT
TERMINAL
26.3 AC

GRAHAM TRUCK
FACILITY
10.4 AC

OUTDOOR
STORAGE YARD
2.5 AC

LIS TRUCKING
3.4 AC

GRAHAM STREET

MIDWEST
COMPOST
9.3 AC

WELCH BROTHERS
CONCRETE PRECAST

WELCH PRECAST
CONCRETE
YARD EXPANSION
18.1 AC

COMISKEY ROAD

VULCAN MINE PORTAL, PROCESSING AND SALES
66.2 AC

SHINGLE
RECYCLING
18.1 AC

ILLINOIS ROUTE 25

VULCAN BLVD

GIFFORD ROAD

VULCAN BLVD

BUFFER BERM

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

BLUE HERON
BUSINESS PARK
125 ACRES

HERONS LANDINGS
SUBDIVISION

MILES PKWY



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS 60103
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	SCALE

DESIGNED	AJ
DRAWN	AJ
APPROVED	SRK
DATE	08/26/2022
SCALE	NA

GENERAL SITE PLAN
BLUFF CITY INDUSTRIAL PARK
ELGIN, ILLINOIS

SHEET
1 OF **1**
PROJECT NUMBER: 4477
© MACKIE CONSULTANTS LLC, 2022
ILLINOIS FIRM LICENSE 184-002694

8/26/2022 2:15:29 PM
 C:\Users\mckie\OneDrive\Documents\Bluff City\Bluff City Industrial Park\Bluff City Industrial Park.dwg

LOCATION MAP
NOT TO SCALE



PROJECT DATA:

TOTAL AREA = 451,170 sf = 10.357 ac

REQUIRED PARKING SPACES	70
OFFICE (1/300 sf) = 20	
TRUCK REPAIR (1/service truck) = 40	
SHOP (1/2 employes) = 10	
PROPOSED PARKING SPACES	70
REQUIRED ADA SPACES	3
PROPOSED ADA SPACES	4
PROPOSED TRUCK SPACES	156
FLOOR AREA RATIO	10.93%

NEIGHBORING EXISTING ZONING
VILLAGE OF BARTLETT
PLANNED DEVELOPMENT (PD)

PAVEMENT LEGEND	
	HEAVY DUTY PARKING LOT PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX D, NSQ 6" BITUMINOUS BINDER COURSE, SUPERPAVE, IL-19, NSQ 12" AGGREGATE BASE COURSE CA-6, TYPE B
	HEAVY DUTY PARKING LOT PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX D, NSQ 3" BITUMINOUS BINDER COURSE, SUPERPAVE, IL-19, NSQ 6" AGGREGATE BASE COURSE CA-6, TYPE B
	ASPHALT SCREENING PARKING LOT PAVEMENT 6" ASPHALT RAP / RAS / CA-6 BLEND, SINGLE LIFT 12" ASPHALT PGE/RAS BLEND (4" MAX AGG TOP SIZE) COMPACTED AND PLACED IN 2 LIFTS
	SIDEWALKS 4" PORTLAND CEMENT CONCRETE 2" COMPACTED AGGREGATE BASE COURSE CA-6

DATE	REVISIONS	ISSUE	PROJECT STAFF
10/20/22		1	PROJECT MANAGER: N. WILKINSON ENGINEER: N. WILKINSON DRAFTER: N. WILKINSON TECHNICAL: N. WILKINSON

BCI	
BONO CONSULTING, INC.	
CIVIL ENGINEERS	
1601 BOND STREET, SUITE 205 NAPERVILLE, IL 60563 DESIGN FIRM NO. 164.002379	PH : (312) 228-9812 FAX : (647) 823-3303 nwilke@bonoconsulting.com

FINAL PUD PLAN	
2250 GRAHAM STREET., BARTLETT, IL, 60103	
<small>COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, COPIED, OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.</small>	
PROJECT NO.:	22270
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 22, 2022
SCALE:	1"=40'
SHEET NUMBER	PUD

THAT PART OF NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1500 FEET OF SAID SECTION 30 AND THE CENTERLINE OF GIFFORD ROAD, THENCE NORTH 01 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 348.20 FEET, ALONG SAID CENTERLINE OF GIFFORD ROAD, THENCE NORTH 88 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 162.57 FEET, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE AND ALSO BEING THE NORTH LINE OF VULCAN BOULEVARD AND ITS EASTERLY EXTENSION RECORDED SEPTEMBER 8, 2004 AS DOCUMENT NO. 042504104, THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTH LINE OF VULCAN BOULEVARD THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 113.80 FEET AND CHORD BEARING SOUTH 77 DEGREES 58 MINUTES 57 SECONDS WEST THENCE SOUTH 84 DEGREES 29 MINUTES 59 SECONDS WEST, A DISTANCE OF 189.20 FEET, THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 66.56 FEET AND CHORD BEARING SOUTH 78 DEGREES 49 MINUTES 32 SECONDS WEST, THENCE SOUTH 86 DEGREES 57 MINUTES 05 SECONDS WEST, A DISTANCE OF 474.88 FEET, ALONG A LINE PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1500 FEET OF SAID SECTION 30, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.71 FEET, THENCE SOUTH 87 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 349.82 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1486.00 FEET, THENCE THE FOLLOWING 7 COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF GRAHAM STREET AND COMBINED ROAD PER DOCUMENT NO. 0425234104 RECORDED SEPTEMBER 8, 2004, THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.12 FEET, THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 197.00 FEET, AN ARC DISTANCE OF 188.08 FEET AND CHORD BEARING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 29.35 FEET, THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 173.00 FEET, AN ARC DISTANCE OF 239.49 FEET AND CHORD BEARING SOUTH 80 DEGREES 20 MINUTES 28 SECONDS WEST, THENCE SOUTH 19 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 31.18 FEET THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 40.30 FEET, AN ARC DISTANCE OF 54.09 FEET AND CHORD BEARING SOUTH 49 DEGREES 25 MINUTES 08 SECONDS WEST, THENCE SOUTH 88 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 447.97 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 572.36 FEET, THENCE SOUTH 88 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 789.83 FEET, ALONG A LINE PARALLEL TO THE SAID NORTH RIGHT OF WAY OF GRAHAM STREET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, THENCE SOUTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, A DISTANCE OF 871.48 FEET, ALONG SAID WEST LINE OF SECTION 30 TO SAID NORTH RIGHT OF WAY LINE OF GRAHAM STREET, THENCE NORTH 88 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 778.88 FEET, ALONG SAID NORTH RIGHT OF WAY LINE OF GRAHAM STREET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

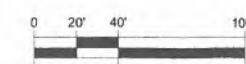
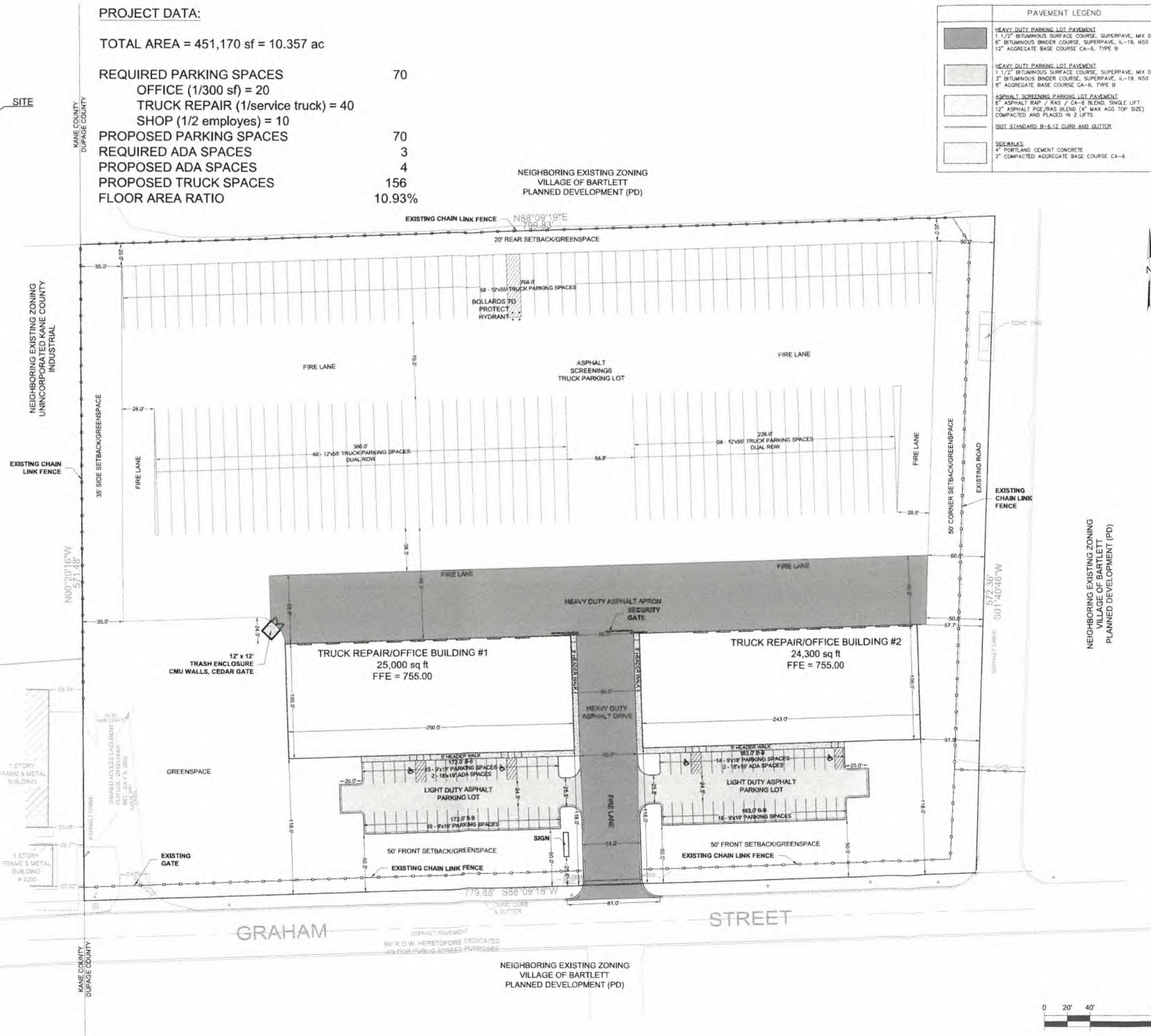
KNOWN AS: 2250 GRAHAM STREET, BARTLETT, ILLINOIS

PERMANENT INDEX NUMBER: 06 - 30 - 101 - 003 - 0000

TOTAL AREA= 451,170 SQ. FT. OR 10.357 ACRE

UNINCORPORATED KANE COUNTY
VILLAGE OF BARTLETT

NEIGHBORING EXISTING ZONING
VILLAGE OF BARTLETT
PLANNED DEVELOPMENT (PD)

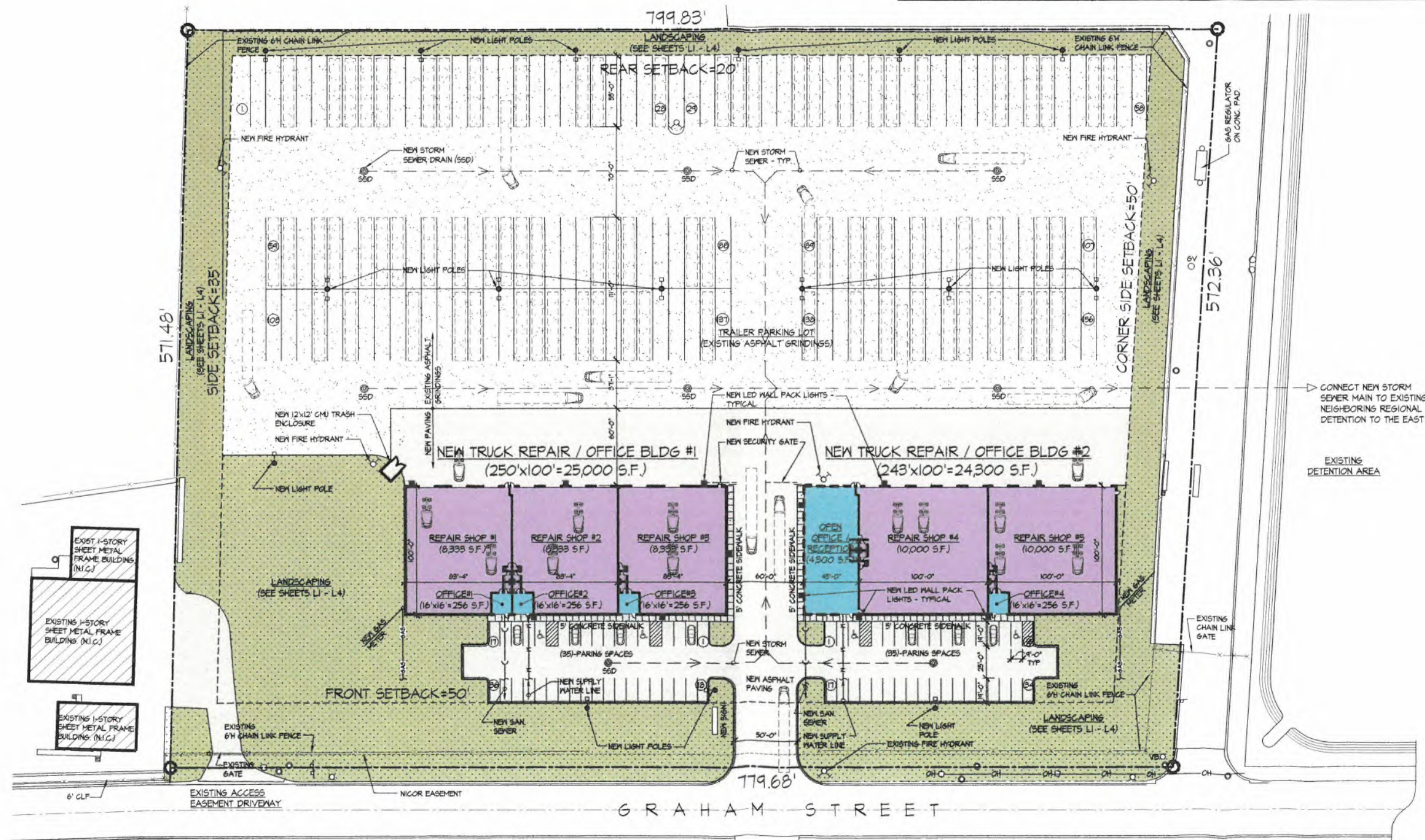




DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE., SUITE 340
 LOMBARD, ILLINOIS 60148
 W. 630.261.9250 F. 630.261.9259
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PROJECT INFORMATION

LOT AREA	49,042 S.F. (1.035 ACRES)			
ZONING	PD-PLANNED DEVELOPMENT DISTRICT			
USER GROUP	B-OFFICE / SH-VEHICLE SERVICE FACILITY			
CONSTRUCTION TYPE	II-B, NON-COMBUSTIBLE			
PROPOSED F.A.R.	44,300 / 49,042 S.F. = 10.93%			
GROSS FLOOR AREA	25,000 S.F. BLDG #1 + 24,300 S.F. BLDG #2 = 49,300 S.F. TOTAL (1.13 ACRES)			
PARKING REQUIRED	OFFICE AREA	ONE PARKING / EVERY 300 S.F.	5,658 S.F. / 300	19 SPACES
	TRUCK REPAIR	ONE PARKING / EVERY SERVICE TRUCK	20 REPAIR STALLS x 2	40 SPACES
	SHOP AREA	ONE PARKING / EVERY TWO EMPLOYEES	20 EMPLOYEES	10 SPACES
	TOTAL	USES NOT SPECIFICALLY LISTED SHALL BE DETERMINED BY THE COOK COUNTY DEPARTMENT OF HIGHWAYS.		69 SPACES
CAR PARKING PROPOSED	10 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)			
TRAILER PARKING PROPOSED	156 PARKING SPACES			
S.F. OF GRASS	126,201 S.F. (2.84 ACRES) (21.98%)			
S.F. OF IMPERVIOUS AREA	126,050 S.F. (2.84 ACRES) (21.45%)			
S.F. OF EXISTING GRAVEL	198,190 S.F. (4.56 ACRES) (44.1%)			



NO.	DATE	DESCRIPTION
1	8/24/22	DEVELOPMENT APPROVAL
2	3/14/22	PLAN REVIEW REVISIONS
3	1/25/22	VILLAGE CONCEPT PLAN REVIEW
4	11/2/2021	ISSUED FOR PRELIMINARY REVIEW

STAMP
 STATE OF ILLINOIS
 DAVID A. SCHAEFER
 001-014248
 LICENSED ARCHITECT
 NOVEMBER 30, 2022
 EXPIRES
 David A. Schaefer 8.24.2022
 SIGNATURE: DATE:
 PROFESSIONAL DESIGN FIRM NO. 184.003216

GRAHAM TRUCK TERMINAL
 2250 GRAHAM STREET
 BARTLETT, IL 60103

1 PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"
 NORTH

DRAWN BY: O. K.	SHEET NO.
PROJECT NO. 21-160	SK
ISSUE DATE: NOVEMBER 2, 2021	

CONSULTANTS:
Architect:
David A. Shaefer Architects
2500 S. Highland Ave, Suite 340
Lombard, IL 60148
630 261 9250

Civil Engineer:
Boro Consulting, Inc.
1601 Bond St, Suite 305
Naperville, IL 60563
331 229 3512

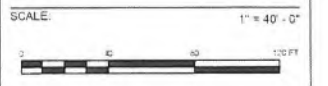
Landscape Design Consultants:
Kestrel Design Inc.
100 Wakefield Ct.
Aurora, IL 60508
630 801 8541

CLIENT:

2250 GRAHAM ST
BARTLETT, IL 60103

#	Date	Description	By

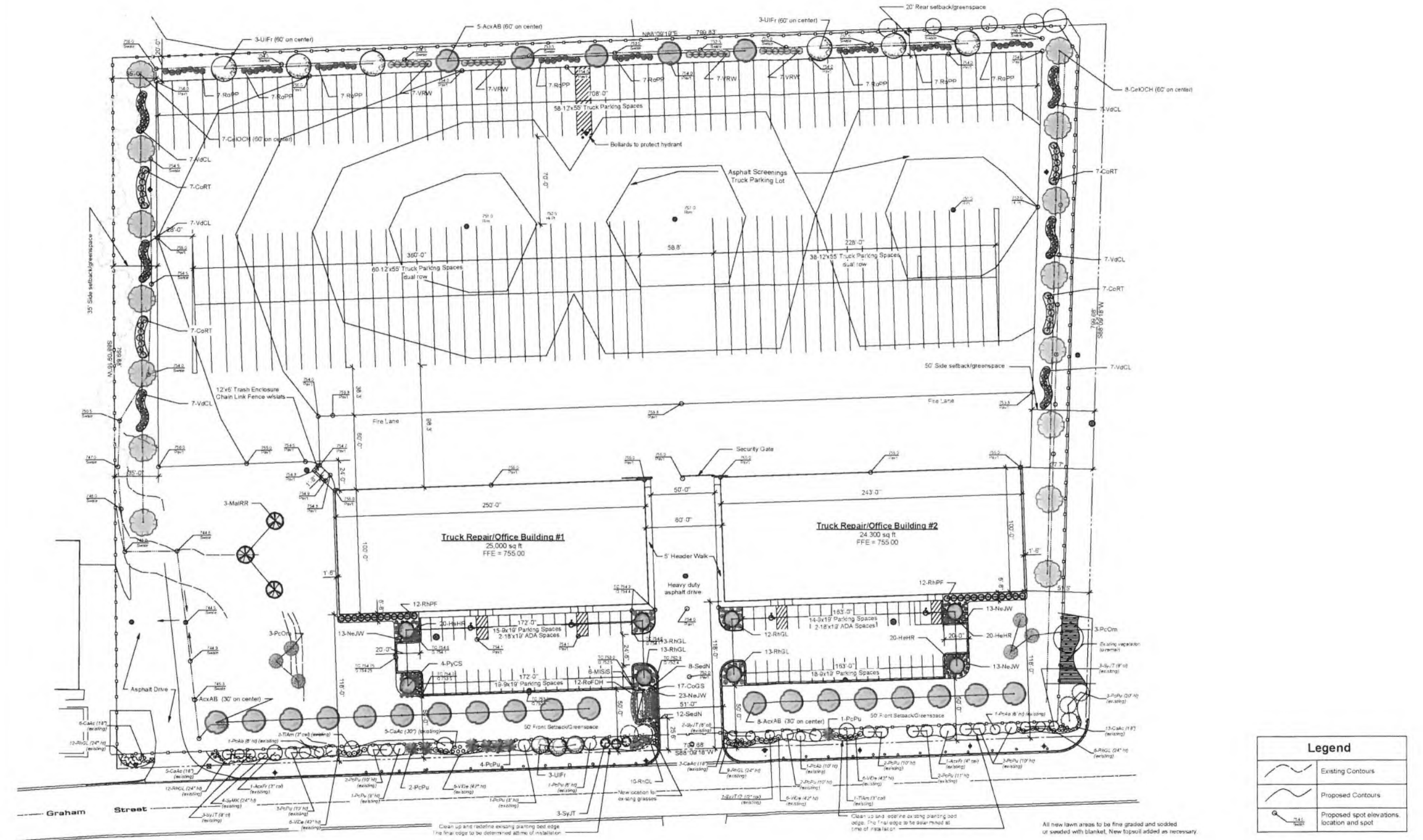
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DRAFTED:	cmp
CHECKED:	TJ



ISSUED DATE: 2022.08.09
PROJECT NO: 202201

SITE LANDSCAPE PLAN

L 3.0



Site Landscape Plan

Scale: 1" = 40'-0"

Craig M. Patten
Landscape Architect
Landscape Architecture & Planning
License # 007110 - Expires August 31, 2021-23



CONSULTANTS:
 Architect:
 David A. Shaefer Architects
 2500 S. Highland Ave. Suite 340
 Lombard, IL 60148
 830 281 9250

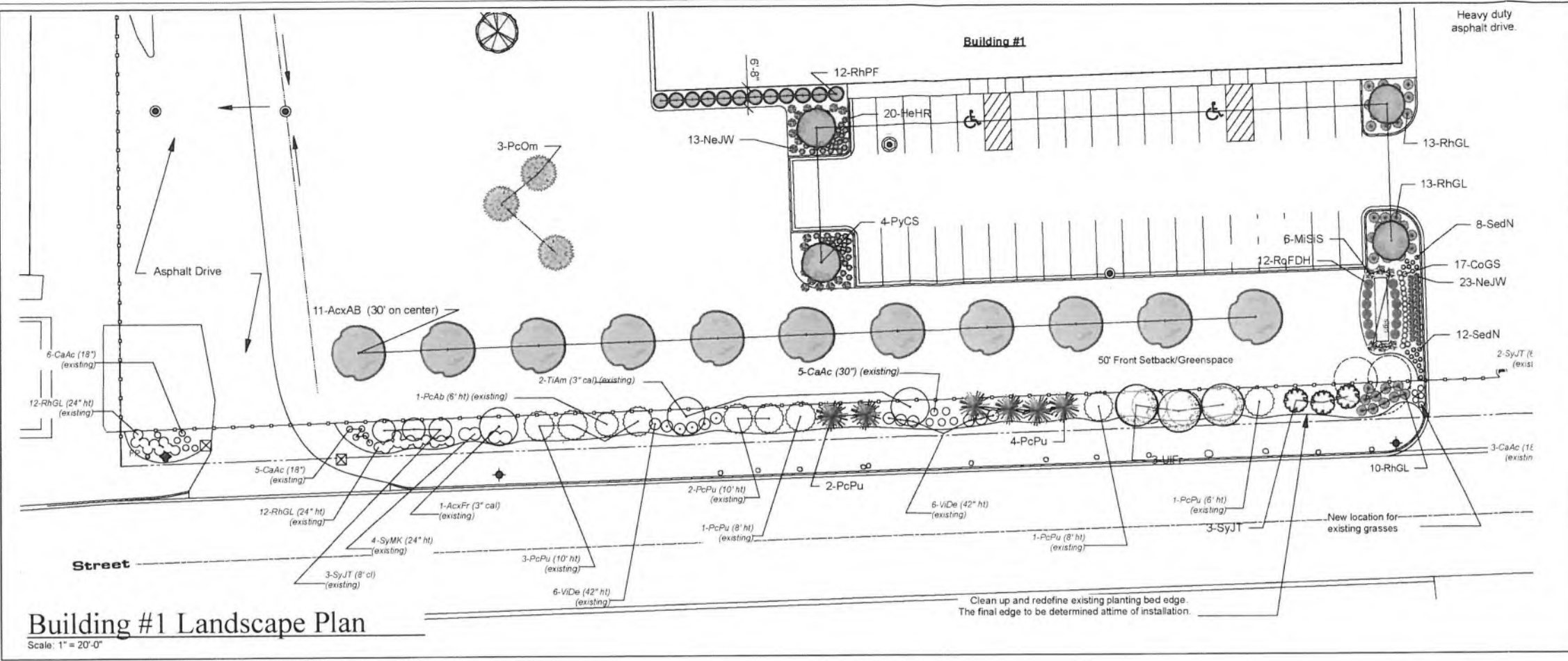
Civil Engineer:
 Boro Consulting, Inc.
 1801 Bond St, Suite 305
 Naperville, IL 60563
 331 229 3512

Landscape Design Consultants:
 Kestrel Design Inc.
 100 Wakefield Ct.
 Aurora, IL 60506
 630 801 8541

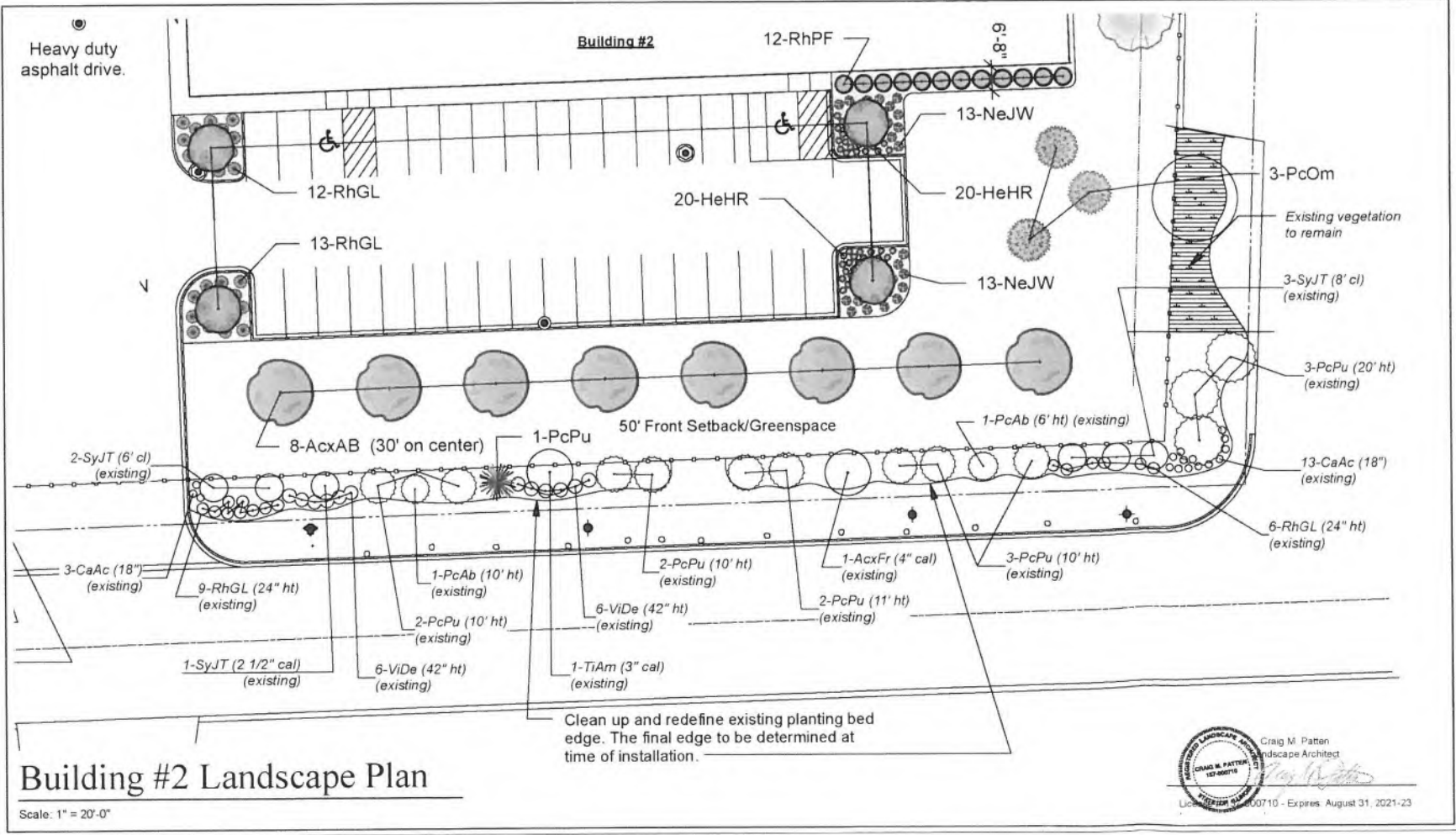
CLIENT:

2250 GRAHAM ST
 BARTLETT, IL 60103

#	Date	Description	By



Building #1 Landscape Plan
 Scale: 1" = 20'-0"



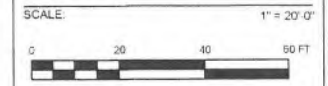
Building #2 Landscape Plan
 Scale: 1" = 20'-0"

Legend	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees					
CaAc	15	Acer x freemanii	Freeman Hybrid Maple	10' cal	
CaAc	15	Acer x freemanii	Freeman Hybrid Maple	12' cal	
MiSS	1	Malva	Malva	12' cal	
ViDe	8	Viburnum dentatum	Arrowwood Viburnum	3' cal	
SyJT	2	Syringa reticulata	Japanese Tree Lilac	8' cl	
SyJT	2	Syringa reticulata	Japanese Tree Lilac	2 1/2' cal	
Deciduous Shrubs					
RhGL	2	Rhus aromatica	Gro-Lor	2'0"	
SyMK	4	Syringa patula	Mis Kim Lilac	2'0"	
ViDe	24	Viburnum dentatum	Arrowwood Viburnum	3'6"	
Upright Evergreens					
PcAb	2	Picea abies	Norway Spruce	6'0"	
PcAb	1	Picea abies	Norway Spruce	10'0"	
PcPu	1	Picea pungens glauca	Colorado Spruce	6'0"	
PcPu	2	Picea pungens glauca	Colorado Spruce	9'0"	
PcPu	12	Picea pungens glauca	Colorado Spruce	10'0"	
PcPu	2	Picea pungens glauca	Colorado Spruce	11'0"	
PcPu	3	Picea pungens glauca	Colorado Spruce	20'0"	
Ornamental Grasses					
CaCe	32	Calamagrostis x acutifolia	Feather Reed Grass	2'0"	

Legend	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees					
AcxFr	1	Acer x freemanii	Freeman Hybrid Maple	3' cal	
AcxFr	1	Acer x freemanii	Freeman Hybrid Maple	4' cal	
TiAm	3	Tilia americana	Linden	3' cal	
SyJT	2	Syringa reticulata	Japanese Tree Lilac	6' cl	
SyJT	6	Syringa reticulata	Japanese Tree Lilac	8' cl	
SyJT	1	Syringa reticulata	Japanese Tree Lilac	2 1/2' cal	
Deciduous Shrubs					
RhGL	3	Rhus aromatica	Gro-Lor	2'0"	
SyMK	4	Syringa patula	Mis Kim Lilac	2'0"	
ViDe	24	Viburnum dentatum	Arrowwood Viburnum	3'6"	
Upright Evergreens					
PcAb	2	Picea abies	Norway Spruce	6'0"	
PcAb	1	Picea abies	Norway Spruce	10'0"	
PcPu	1	Picea pungens glauca	Colorado Spruce	6'0"	
PcPu	2	Picea pungens glauca	Colorado Spruce	9'0"	
PcPu	12	Picea pungens glauca	Colorado Spruce	10'0"	
PcPu	2	Picea pungens glauca	Colorado Spruce	11'0"	
PcPu	3	Picea pungens glauca	Colorado Spruce	20'0"	
Ornamental Grasses					
CaCe	32	Calamagrostis x acutifolia	Feather Reed Grass	2'0"	

NOTE:
 All existing plant material listed above is to be saved. They are to be pruned of dead wood and reshaped (if necessary).
 If any of the existing plant material is found to be in an unsatisfactory condition at the time of installation of the new plant materials, they shall be replaced with the same (or similar) plant material and size.

DESIGN cmp
 DRAFTED cmp
 CHECKED TJ



ISSUED DATE: 2022.06.08
 PROJECT NO: 202201

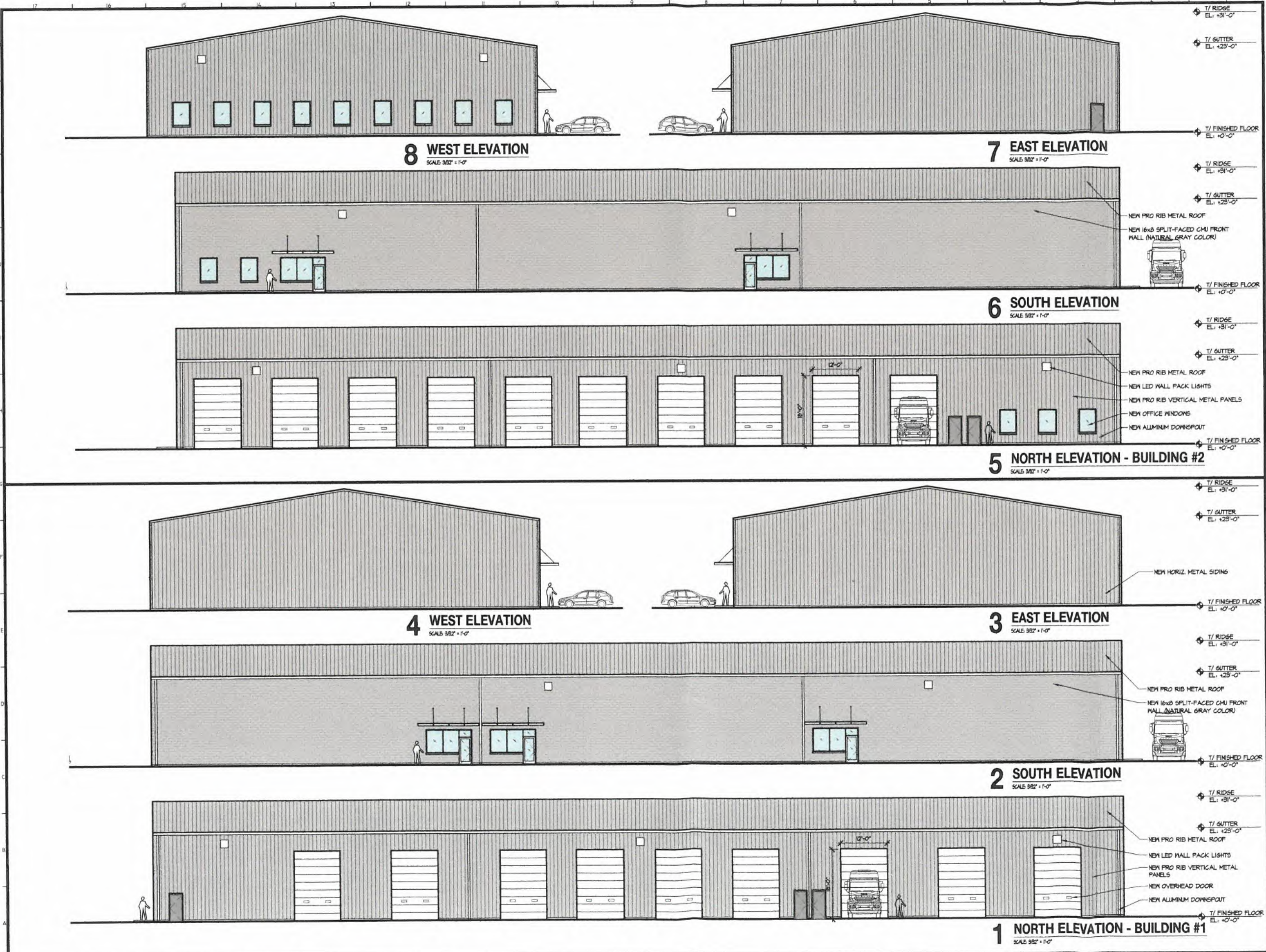
**BUILDING #1 & #2
 LANDSCAPE PLANS**

L 2.0

Craig M. Patten
 Landscape Architect
 LICENSE # 00710 - Expires August 31, 2021-23



DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE. SUITE 340
 LOMBARD, ILLINOIS 60148
 W: 630.261.9250 F: 630.261.9259
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NO.	DATE	DESCRIPTION
1	8/24/22	DEVELOPMENT APPROVAL
2	3/14/22	PLAN REVIEW REVISIONS
3	1/28/22	VILLAGE CONCEPT PLAN REVIEW
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STAMP
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 001-014248
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 David A. Schaefer 8.24.2022
 SIGNATURE: DATE:
 PROFESSIONAL DESIGN FIRM NO: 184.003216

2250 GRAHAM STREET
 BARTLETT, IL 60103

DRAWN BY:
 O. K.

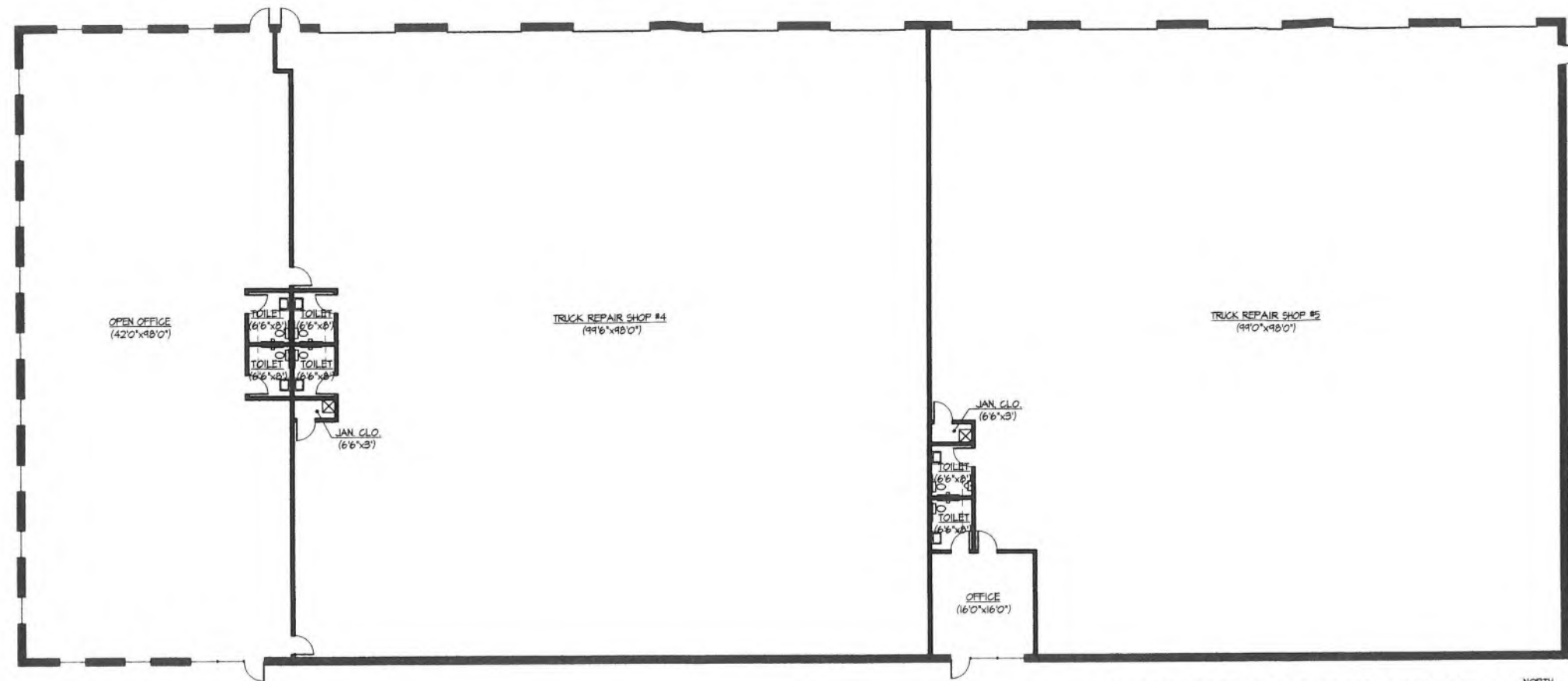
PROJECT NO:
 21-160

ISSUE DATE:
 NOVEMBER 2, 2021

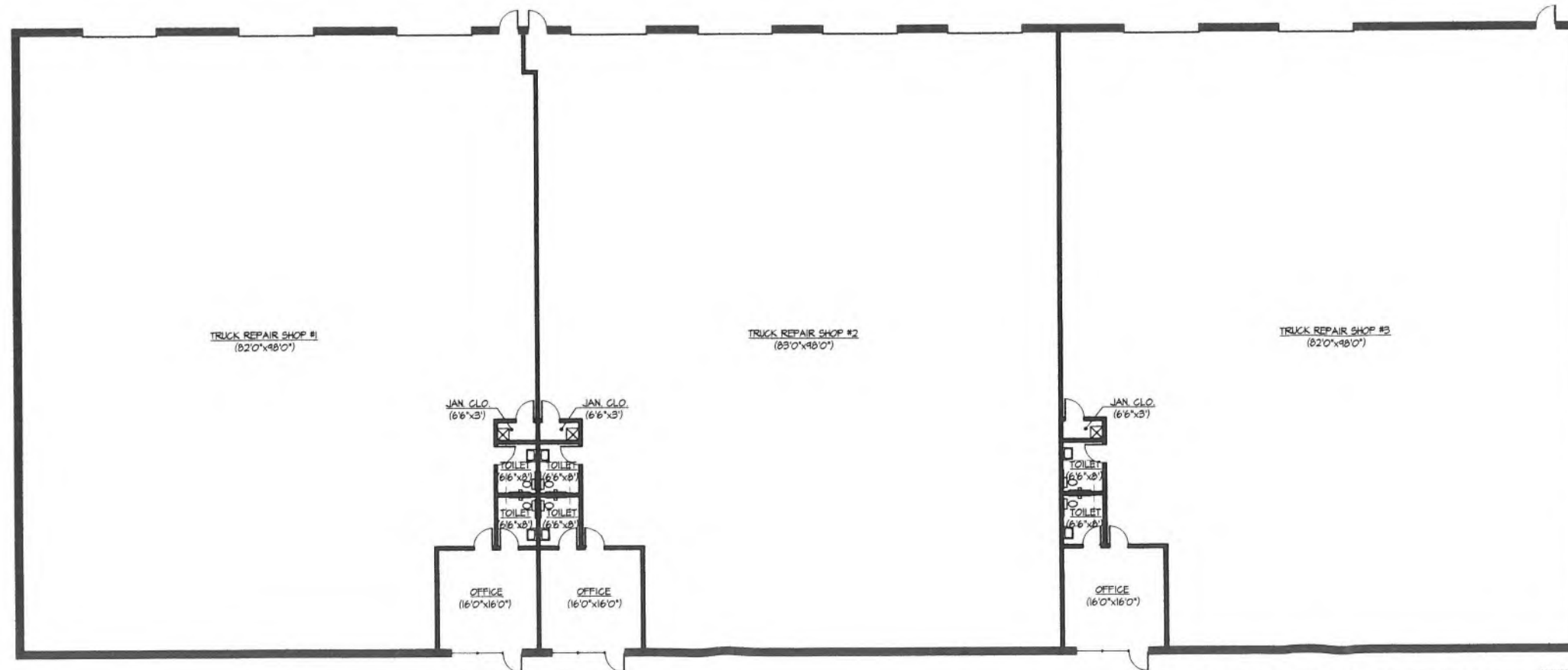
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 EL



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 LOMBARD, ILLINOIS 60148
 W: 630.261.9250 F: 630.261.9259
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2 PROPOSED FLOOR PLAN - BUILDING #2
 SCALE 3/32" = 1'-0" (TOTAL FLOOR AREA : 24,300 S.F.)



1 PROPOSED FLOOR PLAN - BUILDING #1
 SCALE 3/32" = 1'-0" (TOTAL FLOOR AREA : 25,000 S.F.)

NO.	DATE	DESCRIPTION
1	8/24/22	DEVELOPMENT APPROVAL
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NOVEMBER 30, 2022
 EXPIRES

David A. Schaefer 8.24.2022
 SIGNATURE: DATE:
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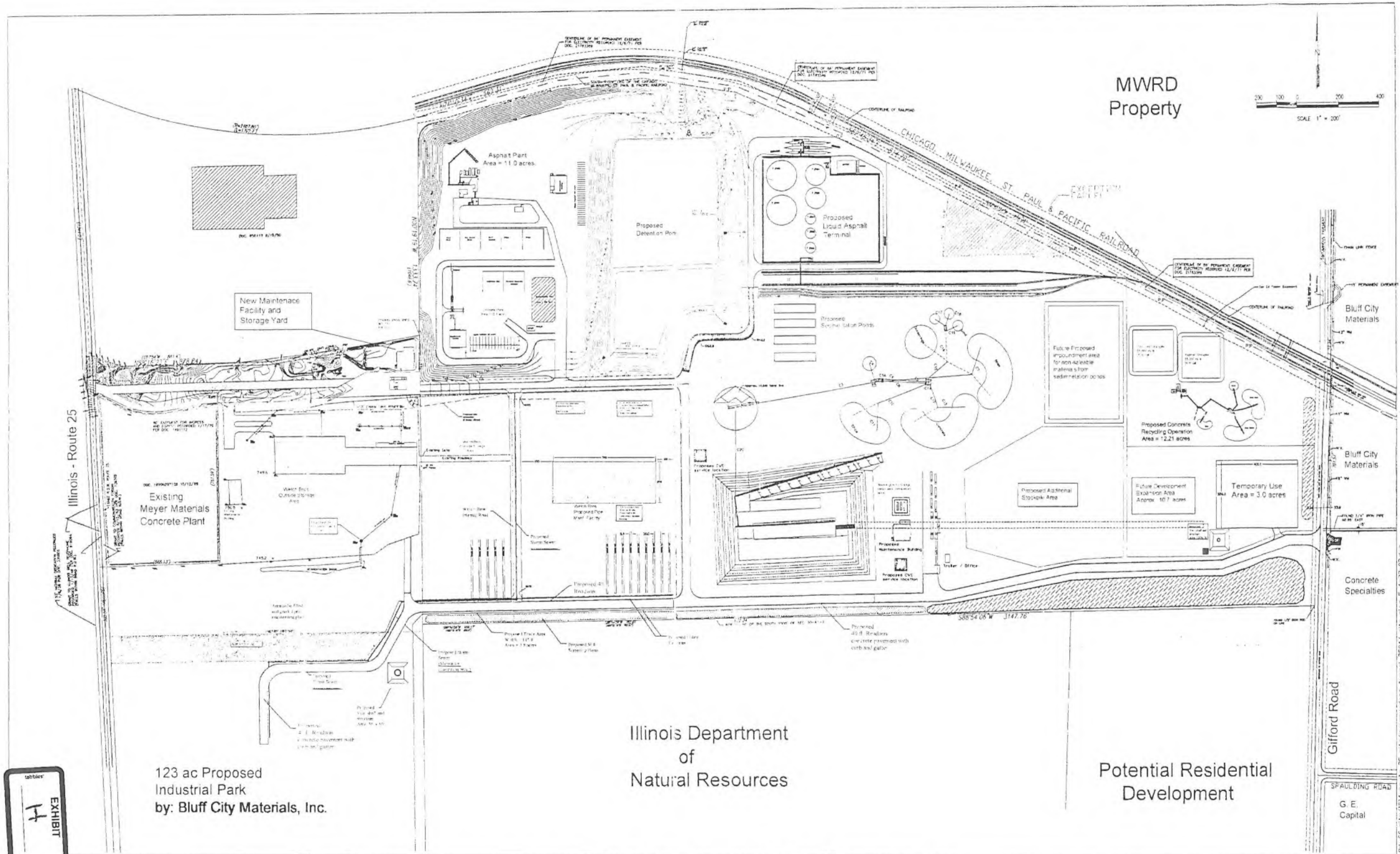
2250 GRAHAM STREET
 BARTLETT, IL 60103

DRAWN BY: O. K.	SHEET NO. A1
PROJECT NO: 21-160	
ISSUE DATE: NOVEMBER 2, 2021	

2003K187996

POOR ORIGINAL
Recorder Not Responsible
For Reproductions

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MAY 19 2003
2003 OCT 16 10:10:00
Bluff City Materials
RECORDED



123 ac Proposed Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Potential Residential
Development

tabbies
EXHIBIT
H

BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
4/23/03	Version rev. plant layout / shorten RR spur	MGO	4/23/03	Gifford Rd. entrance alignment / road width	MGO
4/23/03	Road location	MGO	4/23/03	Veitch site change / Exp. Spur layout	MGO
5/7/03	Temporary Use	MGO	4/23/03	Prop. of roads / RR spur site updates	MGO
5/7/03	Concrete recycling plant/quarry layout/roadway-40'	MGO	3/23/03	Area / Veitch Site / Spill Spur	MGO
5/7/03	Asphalt Plant Site	MGO	1/13/03	Retention Pond - Per Mackie Consultants	MGO
5/7/03	Revised Retention Pond	AS	1/13/03	Open Cut - revised - Access ramp down	MGO

DESIGNED MGO Location
DRAWN MGO / JP
APPROVED MGO
DATE 10-02-02 Title
SCALE 1"=200' General Site Plan

SHEET
1 of 1
PROJECT NUMBER 2504
FILE NAME / Route 25 - PM
DEEP TUNNEL / SITE PLAN 5.5-3.0

file:///C:/work/ing/duff/city/1514-route-25-site/quarry-deep-tunnel-2504/ site plan 5.5-3.0.dwg



ROUTE 25 QUARRY SITE · 186 ACRE PARCEL · PRELIMINARY P.U.D. PLAN

ABBOTT LAND AND INVESTMENT CORP. Commercial and Industrial Real Estate
 KANE AND COOK COUNTY

RECEIVED
 COMMUNITY DEVELOPMENT
 APR 28 2003
 VILLAGE OF
 BARTLETT

LAND PLANNER
 LAND VISION, INC.
 116 WEST MAIN STREET, SUITE 208
 ST. CHARLES, IL 60174
 (630) 584-0591 FAX: (630) 584-0592

SHEET 1 OF 1



Village of Bartlett
Planning and Zoning Commission
October 6, 2022

(#22-13) 2250 Graham Street

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **David Schaefer**, DAS Architects, 2500 S. Highland Ave, Lombard, came forward and was sworn in by **Chairman, M. Werden**. **D. Schaefer** stated, I am the architect for this project. We are proposing to take an existing trailer storage facility and build 2 new buildings on the site. The total square footage is just shy of 50,000 square feet. Each building is about 25,000 square feet. The new owner is proposing to do truck repair inside the facility and the back of the lot would be for trailer storage. **K. Stone** I would like to give a little background. In 2003, the Village of Bartlett entered into an annexation agreement for this 186-acre property known as Bluff City Industrial Park. As part of that agreement there is a list of very specific uses that are permitted, special uses and prohibited uses. Over time, it has been questioned why some uses were listed as prohibited versus special uses and this petitioner came in requesting to do truck repair, which is listed as prohibited in the industrial park. Industrial zoning would have typically listed it as a special use. Because of that, the petitioner has to do amendments to the industrial park's PUD plan, the annexation agreement, and the special use for their planned unit development. It really opened up a lot of modifications that we had to make for this use, which would have normally been a special use permit application before you. Staff is recommending approval of this. **M. Werden** will this bring this into alignment with what is going on in 2022? **K. Stone** exactly. The annexation agreement for this development did have very generic design guidelines, which were, if you had a metal building, the front had to have some masonry on it, which is why the building does have masonry block on the front elevation. **M. Hopkins** did the report say "split-face CMUs"? **K. Stone** yes, which technically qualifies as masonry according to their annexation agreement. It is really the first building that we will have out there. This is not a business park like what you see in the Brewster Creek or Blue Heron business parks. **M. Hopkins** this is far from public view and staff made it clear that the building is surrounded by landscaping. **K. Stone** they do have more landscaping than what is required per the agreement. **M. Hopkins** this seems absolutely appropriate to me. **M. Werden** we like to see things that exceed what we are expecting.

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

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-13) 2250 Graham Street** Amendments to the Bluff City Industrial Park PUD Plan & General Site Plan, modification to the Special Use Permit for a Planned Unit Development, Final PUD Plan Review, Special Use Permit, Amendments to Ordinance #2003-103 subject to the conditions and findings of fact outlined in the staff report.



Village of Bartlett
Planning and Zoning Commission
October 6, 2022

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

Motioned by: J. Miaso

Seconded by: G. Koziol

Roll Call

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

Nays: None

The motion carried.



Agenda Item Executive Summary

Item Name Infrastructure Asset Management Discussion Committee or Board Committee

BUDGET IMPACT

Amount:	NA	Budgeted	NA
List what fund	All Funds		

EXECUTIVE SUMMARY

Next month we will be presenting our Capital Program Budget and thought it was appropriate to provide background information on our infrastructure and asset management. The Village's core infrastructure consists of:

- Village Hall, Police Department, Bartlett Hills, Public Works, etc.
- ~147 miles of roads + parkway trees & streetlights
- ~30 miles of bike paths
- ~220 miles of storm sewer & detention ponds
- ~160 miles of sanitary sewer
- 21 lift stations and wastewater treatment facility
- ~200 miles of water main & fire hydrants
- 3 pump stations and 7 water towers/reservoirs

All of the infrastructure that we have available to provide the various services to the residents (streets, water, sewer, etc.) has a life cycle. The life cycle can vary depending on material, weather/environment, soil conditions, etc. It's up to us to monitor and determine when maintenance and or replacement is necessary. Using best management practices, we look at ways to extend the life of the infrastructure (i.e. crack filling and pavement preservation, sewer lining). Our presentation will focus on streets, water, and sewer but hopefully you will have a better understanding of what the Village is responsible for maintaining and costs associated with them. By managing our assets, we are able to make informed decisions to deliver quality services to the residents of Bartlett.

ATTACHMENTS (PLEASE LIST)

Memo, PowerPoint

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Dan Dinges, Director of Public Works

Date: 10/10/22

Memo

DATE: October 10, 2022

TO: Paula Schumacher
Village Administrator

FROM: Dan Dinges, PE
Director of Public Works

SUBJECT: Infrastructure Asset Management Discussion

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WHAT DOES INFRASTRUCTURE MEAN TO YOU?





WHAT DOES
INFRASTRUCTURE
MEAN TO YOU?

2021

REPORT CARD FOR AMERICA'S INFRASTRUCTURE


















America's Infrastructure Scores a

C-



WHAT DOES INFRASTRUCTURE MEAN TO YOU?

2021 Infrastructure Grades

 AVIATION	↑ D+	 PORTS	↑ B-
 BRIDGES	↓ C	 RAIL	B
 DAMS	D	 ROADS	D
 DRINKING WATER	↑ C-	 SCHOOLS	D+
 ENERGY	↑ C-	 SOLID WASTE	C+
 HAZARDOUS WASTE	D+	 STORM WATER	D
 INLAND WATERWAYS	↑ D+	 TRANSIT	D-
 LEVEES	D	 WASTEWATER	D+
 PARKS AND RECREATION	D+		

America's
Cumulative
Infrastructure
Grade



A EXCEPTIONAL

B GOOD

C MEDIOCRE

D POOR

F FAILING

WHAT IS AN ASSET?

A useful thing of value to a person or organization

- Physical assets
- Financial assets
- Human assets
- Information assets
- Intangible assets





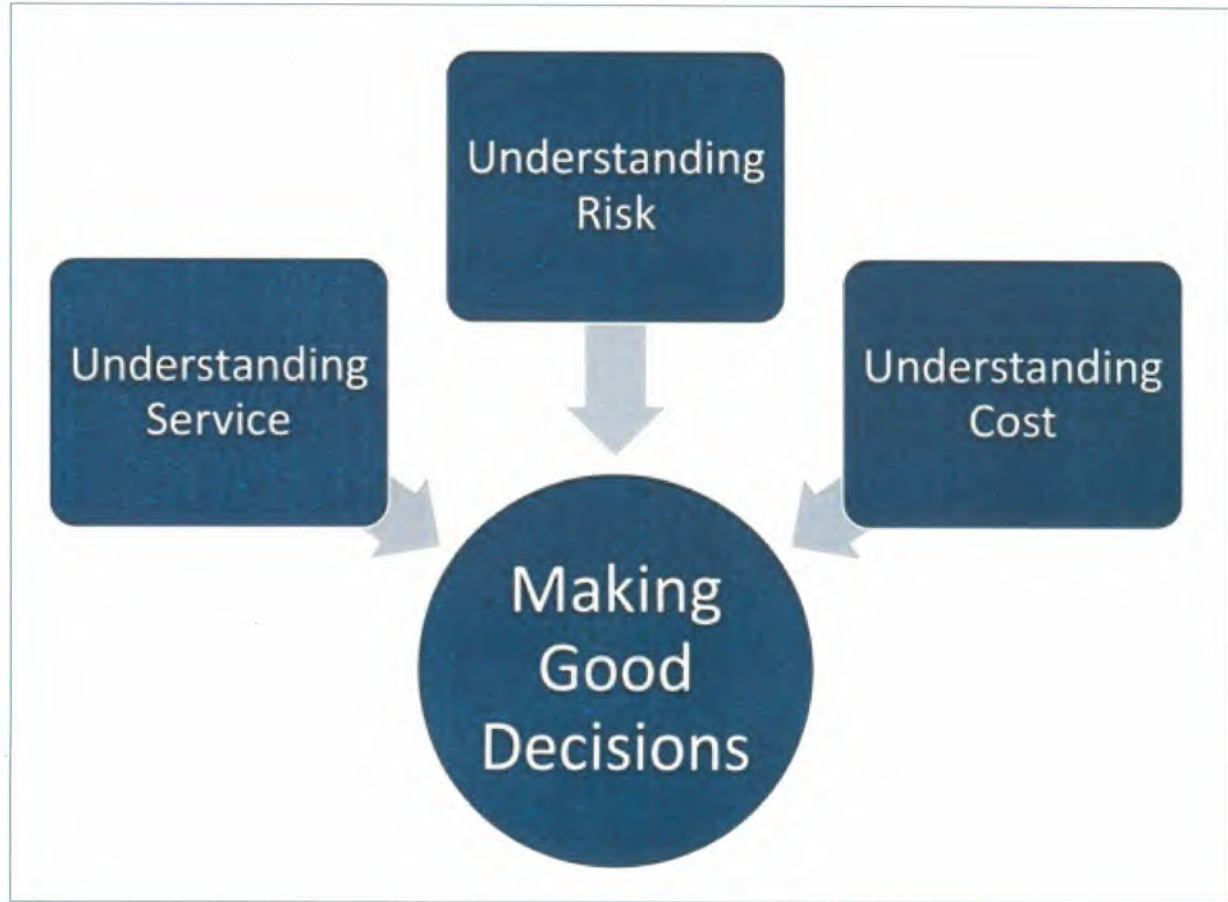
WHAT IS ASSET MANAGEMENT?

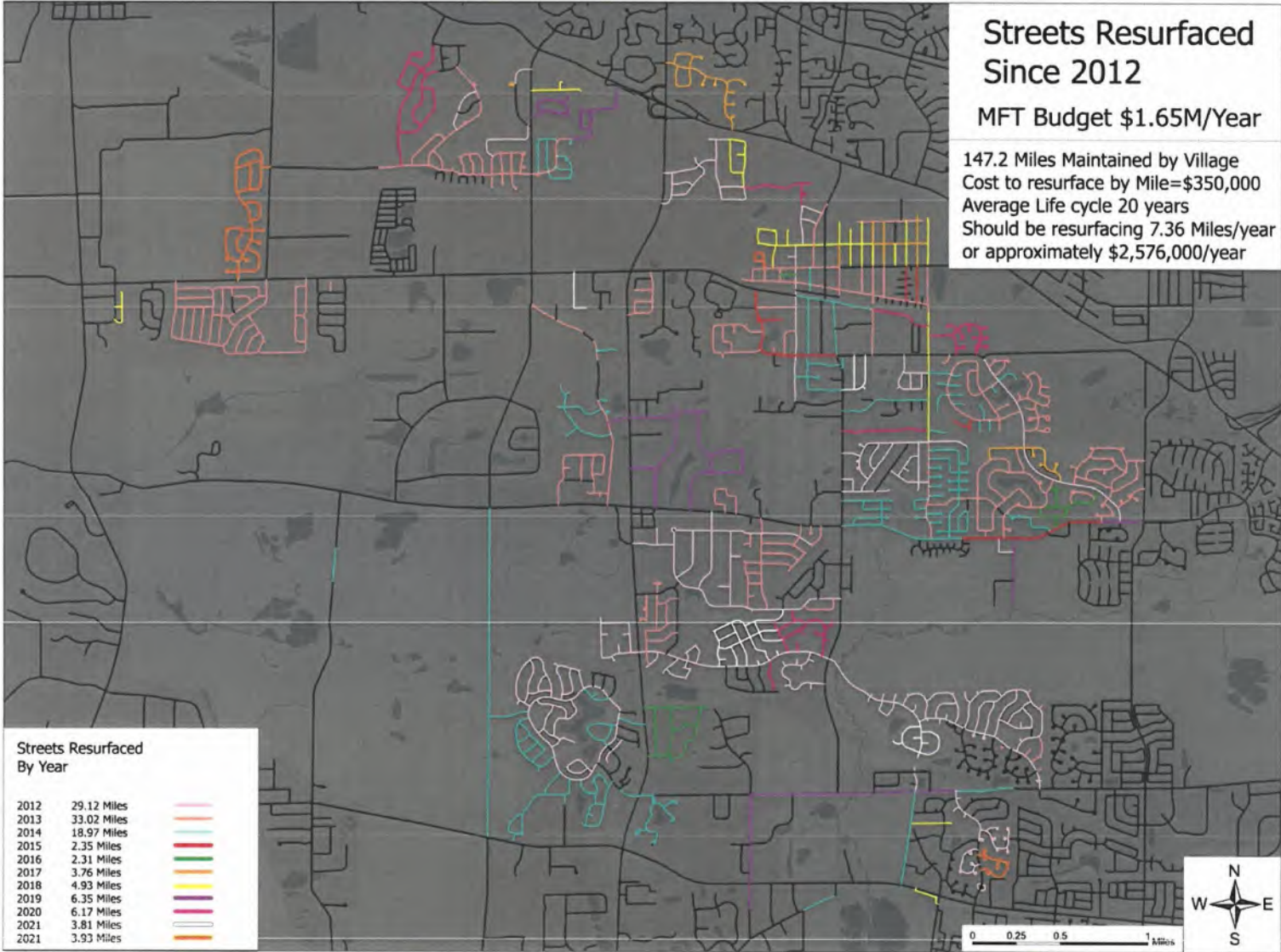
Asset Management is an integrated process, bringing together skills, expertise, and activities of people; with information about a community's physical assets and finances so that informed decisions can be made to support quality service delivery.





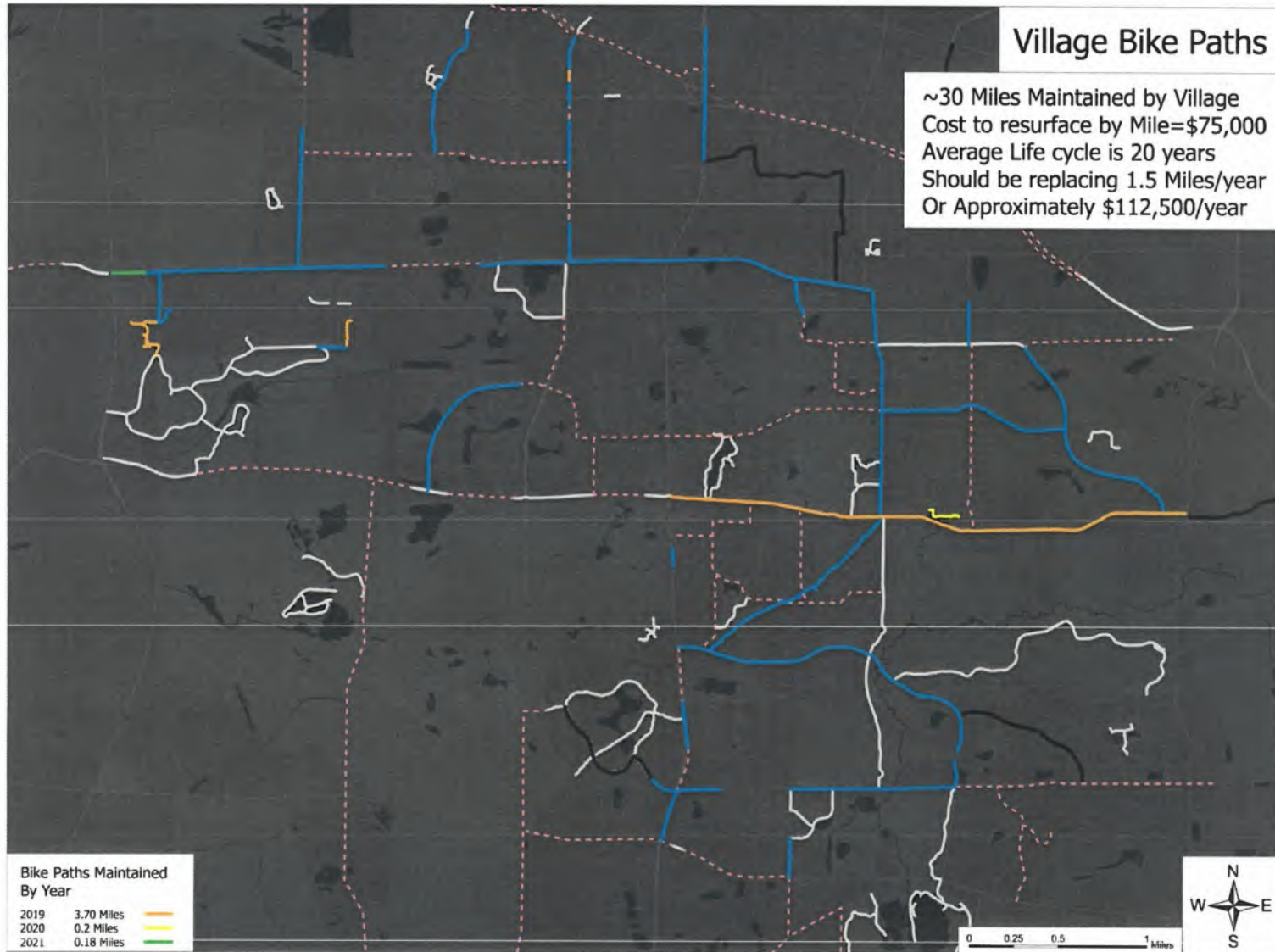
IT'S ABOUT MAKING GOOD DECISIONS





Village Bike Paths

~30 Miles Maintained by Village
Cost to resurface by Mile=\$75,000
Average Life cycle is 20 years
Should be replacing 1.5 Miles/year
Or Approximately \$112,500/year

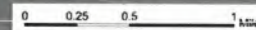


Village Storm Gravity Mains

220 Miles Maintained by Village
Cost to replace by Mile=\$150,000
Average Life cycle is 75 years
Should be replacing 2.93 Miles/year
Or Approximately \$440,000/year

Storm Main by Diameter

4"	5,412 Ft
5"	9,5 Ft
6"	29,411 Ft
7"	7,8 Ft
8"	22,520 Ft
10"	44,388 Ft
12"	425,740 Ft
15"	137,213 Ft
18"	102,096 Ft
21"	47,432 Ft
22"	1,822 Ft
23"	398 Ft
24"	73,375 Ft
25"	34 Ft
27"	23,140 Ft
30"	45,741 Ft
33"	3,037 Ft
36"	34,582 Ft
42"	24,102 Ft
48"	20,411 Ft
54"	7,521 Ft
60"	1,739 Ft
66"	996 Ft
68"	93 Ft
72"	3,420 Ft
78"	183 Ft
84"	201 Ft
Unknown	107,164 Ft

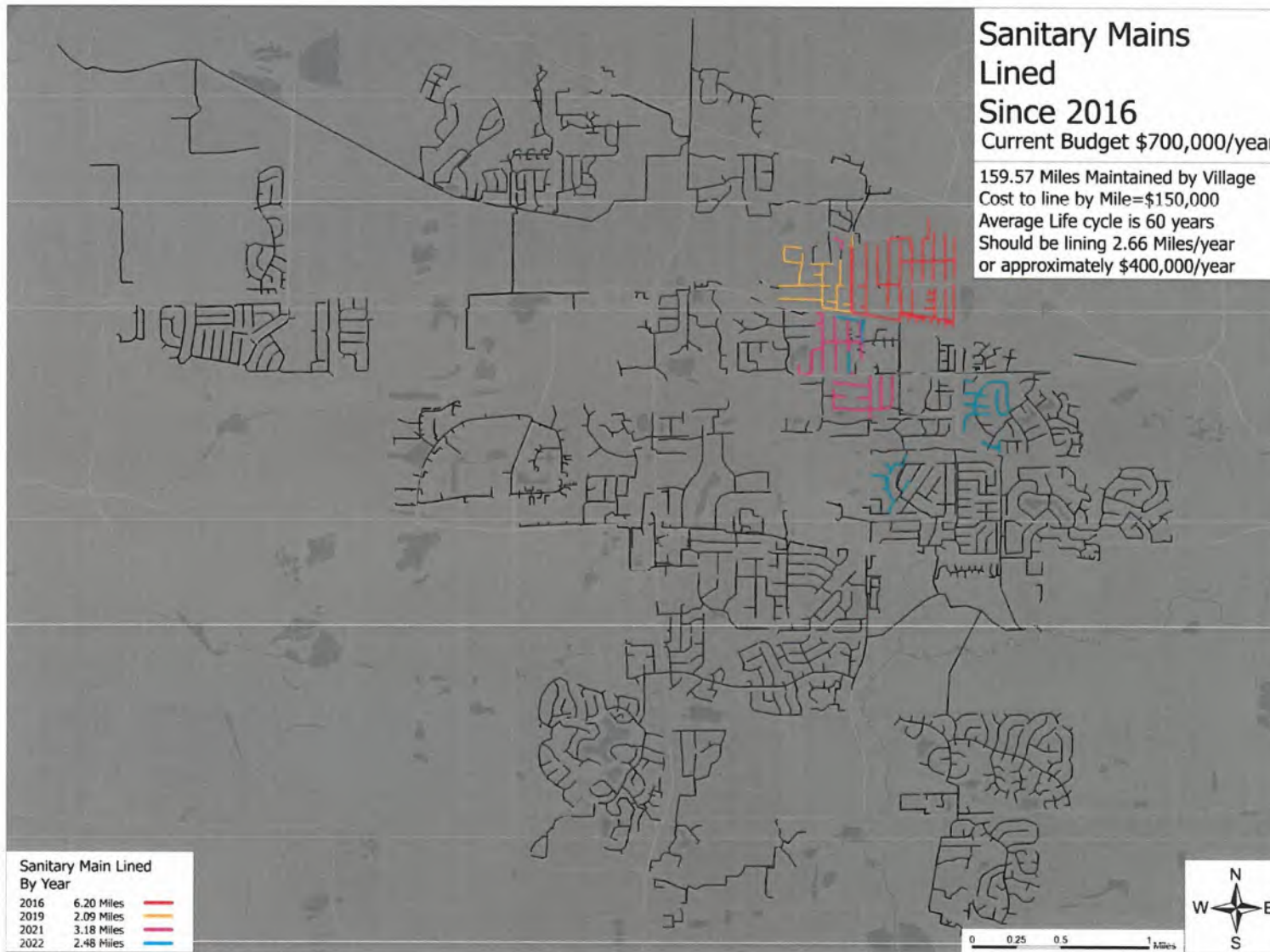


Sanitary Mains Lined

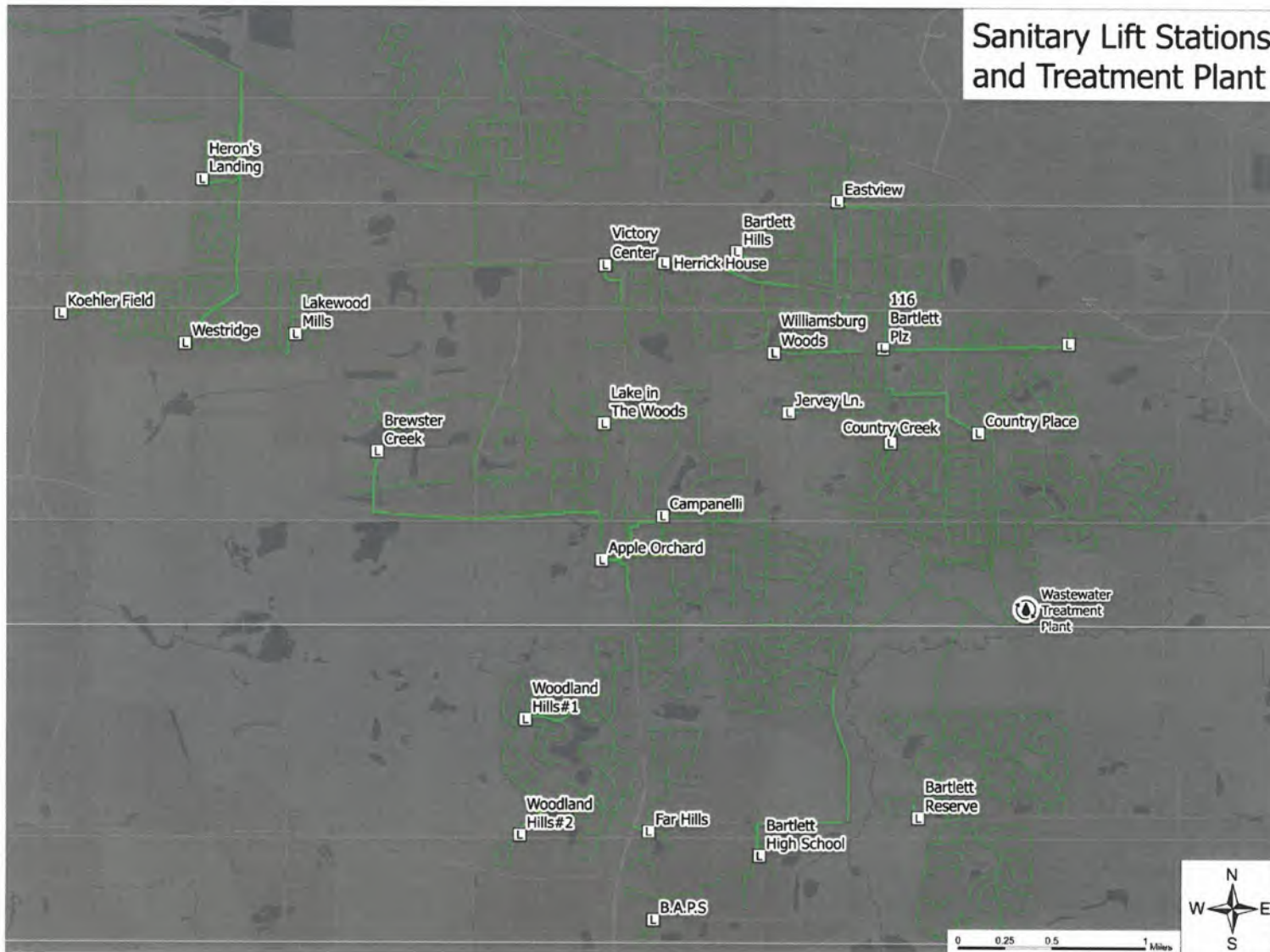
Since 2016

Current Budget \$700,000/year

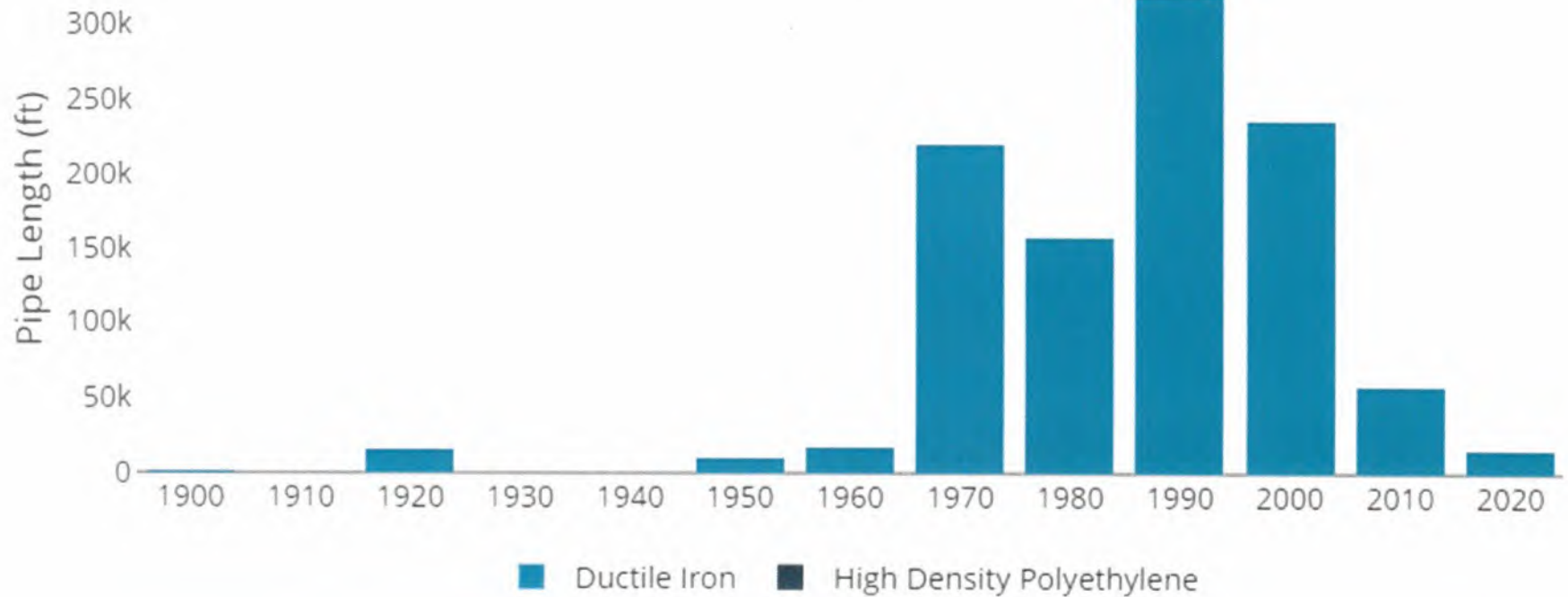
159.57 Miles Maintained by Village
Cost to line by Mile=\$150,000
Average Life cycle is 60 years
Should be lining 2.66 Miles/year
or approximately \$400,000/year

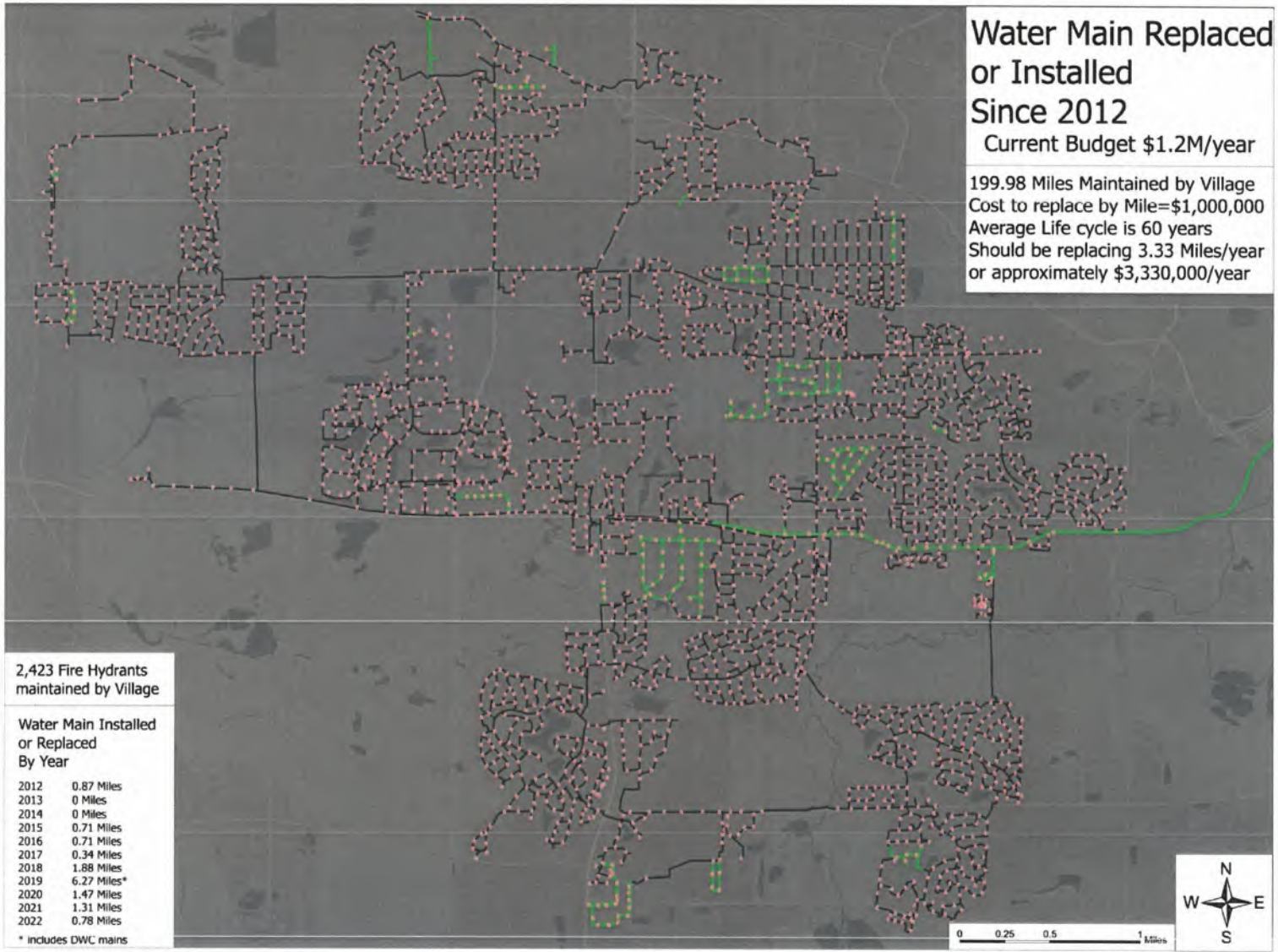


Sanitary Lift Stations and Treatment Plant



WATER MAIN INSTALLED





Water Main Replaced or Installed Since 2012
 Current Budget \$1.2M/year

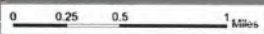
199.98 Miles Maintained by Village
 Cost to replace by Mile=\$1,000,000
 Average Life cycle is 60 years
 Should be replacing 3.33 Miles/year
 or approximately \$3,330,000/year

2,423 Fire Hydrants maintained by Village

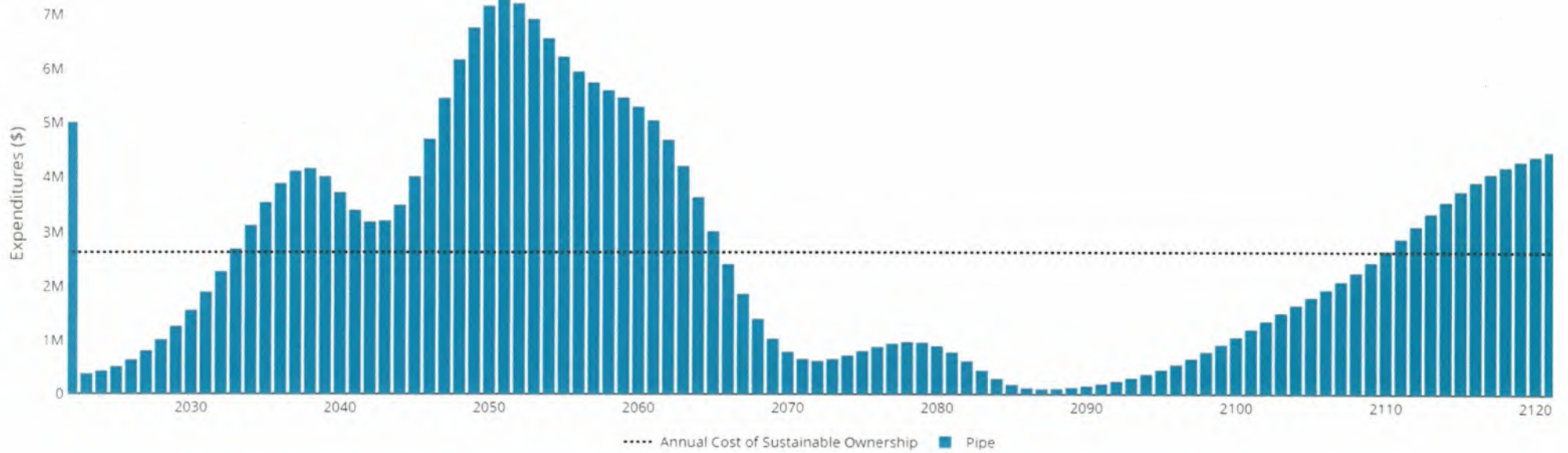
Water Main Installed or Replaced By Year

2012	0.87 Miles
2013	0 Miles
2014	0 Miles
2015	0.71 Miles
2016	0.71 Miles
2017	0.34 Miles
2018	1.88 Miles
2019	6.27 Miles*
2020	1.47 Miles
2021	1.31 Miles
2022	0.78 Miles

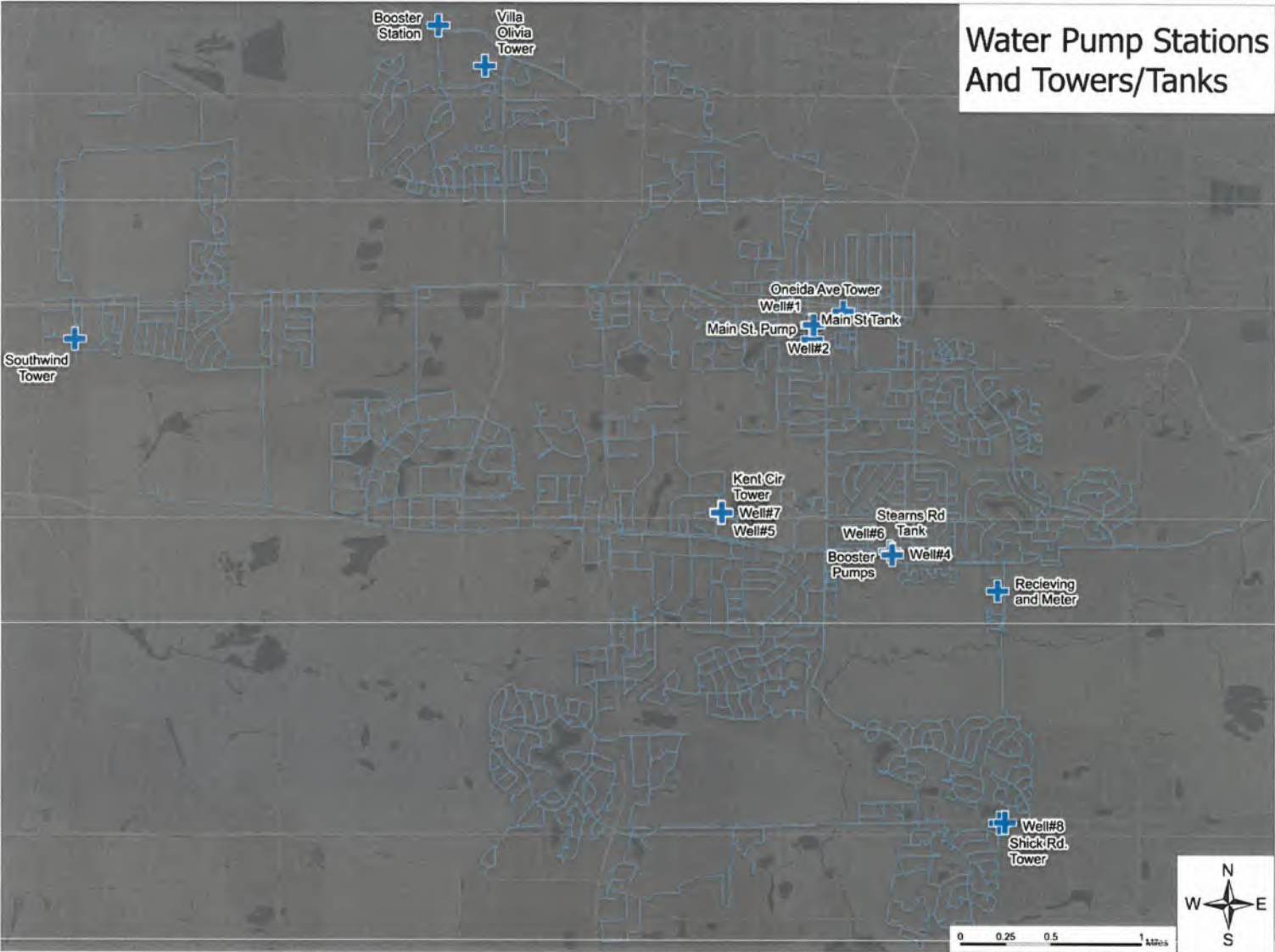
* includes DWC mains



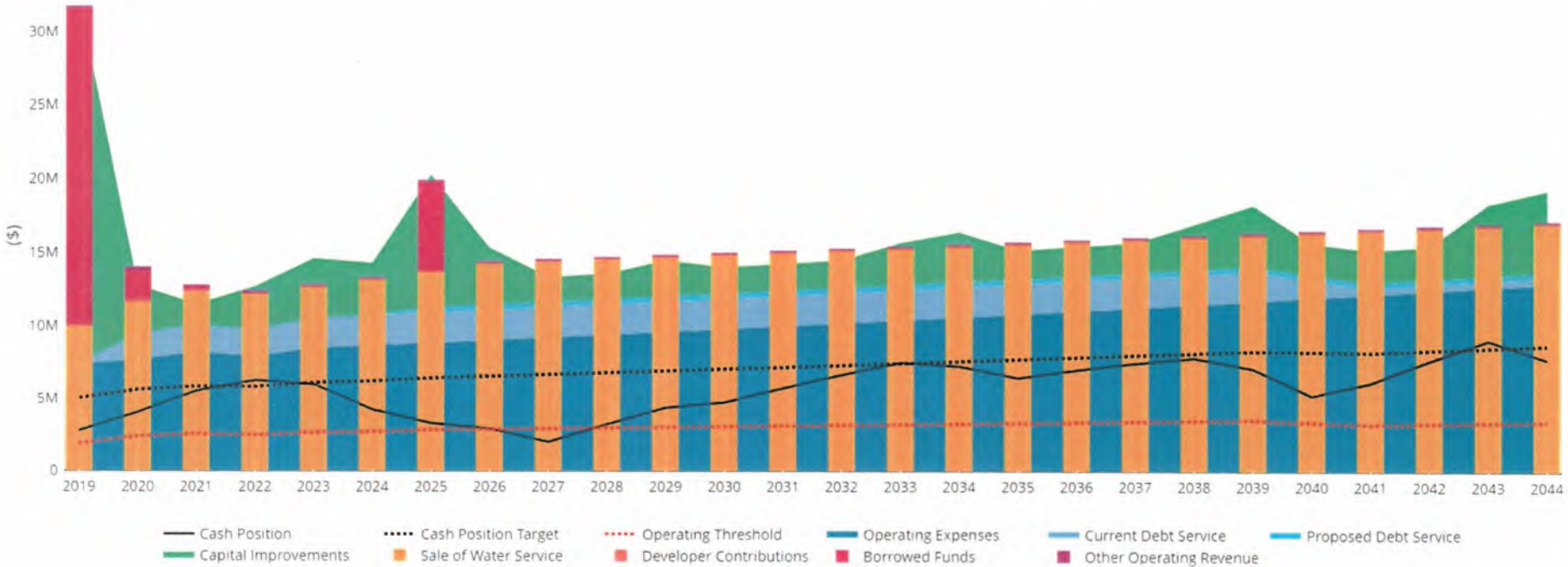
WATER MAIN LIFE CYCLE



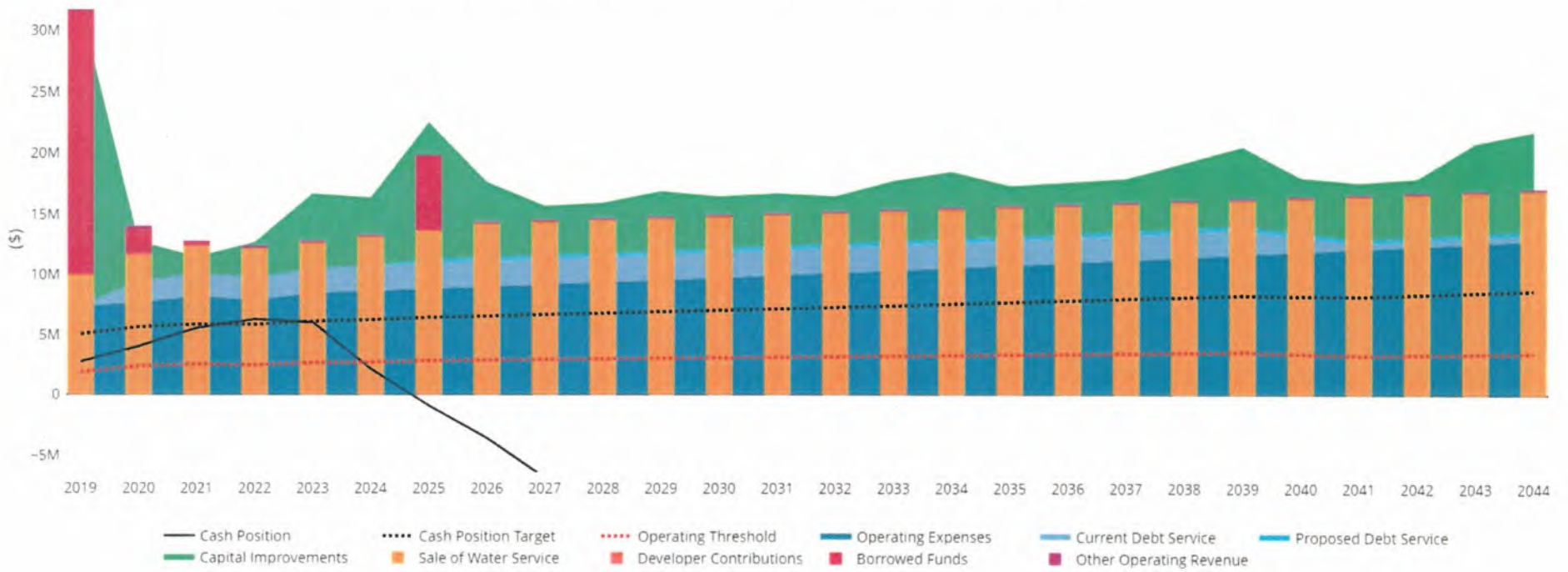
Water Pump Stations And Towers/Tanks



CURRENT WATER BUDGET



ADJUSTED WATER BUDGET





VILLAGE OF BARTLETT CAPITAL PROGRAM

FUND

Street							
Road Program	Street (miles)	Typical \$/mile	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	147	\$ 350,000	20	\$ 2,572,500.00	\$ 2,000,000	\$ (572,500.00)	
Bike Paths	Path (miles)	Typical \$/mile	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	30	\$ 75,000	20	\$ 112,500.00	\$ 40,000.00	\$ (72,500.00)	
Storm Sewer	Pipe (miles)	Typical \$/mile	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	2.20	\$ 150	75	\$ 440.00	\$ 200,000.00	\$ 199,560.00	
TOTAL				\$ 2,685,440.00	\$ 2,240,000.00	\$ (445,440.00)	
Water							
Water Main	Pipe (miles)	Typical \$/mile	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	200	\$ 1,000,000	60	\$ 3,333,333.33	\$ 1,200,000.00	\$ (2,133,333.33)	
Pump Stations	Stations	Typical \$/station	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	3	\$ 100,000	20	\$ 30,000.00		\$ (30,000.00)	
Water Storage	Tanks	Typical \$/tank	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	7	\$ 500,000	15	\$ 2,333,333.33		\$ (2,333,333.33)	
TOTAL				\$ 3,596,666.67	\$ 1,200,000.00	\$ (2,396,666.67)	
Sewer							
Sanitary Sewer	Pipe (miles)	Typical \$/mile	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	160	\$ 150,000	60	\$ 400,000.00	\$ 700,000.00	\$ 300,000.00	
Lift Stations		Typical \$/rehab	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	21	\$ 100,000	10	\$ 210,000.00		\$ (210,000.00)	
Bittersweet Facility		Typical \$/rehab	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	1	\$ 5,000,000	15	\$ 333,333.33		\$ (333,333.33)	
Devon Facility		Typical \$/rehab	Life Cycle (yrs)	Required Budget	Current Budget	Difference	
	4	\$ 500,000	15	\$ 32,333.33		\$ (32,333.33)	
TOTAL				\$ 765,666.67	\$ 700,000.00	\$ (65,666.67)	



Q&A