



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

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
November 3, 2022
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the October 6, 2022 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#22-14) 309 Oakbrook Ct**
Variation – Rear Yard
PUBLIC HEARING
- VI. **(#22-12) Southwind Business Park Lot 3**
Preliminary/Final Plat of Subdivision
- VII. **(#22-11) Southwind Self Storage**
Site Plan Review
Variations – to increase the floor area ratio and to reduce the perimeter landscaping requirement
PUBLIC HEARING
- VIII. New Business/Old Business
- IX. Adjournment



Village of Bartlett
Planning and Zoning Commission
October 6, 2022

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

Roll Call

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

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

Approval of Minutes

A motion was made to approve the September 1, 2022 meeting minutes.

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

Roll Call

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

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



Village of Bartlett
Planning and Zoning Commission
October 6, 2022

(#22-09) Townhomes at the Grasslands (Phase 2)

The petitioner, **Dan Olsem** on behalf of Bartlett 59 LLC, 1751A W Diehl Road, Naperville, came forward and was sworn in by **Chairman M. Werden**. **D. Olsem** stated, we have a preliminary plat approval for the Grasslands development. This is phase 2 of our subdivision which consists of 116 townhomes units, 27 lots, and 23 buildings on 70 acres. I would be happy to answer any questions. **K. Stone** I do want to state that this is in substantial compliance with the preliminary plat and preliminary PUD plan that was previously approved by the Village Board and is also in compliance with the development agreement. The only thing that is new are the building elevations since there was not a builder selected previously. **M. Werden** how do these elevations compare to typical elevations? **K. Stone** the initial submittal had all vinyl siding. We told the builder that we needed at least 50% brick on the front elevations and that we did not think that would get a positive recommendation without it from this commission. These elevations are what they came back with. They also increased the size of the balconies over the rear garages. Some of the builder's other balconies that they have in the suburbs are significantly smaller. **M. Hopkins** do the elevations go with this plat approval? **K. Stone** yes. **M. Hopkins** if we approve this, the petitioner is bound by the elevations and plans that are submitted. In general, we are not a design commission. We review the planning and zoning. We look for the nuances and quirks where a plan can fail or succeed. We have already done a preliminary plan review on this. If the plans come in without substantial changes and if they are in compliance with the first round, there is little for us to review. **M. Werden** in this case, it is an improvement over the last time because of the elevations. **M. Hopkins** we did not review elevations last time. **K. Stone** staff does recommend approval subject to the conditions and findings of fact in the staff report.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-09) Townhomes at the Grasslands (Phase 2)** Final Subdivision/PUD Plat and Final PUD Plan subject to the findings of fact outlined in the staff report.

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

Roll Call

Ayes: C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, M. Werden
Nays: None

The motion carried.



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.



Village of Bartlett
Planning and Zoning Commission
October 6, 2022

Old Business/ New Business

K. Stone I know there is 1 typo in the Rules of Procedure where it says "P&C", but we could get a motion to approve with that change and if there is anything else, let me know. **M. Hopkins** I just have one comment. I am not asking for any modifications, but I am very uncomfortable with Section 7 – Subpoena of Witnesses. If we adopt this, I would ask for a session with Bryan Mraz, Village Attorney so that he can explain the mechanics of that and what that would look like in operation. **K. Stone** I had a conversation with B. Mraz about that. We have to allow due process and that covers us for due process. If someone says there is someone that they think their testimony will add value to the discussion (it cannot be someone that they want to hire) its someone that they are trying to get to come to the meeting basically against their will to testify one way or the other. B. Mraz said that the odds of this ever happening are slim, but we need to have something in the procedure for that. **M. Hopkins** if that happened and in a public setting, during a hearing, would we then continue the meeting from that point on so that we could have council present? **K. Stone** yes, you would continue the meeting, but typically, we would know in advance. If there is something controversial, we would have Village Attorney in attendance.

M. Hopkins made a motion to approve the Planning & Zoning Commission Rules of Procedure.

Motioned by: M. Hopkins

Seconded by: J. Miaso

Roll Call

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

Nays: None

The motion carried.

K. Stone next month, we will have a minimum of 3 cases. One of them is a simple 2-lot resubdivision in Southwind Business Park, on one of those lots is a proposed self-storage facility that is requesting a floor area ratio variation. We will have a text amendment on our temporary sign regulations as they pertain to political signage.

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

Motioned by: M. Sarwas

Seconded by: G. Koziol


Motion passed by unanimous voice vote.

The meeting was adjourned at 7:23 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
22-103

DATE: October 26, 2022

TO: The Chairman and Members of the Planning & Zoning Commission

FROM: Devin Kamperschroer, Associate Planner 

RE: **(#22-14) 309 Oakbrook Ct**

PETITIONER

Brian Petersen

SUBJECT SITE

309 Oakbrook Ct.

REQUEST

Variation – Rear Yard

ZONING HISTORY

The property was a part of the original incorporation of the Village of Bartlett and was zoned farming on the 1941 Zoning Map. The property was later zoned R-1 Single Family Residence District. The property was rezoned to the SR-3 Suburban Residence District as a part of the 1978 comprehensive rezoning of the village. The property is located within the Oak Grove Subdivision which was recorded in 1979.

DISCUSSION

1. The subject property is zoned SR-3 (Suburban Residence Single Family).
2. The petitioner is requesting a 12.19-foot variation from the 35-foot required rear yard to allow for the construction of a room addition.
3. The petitioner is proposing to build a 16-foot by 18-foot three-season room onto the rear of the house. The proposed addition would be located 22.81 feet from the rear property line and will architecturally match the existing house.

4. There is currently a patio and an nonconforming three-season room at the rear of the home that will be removed. A permit was issued for the patio, however, there is no record of a permit for the three season room. The existing three-season room is set back 29 feet from the rear property line.
5. With the proposed addition, the property would be at 38% impervious surface coverage which is below the 40% impervious surface limit.
6. If the variation is approved the permit to construct the addition could be issued.

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Planning & Zoning Commission should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

CD Memo 22-103
October 26, 2022
Page 3

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

dk/attachments

X:\Comdev\Memos 2022\103_309 Oakbrook_pzc.docx

October 14, 2022

To Mr. Kevin Wallace and Bartlett Village Trustees,

Dear Mr. Wallace and Trustees,

I am requesting a zoning variance for my property located at 309 Oakbrook Court in Bartlett to build a screened porch/patio. I am replacing the existing aluminum screened porch that was built by the previous homeowner sometime in the 1980's. The patio has deteriorated and is not worth the expense or time to make repairs to it. It also sits on a concrete slab that was not poured properly and was never designed for carrying weight, so it has cracked recently and is settling poorly.

The current patio is approximately 16 feet wide and extends 12 feet off the house. That leaves 29 feet (+/-) from the enclosure to the property line, with current zoning regulations requiring it to be at least 35 feet. The proposed patio will be 16' wide and extend 18 feet off the house, leaving almost 23 feet of clearance.

My lot size and shape are unique and do not allow room for a patio any larger than 9 feet off of the house. My lot adjoins an unused and heavily wooded portion of Oak Grove Park as well as a utility easement, so the land to the rear of my house will in theory never be developed or visible from the street or other homes in the neighborhood. The only neighbor who can see my back yard where the patio would be is one neighbor to the north. That neighbors view is currently screened by mature trees and shrubs, so the proposed patio would not be an eyesore or look out of place in the neighborhood. It would in fact be a significant upgrade visually as the architecture and materials used would match the existing home (siding with white trim).

Sincerely,
Brian and Julie Petersen
309 Oakbrook Court, Bartlett 60103
(847) 652-9927



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # RECEIVED
PLANNING & DEVELOPMENT
OCT 14 2022
VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Brian Petersen

Street Address: 309 Oakbrook Court

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Brian Petersen

Street Address: 309 Oakbrook Court

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [REDACTED] Date: 10-14-2022
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

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

12.19 feet variation

PROPERTY INFORMATION

Common Address/General Location of Property: 309 Oakbrook Court

Property Index Number ("Tax PIN"/"Parcel ID"): 0634304014

Acreage: 9,270 sf (+/-)

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney _____

Surveyor _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

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

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

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

My lot size is small and the home is already built to the specifications of surrounding homes.

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

My situation is unique given my lot size and shape with minimal setback.

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

The proposed screened porch is for personal use and not intended to increase the value of my home.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

My hardship is related to my small lot size, and other homeowners in my neighborhood would be able to build a similar structure.

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

It will not be detrimental or injurious.

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

It will not do any of these things.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.


I am looking to build a structure my neighbors would be able to build, but due to my small lot size I cannot. I back up to a wooded area so nobody but the neighbor to my North would see the structure.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:  _____

PRINT NAME: Brian Petersen

DATE: October 14, 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: _____

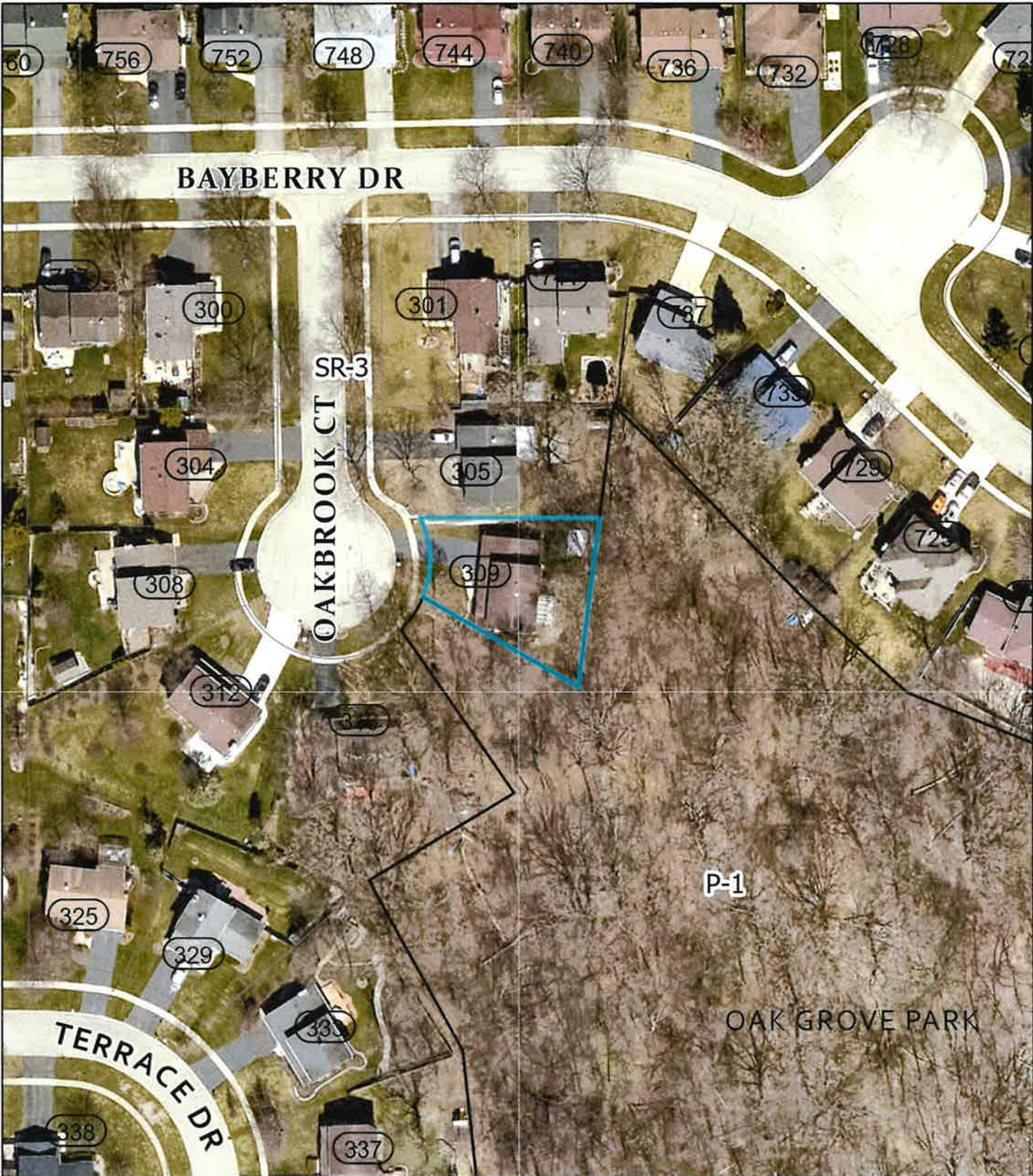
ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____



Location Map

309 Oakbrook Ct

2022



0 25 50 100 US Feet

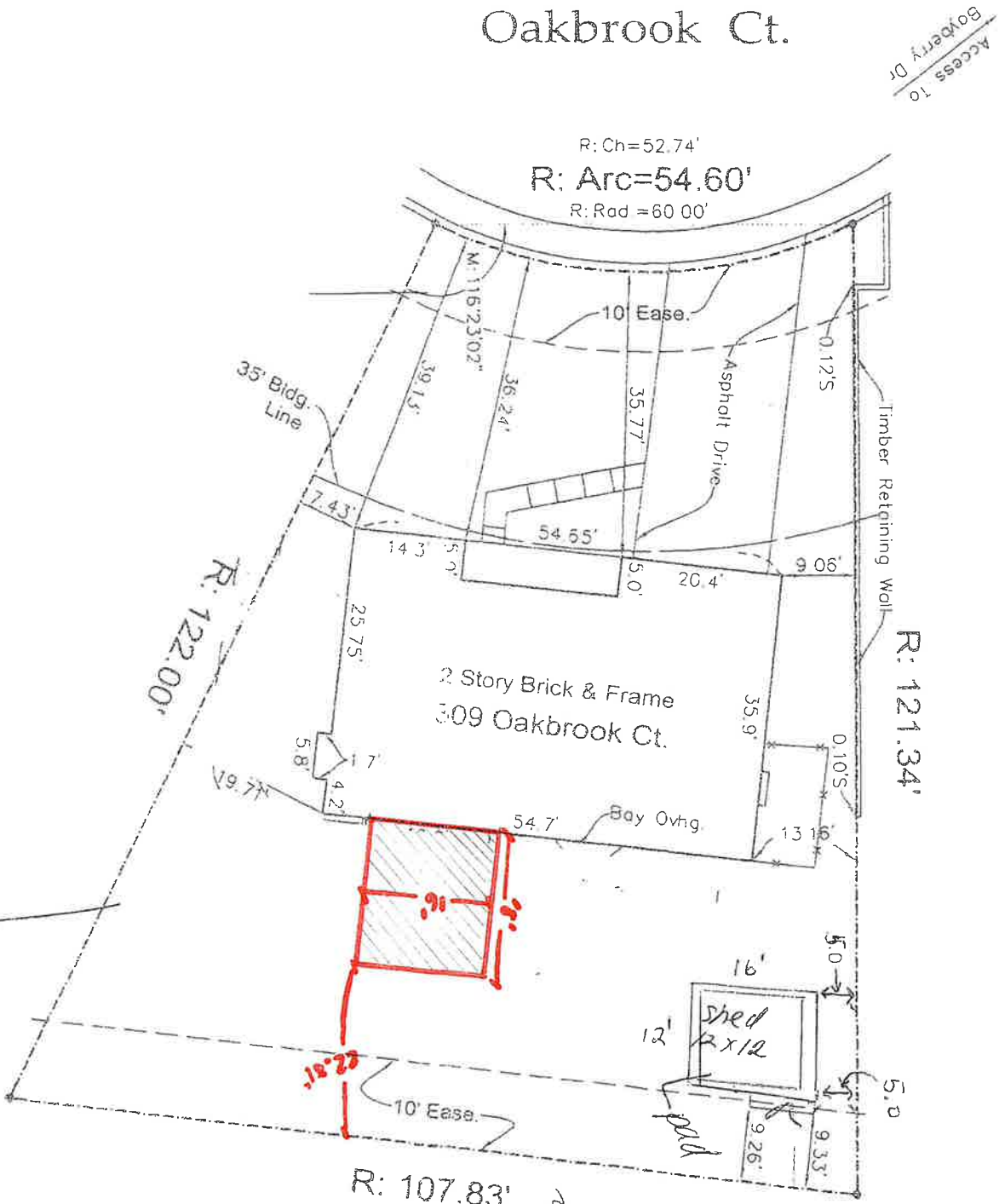
PLAT OF SURVEY

Of Lot 107 in Oak Grove of Bartlett Unit Number 2, being a subdivision of part of the South 1/2 of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded March 8, 1979, as Document 24873605, in Cook County, Illinois

RECEIVED
PLANNING & DEVELOPMENT

OCT 14 2022

VILLAGE OF
BARTLETT



RECEIVED
MAR 11 2010
VILLAGE OF BARTLETT
BUILDING DEPT.



DATE OF SURVEY: June 29, 2009

STATE OF ILLINOIS

COUNTY OF DU PAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED. UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent J. Byrne

MY LICENSE EXPIRES 11-30-2010

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4783

BJP

Oakbrook Ct.

Access to
Bohberry Dr.

R: Ch=52.74'
R: Arc=54.60'
R: Rad =60.00'

R: 121.34'

R: 107.83'

R: 122.00'

PROPERTY AREA: 9152.2 SQ. FT

CLIENT: Atty. Nolan

JN 190367

LEGEND

- R: RECORD DISTANCE
- M: MEASURED DISTANCE
- D: DEED
- UTILITY POLE W/ OVRD. WIRES
- CONCRETE SHOWN SHADED
- PROPERTY LINE
- SCALE 1" = 20'
- CH: CHORD
- FOUND IRON
- SET IRON

SCHLAF-SEDIG
& ASSOCIATES, INC.
1030 SUMMERFIELD DRIVE
ROSELLE, ILLINOIS 60172
(312) 924-7100

Project #	22048
Drawn:	MN
Date:	10-12-22
Issue/Revision Date:	



Area of Work

Existing Building South Elevation exterior shown for reference only
SCOPE OF WORK
PROPOSED NEW SCREENED PORCH REPLACEMENT

New Screened Porch Replacement for: 309 Oakbrook Ct. Barlett, IL 60103

RECEIVED
PLANNING & DEVELOPMENT

OCT 14 2022

VILLAGE OF
BARTLETT

LaPage Architects, Ltd.
Architects - Interior Space Planners
Professional Design Firm
951 West Liberty Drive
Wheaton, Illinois 60187
www.lapagearchitects.com
Phone: (630) 665-0006 Fax: (630) 665-0886
Expires: 04-30-23

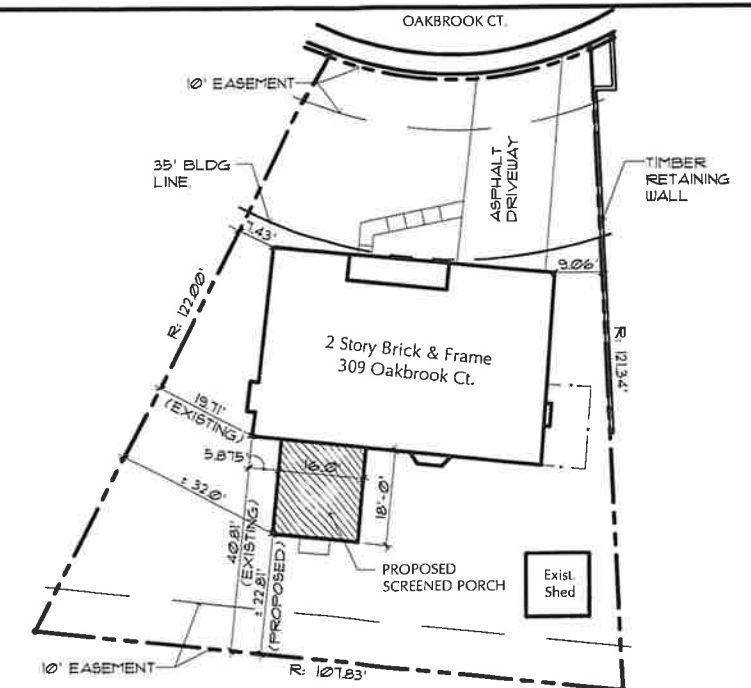
Architect
LaPage Architects, Ltd.
Ronald N. LaPage, AIA, ALA
951 W. Liberty Drive
Wheaton, IL 60187
630.665.0006 (Office)
r.lapage@lapagearchitects.com (email)

Owner/Representative
Brian Petersen
309 Oakbrook Ct.
Barlett, IL 60103
847-652-9927 (Mobile)
hoff621@gmail.com (Email)

LOCATION MAP



Project Location



PROPOSED SITE PLAN
SCALE: 1/32"=1'-0"

FOR OWNER'S REVIEW ONLY - 10-12-22

Village of Barlett Officials
Kristy Stone, AICP
Interim Planning & Development Services Director
Planning & Development Services
Village of Barlett
228 S. Main Street, IL 60103
630.540.5920 - kstone@barlett.il.gov
Hours: M-F 8:30 a.m. to 4:30 p.m.

John Komorowski, Building Code Enforcement Manager
Planning & Development Services
Village of Barlett
228 S. Main Street, IL 60103
630.540.5920 - jkomorowski@barlett.il.gov

BUILDING CODES

- CITY AND STATE CODES**
- ICC 2018 International Building Code w/ amendments
 - ICC 2018 International Residential Code w/ amendments
 - ICC 2018 International Fire Code w/ amendments
 - ICC 2018 International Mechanical Code w/ amendments
 - ICC 2018 International Fuel Gas Code w/ amendments
 - ICC 2018 International Existing Building Code w/ amendments
 - NEC 2017 National Electric Code w/ amendments
 - Illinois Plumbing Code, Latest Edition, (the "Plumbing Code w/ amendments)
 - The 2018 Illinois Accessibility Code, Latest edition, (the "IPMC") w/ amendments
 - Illinois Energy Conservation Code, Latest Edition (currently 2018) (the State Energy Conservation Code "IECC") ASHRAE Standard 90.1
 - Village of Barlett Zoning Code (Current Edition)
 - Dupage County Countryside Stormwater Floodplain Ordinance, 2019

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES FOR THE VILLAGE OF BARTLETT.

RONALD LAPAGE, AIA, ALA
ILLINOIS LICENSED ARCHITECT
ARCHITECT'S LICENSE No.001-009836
PROFESSIONAL DESIGN FIRM: 184-006116

DATE: October 12, 2022

DRAWING SHEET INDEX

SHEET	DESCRIPTION
T1	Title Sheet & Project Info
A1	Foundation & Proposed Floor Plan
A2	Proposed Framing Plan & Typical Section
A3	Proposed Elevations
A4	Sections
A5	General Notes & Sections

PROJECT INFORMATION

ZONING
Parcel ID Number: 0634304014
Project Address: 309 Oakbrook Ct.
Property Zoning: SR-3 Residential District
Lot Area: 9,270 (+/-) s.f.
Max. Impervious Surface = Not to exceed 40%
9,270 (+/-) s.f. x 40% = 3,708 s.f.
Proposed Impervious Surface = 3,094.69 s.f. (33%)
Existing Yard Setbacks:
Front: No change
Side: No change
Rear Required Yard: 35'-0"
Rear Proposed Yard: 24'-2" (+/-)

RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

New Sun Room for:
Mr. Brian Petersen
309 Oakbrook Ct.
Barlett, Illinois 60103

Drawing
Title Sheet & Project Info

Sheet
T1

Project #	22049
Drawn	MN
Date	10-12-22
Issue/Revision Date	

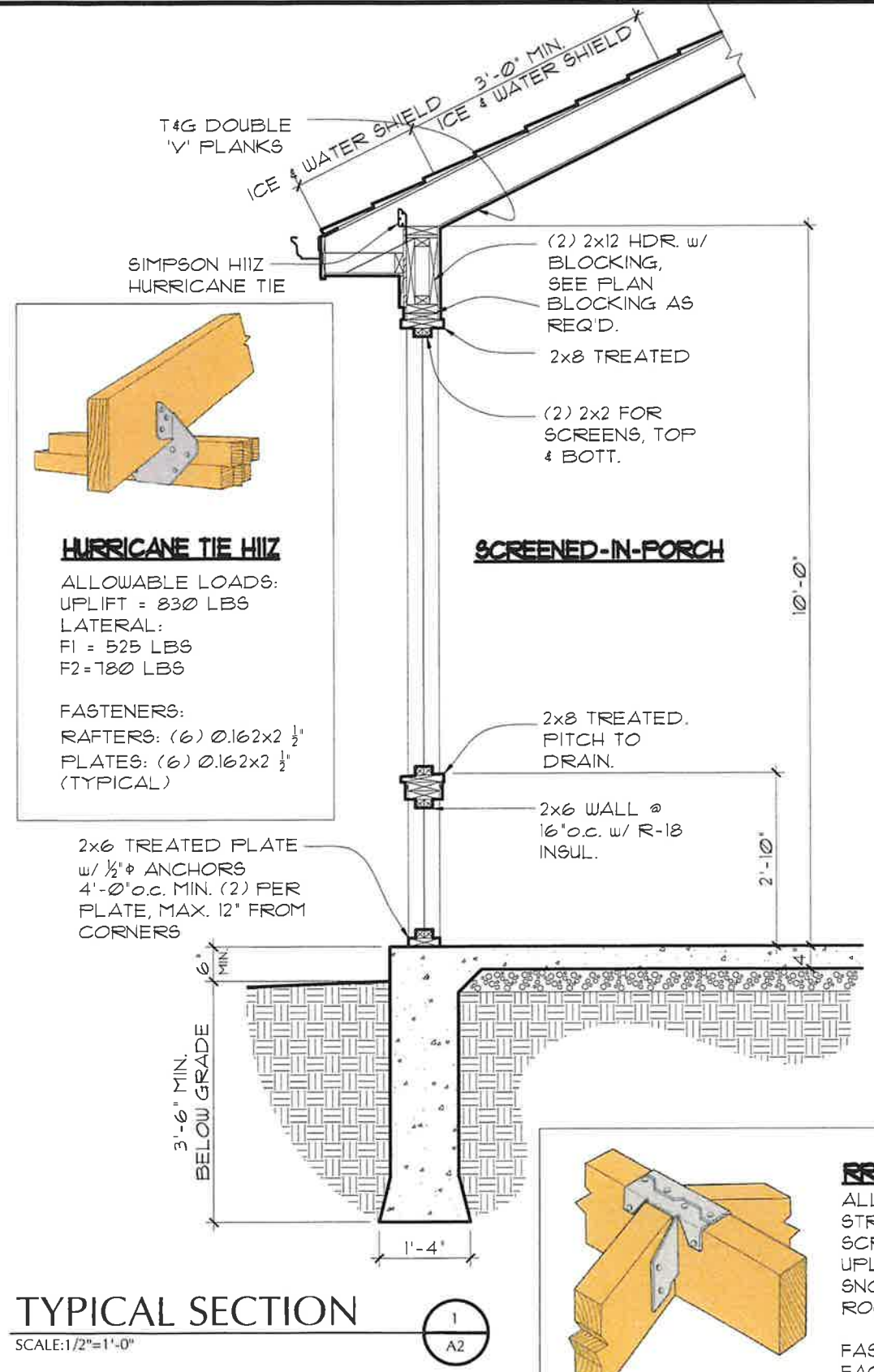
LaPage Architects, Ltd.
Architects - Interior Space Planners
Professional Design Firm
951 West Liberty Drive
Wheaton, Illinois 60187
www.lapagearchitects.com
Phone: (630) 665-0006 Fax: (630) 665-0886
Expires: 04-10-23

FOR OWNER'S REVIEW ONLY - 10-12-22

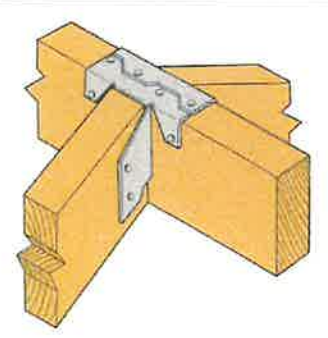
New Sun Room for:
Mr. Brian Petersen
309 Oakbrook Ct.
Bartlett, Illinois 60103

Drawing
PROPOSED
FRAMING PLAN &
TYPICAL SECTION

Sheet
A2

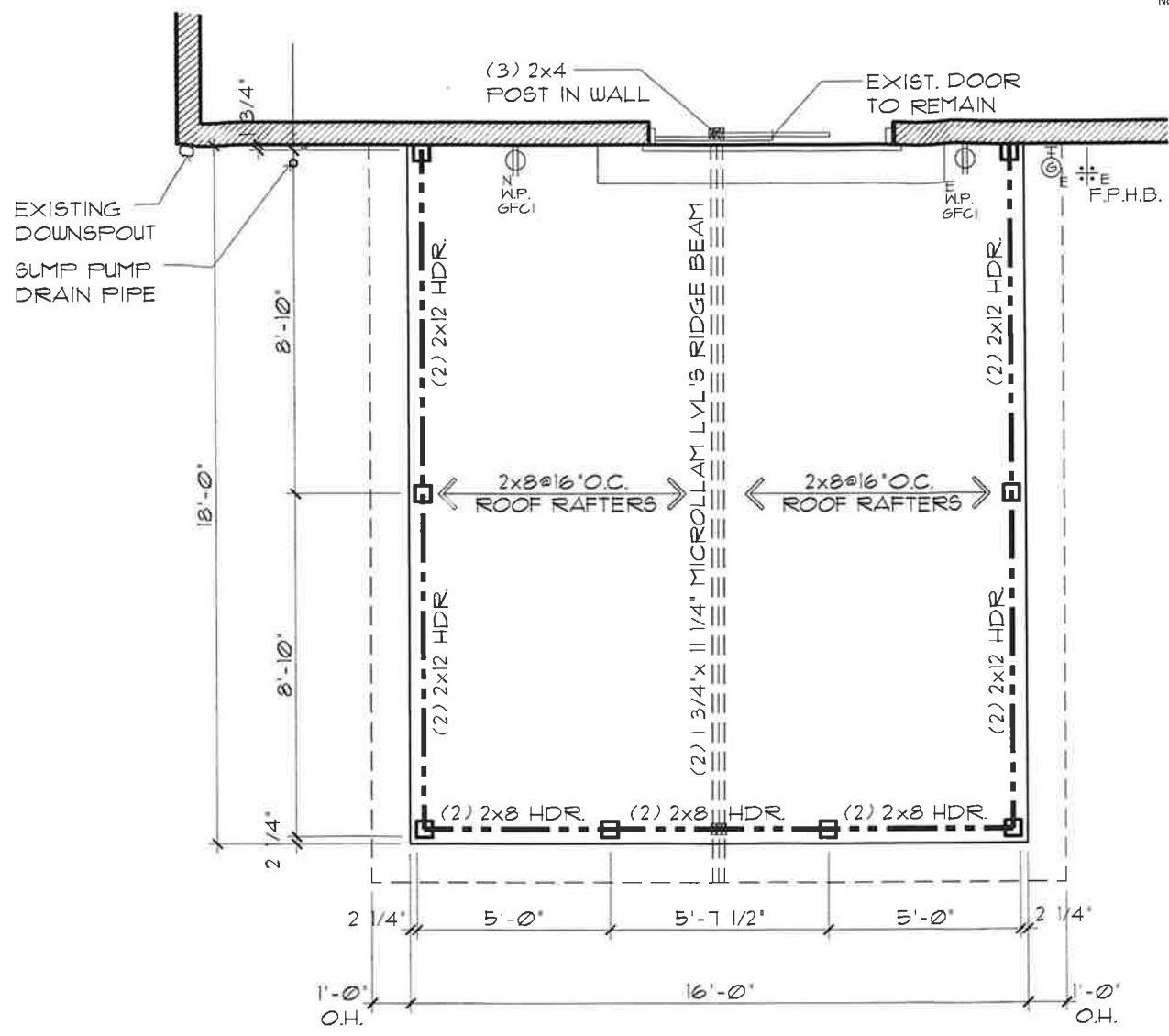


TYPICAL SECTION
SCALE: 1/2"=1'-0"



RR RIDGE RAFTER CONNECTOR
ALLOWABLE LOADS W/
STRONG DRIVE SD CONNECTORS
SCREWS:
UPLIFT = 205 LBS
SNOW = 475 LBS
ROOF = 475 LBS

FASTENERS:
FACE: 4-SD9112
JOIST: 4-SD9112
(TYPICAL)



PROPOSED FRAMING PLAN
SCALE: 1/4"=1'-0"

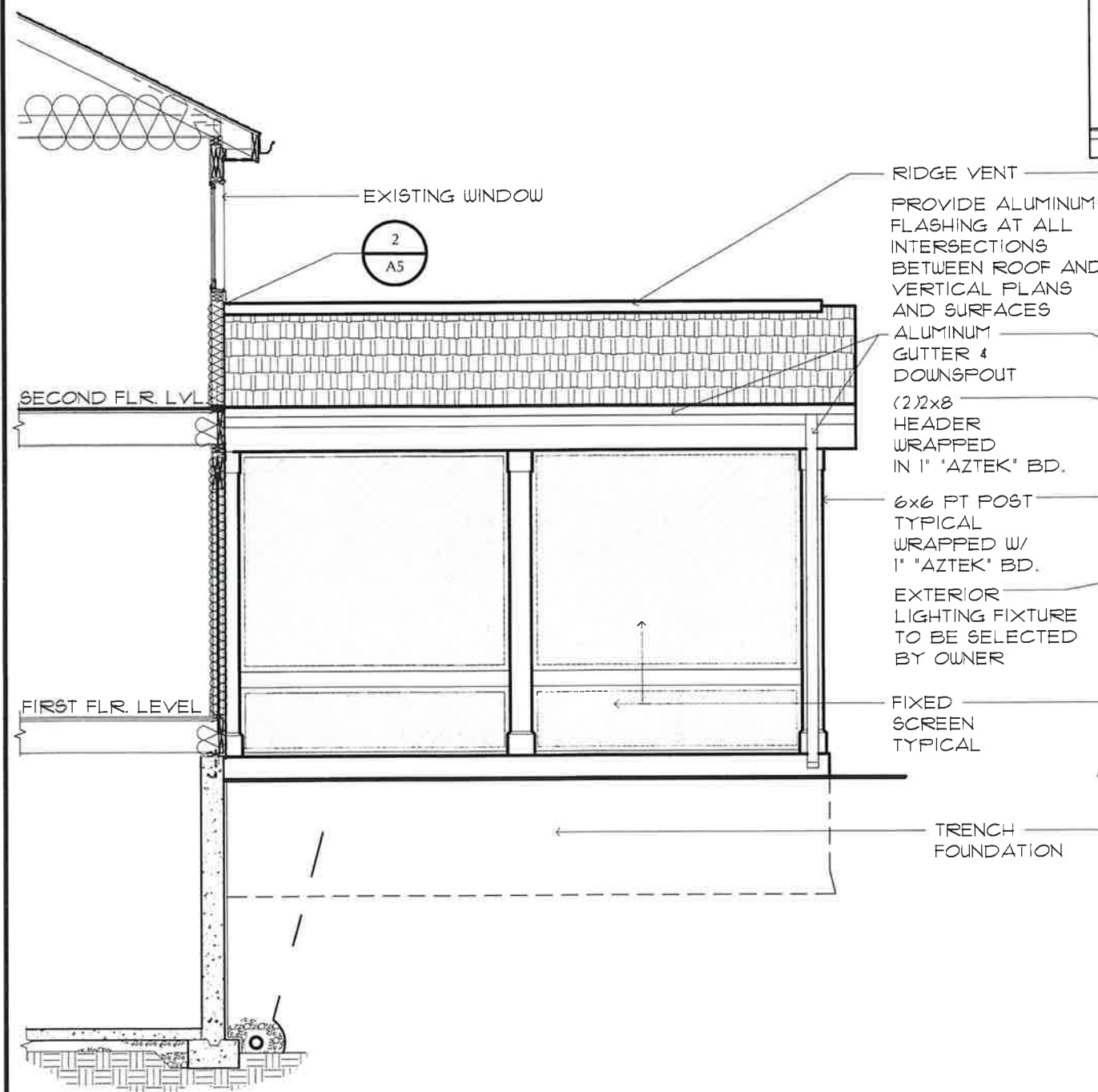
SPECIES	SPANS			
	12' o.c.	16' o.c.	Fb	'E'
ROOF RAFTERS 30 LIVE & 15 DEAD LOADING L/240				
2x8	CANADIAN SPF #2 & BETTER	16'-5"	14'-3"	875 1.4
	AMERICAN HEM FIR #2 & BETTER	16'-2"	16'-0"	850 1.3
	AMERICAN DOUG FIR LARCH #2 & BETTER	12'-9"	11'-0"	875 1.6
2x10	CANADIAN SPF #2 & BETTER	20'-1"	17'-5"	875 1.4
	AMERICAN HEM FIR #2 & BETTER	19'-10"	17'-2"	850 1.3
	AMERICAN DOUG FIR LARCH #2 & BETTER	15'-7"	13'-6"	875 1.6
2x12	CANADIAN DOUG FIR LARCH #2 & BETTER	21'-6"	18'-7"	1000 1.6
	CANADIAN SPF #2 & BETTER	23'-3"	20'-2"	875 1.4
	AMERICAN HEM FIR #2 & BETTER	22'-11"	19'-11"	850 1.3
	AMERICAN DOUG FIR LARCH #2 & BETTER	23'-7"	20'-5"	875 1.6

NOTE: ROOF RAFTER SPANS ARE CALCULATED ON THE HORIZONTAL SPAN
* VALUES BASED ON 12" DEPTH

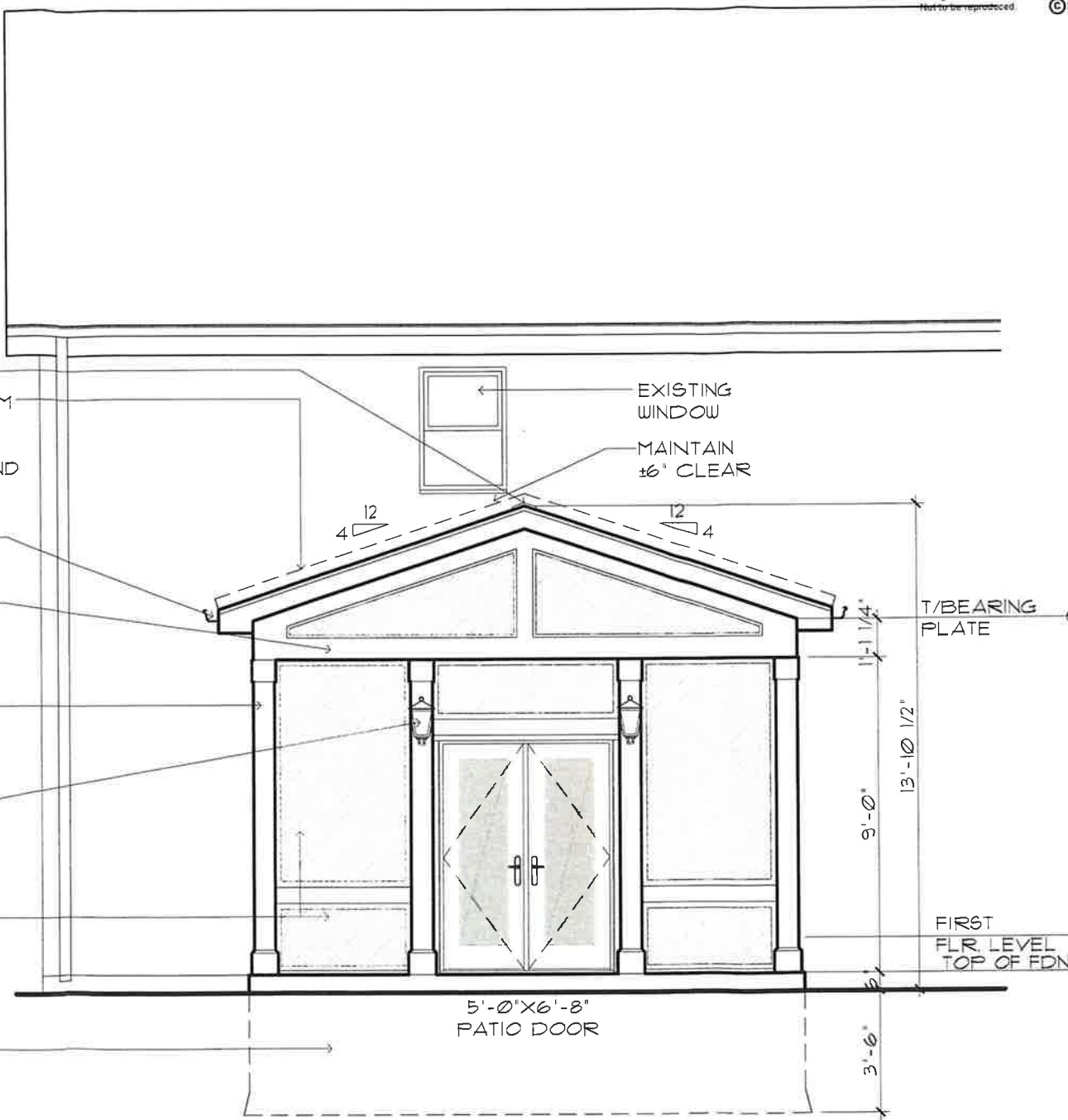
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

Project #	22049
Drawn:	MN
Date:	10-12-22
Issue/Revision Date:	

LaPage Architects, Ltd.
 Architects • Interior Space Planners
 Professional Design Firm
 951 West Liberty Drive
 Wheeling, Illinois 60187
 www.lapagearchitects.com
 Phone: (630) 665-0006 Fax: (630) 665-0986
 Expires: 04-30-23



PROPOSED EAST & WEST ELEVATION 1
 SCALE: 1/4" = 1'-0" A3



PROPOSED SOUTH ELEVATION 2
 SCALE: 1/4" = 1'-0" A3

FOR OWNER'S REVIEW ONLY - 10-12-22

New Sun Room for:
Mr. Brian Petersen
 309 Oakbrook Ct.
 Bartlett, Illinois 60103

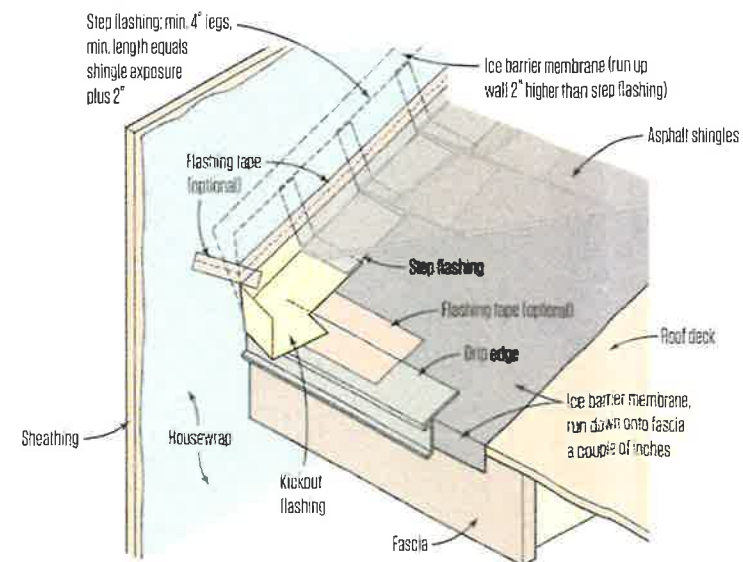
Drawing
 PROPOSED ELEVATIONS

Sheet
A3

GENERAL NOTES

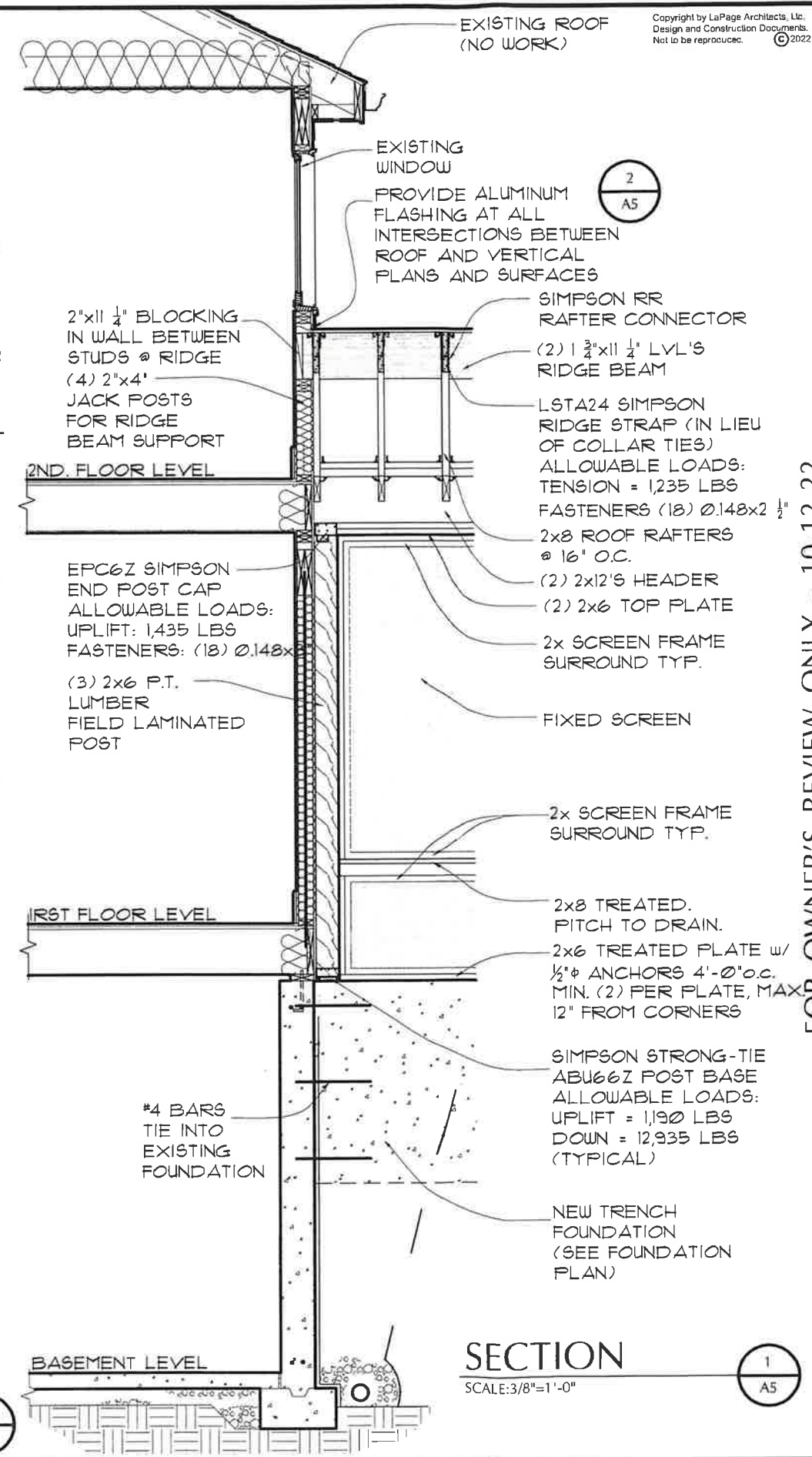
- THIS CONSTRUCTION DOCUMENT HAS BEEN PREPARED BASED ON MINIMUM SOIL BEARING CAPACITY OF 3000 P.S.F. IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO ORDER SOIL CAPACITY REPORT PRIOR TO START OF CONSTRUCTION AND INFORM ARCHITECT IF THE SOIL CAPACITY DIFFERS.
 - ALL CONCRETE USED SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
FOOTING AND WALLS - 3000 P.S.I.
BASEMENT SLAB - 2500 P.S.I.
GARAGE FLOOR AND STOODS - 4000 P.S.I.
USING A MINIMUM 5 BAG MIX PER CUBIC YARD.
KEEP ALL AREAS MOIST DURING CURING AND PROTECT FROM COLD. DO NOT BACKFILL AGAINST BASEMENT FOUNDATION WALL UNTIL AFTER BASEMENT SLAB AND FIRST FLOOR CONSTRUCTION HAVE BEN COMPLETED.
- | DESIGN LOAD CRITERIA | |
|----------------------|---|
| FLOOR | = 40 [#] LL 15 [#] DL |
| WALL | = 60 [#] PLF OR ACTUAL LOAD |
| CEILING/ATTIC | = 10 [#] LL 10 [#] DL ROOF SLOPES UP TO 3 IN 12 |
| CEILING/ATTIC | = 20 [#] LL 10 [#] DL ROOF SLOPES OVER 3 IN 12 |
| ROOF | = 30 [#] LL 10 [#] DL ALL SLOPES |
| CATHEDRAL | = 30 [#] LL 15 [#] DL ALL SLOPES |
| DECK | = 40 [#] LL 10 [#] DL EXTERIOR |
| BALCONY | = 60 [#] LL 10 [#] DL EXTERIOR |
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM-A36.
 - ALL STEEL BEAMS SHALL BEAR ON MINIMUM OR 3-1/2" DIAMETER CONCRETE FILLED STEEL COLUMNS SET ON CONCRETE FOUNDATION OR CONCRETE PIERS.
 - FURNISH AND INSTALL A 4"x8"x1/2" STEEL PLATES ON FOUNDATION WALLS TO WELD/SECURE THE STEEL COLUMNS TO. BOLT THE PLATE TO THE FOUNDATION WALL WITH (2) 1/2" BOLTS.
 - FURNISH AND INSTALL # 4 REINFORCING BARS AT ALL CORNERS OF FOUNDATION WALLS MIN 18" LONG EACH WAY AT 24" O.C. VERTICALLY.
 - ALL FRAMING LUMBER SHALL BE HIM FIR #2 WITH A MINIMUM MODULUS OF ELASTICITY OF 1,300,000 P.S.I. AND F_b-850 OR EQUAL.
 - ALL MICROLAM BEAMS SHALL BE NAILED, FASTENED AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS. PROVIDE SOLID BRIDGING AT 1/3 SPAN TYPICAL.
 - PROVIDE 1 X 3 WOOD BRIDGING FOR ALL FLOOR JOISTS AT 8' - 0" O.C. FOR ALL FLOOR JOISTS SPANNING 15' - 0" OR GREATER, PROVIDE SOLID BRIDGING AT 1/3 SPAN TYPICAL.
 - PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS, TUBS, WHIRLPOOL TUBS AND HEARTHES.
 - USE 2 - 2 X 12 HEADERS WITH 1/2" PLYWOOD FLITCH PLATE OVER ALL EXTERIOR WINDOWS AND OPENINGS - UNLESS OTHERWISE NOTED.
 - BUILD OUT WALLS AND CEILINGS AS REQUIRED FOR ALL MECHANICAL AND PLUMBING RUNS.
 - PLACE FOUNDATION ANCHOR BOLTS NO MORE THAN 12" FROM EACH CORNER AND NO MORE THAN 6' - 0" O.C. (MIN. 2 BOLTS PER PLATE).
 - HEIGHT FROM TOP OF FOUNDATION WALL TO GRADE SHALL NOT BE LESS THAN 8".
 - INSTALL HORIZONTAL BLOCKING BETWEEN STUDS, SAME SIZE AS THE WALL THICKNESS IN ALL WALLS EXCEEDING 8" IN HEIGHT. FASTEN WALL SHEATHING TO BLOCKING.
 - ALL SHEATHING SHALL BE MIN 1/2" CDX PLYWOOD.
 - INSTALL WIND BRACING AT LEAST 48" WIDE AT ALL CORNERS OF EXTERIOR WALLS AND AT EACH 25' FOR WALL LENGTH.
 - INSULATION INSTALLED AT THE JOIST ENDS AND RIM JOISTS SHALL BE UNFACED. ALL OTHER INSULATION IN WALLS AND ATTIC SHALL BE INSTALLED WITH VAPOR BARRIER ON THE HOUSE SIDE. ALL INSULATIONS SHALL BE FORMALDEHYDE FREE.
 - ALL DRYWALL SHALL BE GLUED AND SCREWED.
 - INSTALL FIRE STOPPING AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES, CONCEALED SPACES, ETC. FIRE STOPPING IS REQUIRED BETWEEN THE TOP PLATE AND THE CONCRETE WALL. DO NOT USE FOAM AS A FIRE STOP UNLESS PRODUCT IS LABELED AS A FIRE STOP.
 - INSTALL JOIST HANGERS IN ALL LOCATIONS WHERE FRAMING MEMBERS BUTT INTO SIDE OF GIRDERS, BEAMS, HEADERS, LEDGERS, ETC. ALL HANGERS SHALL BE INSTALLED WITH NAILS PER MANUFACTURER'S SPECIFICATIONS. ALL HOLES SHALL BE FILLED. DO NOT USE GALVANIZED ROOFING OR BOX NAILS.
 - ICE AND WATER SHIELD SHALL EXTEND UP THE SLOPE OF THE ROOF TO A POINT AT LEAST 24" HORIZONTALLY FROM THE INSIDE THE EXTERIOR WALLS.
 - RIDGE BOARD SHALL NOT BE LESS IN WIDTH THAN THE CUT END OF THE RAFTERS.

- MINIMUM 3'x 3' LANDING IS REQUIRED AT ALL EXTERIOR DOORS. SUPPORT ALL LANDING WITH A WING WALL(S) ATTACHED TO THE FOUNDATION WALL WITH (4) #4 BARS.
- INSTALL APPROVED AND RATED BOXES FOR ALL CEILING FANS. INSTALL PER MANUFACTURING COMPANY SPECS.
- OWNER AND ARCHITECT SHALL NOT BE HELD LIABLE FOR INJURY INCURRED BY CONTRACTOR OR CREW, AND SHALL REMAIN HARMLESS THROUGHOUT THE COURSE OF WORK.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME. ANY DISCREPANCY IN DRAWINGS OR DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ALL CONTRACTORS MUST CARRY PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE TO THE SATISFACTION OF THE OWNER.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND MUST BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS AND TO THE SATISFACTION OF THE OWNER AND ARCHITECT. ANY AND ALL SUBSTITUTIONS EQUAL OR BETTER SHALL BE APPROVED BY THE ARCHITECT/OWNER.
- ALL MATERIALS SHALL BE SAFELY ORGANIZED IN SUCH A WAY AS TO INFLECT MINIMUM DAMAGE, OVERNIGHT AND WEEKENDS ESPECIALLY. EACH TRADE SHALL BE RESPONSIBLE FOR REMOVING THEIR OWN DEBRIS FROM THE SITE TO MAINTAIN A NEAT, ORDERLY CONSTRUCTION AREA.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- HVAC CONTRACTOR SHALL SIZE AND PROVIDE LABOR AND MATERIALS FOR INSTALLATION OF ALL EQUIPMENT, DUCTWORK, DIFFUSERS, AND VOLUME DAMPERS FOR BALANCING TO MAINTAIN ADEQUATE HEATING AND COOLING. VERIFY ZONE CONTROLS WITH OWNER. VENT ALL VENTILATORS TO ATMOSPHERE.
- PLUMBING CONTRACTOR MUST PROVIDE LABOR AND MATERIALS FOR PLUMBING WORK AS REQUIRED AND SHOWN ON THE DRAWINGS. OWNER SHALL SELECT ALL FIXTURES AND ACCESSORIES.
- ELECTRICAL CONTRACTOR MUST PROVIDE LABOR AND MATERIALS FOR ELECTRICAL WORK AS SHOWN ON THE DRAWINGS. OWNER SHALL SELECT ALL LIGHT FIXTURES AND ACCESSORIES.
- ALL RECEPTACLES SHALL BE INSTALLED SO AT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET. INSTALL OUTLETS IN ALL WALLS 2' OR MORE IN WIDTH.
- PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND IRC 2012, A MINIMUM OF 15% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 15 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.
- RECESSED CEILING FIXTURES SHALL BE RATED FOR CONTACT WITH
- WHEN CONSTRUCTION HAS COMMENCED AND A CONDITION IS FOUND TO EXIST WHICH WAS UNKNOWN OR UNFORESEEN, IT IS THE CONTRACTORS' RESPONSIBILITY TO NOTIFY THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.



STEP FLASHING w/ KICKOUT

NOT TO SCALE



SECTION

SCALE: 3/8"=1'-0"

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Project # 22049
Drawn: MN
Date: 10-12-22
Issue/Revision Date:

LaPage Architects, Ltd.
Architects - Interior Space Planners
Professional Design Firm
Wheaton, Illinois 60187
www.lapagearchitects.com
Phone: (630) 665-0006 Fax: (630) 665-0886
Expires: 04-30-23


FOR OWNER'S REVIEW ONLY - 10-12-22

New Sun Room for:
Mr. Brian Petersen
309 Oakbrook Ct.
Bartlett, Illinois 60103

Drawing
GENERAL
NOTES &
SECTION

Sheet
A5

COMMUNITY DEVELOPMENT MEMORANDUM
22-104

DATE: October 26, 2022
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Devin Kamperschroer, Associate Planner 
RE: **(#22-12) Southwind Business Park Lot 3 Subdivision**

PETITIONER

Dean Kelley on behalf of Abbott Land and Investment Corporation

SUBJECT SITE

Southeast corner of IL Route 25 and Benchmark Lane

REQUESTS

Preliminary/Final Plat of Subdivision

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

*South Elgin- Multiple Dwelling Unit District

ZONING HISTORY

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200 acre parcel through a series of eminent domain proceedings.

In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65 and allowed for the development of the Bartlett Pointe Subdivision. (This amended agreement refers to the area as the Southwind Business Park Property and encompasses the property south of West Bartlett Road, east of Route 25 and north of Kohler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the 8.97 acres east of Southwind Blvd as multi-family uses (Bartlett Pointe West).

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).

In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the Bartlett Pointe West Subdivision Preliminary/Final PUD.

In 2018, the Petitioner submitted the Southwind Business Park Subdivision application and Circle K submitted a separate development application for Lot 4 of the proposed Southwind Business Park Subdivision. The subdivision was presented to the Village Board Committee on November 6, 2018 and was forwarded to the Plan Commission for their review. Prior to being scheduled on a Plan Commission agenda, the Petitioner requested that the review of the subdivision be placed on hold until Circle K moved forward with their application. Revised plans for Circle K were never submitted to the Staff for review.

Ordinance #2020-93 approved the 5 lot Preliminary/Final Subdivision for the Southwind Business Park.

CURRENT DISCUSSION

1. The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** to resubdivide Lot 3 in Southwind Business Park to create two (2) lots. Lot 1 will be 2.86 acres and Lot 2 will be 3.79 acres.
2. A self-storage facility is proposed for Lot 1 (Case #2022-11). Lot 2 does not have a proposed end-user.
3. These parcels are served by the existing stormwater drainage detention system.
4. Lot 1 will not have access to Route 25.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the

following conditions:

- A. Village Engineer approval of the Final Engineering Plans;
- B. A Public Improvements Completion Agreement (PICA) must be submitted prior to each lot developing and approved by the Village Attorney;
- C. Parkway trees shall be planted, as each lot develops along Benchmark Lane and Southwind Boulevard, spaced not less than forty feet (40') nor more than sixty feet (60') apart.
- D. There shall be no vehicular access to IL Route 25 from Lot 1.

2. Background information is attached for your review and consideration.

djk/attachments

x:\comdev\memos 2022\104_southwind business park resub_pzc.docx



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

August 11, 2022

SENT VIA EMAIL & HAND DELIVERY

Village President and the Village Board of Trustees
c/o Kristy Stone, Assistant Village Planner
Village of Bartlett
228 S. Main St.
Bartlett, IL 60103

RE: Southwind Business Park Lot 3 Resubdivision

Dear Village President and Members of the Board of Trustees,

Enclosed is a completed Development Application with respect to the Resubdivision of Lot 3 in our Southwind Business Park in Bartlett. As part of this application, we are including the following:

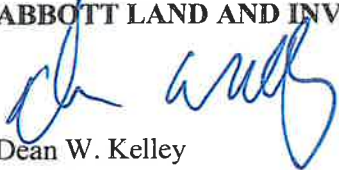
1. Eight (8) copies of the completed Development Application – Findings of Fact are not applicable.
2. Application Fees payable to the Village of Bartlett as required – Bluff City, LLC check no. 2893
3. Legal descriptions of the two (2) proposed new lots being subdivided from the existing Lot 3
4. Eight (8) copies and one (1) reduction of the Preliminary/Final Plat of Subdivision
5. Acknowledgment and Reimbursement of a consultant Fees Agreement (page 13 of item #1)

We are requesting to divide Lot 3 into two parcels in order to sell 2.9-acres to a buyer, who is ready to develop that property.

Thank you for your consideration.

Sincerely,

ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

DWK/dse

Enclosures

RECEIVED
PLANNING & DEVELOPMENT

AUG 11 2022

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 22-12

PROJECT NAME Southwind Business Park Lot 3 Resubdvsn

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Abbott Land and Investment Corporation

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

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: [REDACTED]

OWNER'S SIGNATURE: [REDACTED]

Date: 8/10/2022

(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: _____
 - Variation: _____

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: SE corner of IL Rte 25 & Benchmark Lane

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-427-001-0000 & 06-36-427-005-0000

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: PD

Proposed: Commercial

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

Acreage: 6.646

For PUD's and Subdivisions:

No. of Lots/Units: 1 / Lot 3

Minimum Lot: Area 2.861 Width 390.68' Depth 320.33'

Average Lot: Area 3.323 Width 444.58' Depth 320.33'

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

Attorney Guerard, Kalina & Butkus - Rich Guerard and Mary Krasner
310 S. County Farm Road, Suite H, Wheaton, IL 60187-2409
[Redacted]

Engineer Mackie Consultants, LLC, Greg Flowers
9575 W. Higgins Rd, Suite 500
Rosemont, IL 60018; [Redacted]

Other

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

PRINT NAME: Dean W. Kelley

DATE: 8/10/2022

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: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd.

Bartlett, IL 60103

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: 8/10/2022



Location Map

22-12 Southwind
Business Park Lot 3


2022



0 70 140 280 US Feet

COMMUNITY DEVELOPMENT MEMORANDUM

22-105

DATE: October 25, 2022
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Devin Kamperschroer, Associate Planner 
RE: **(#22-11) Southwind Self Storage**

PETITIONER

Jim Lapetina on behalf of Berman-Lapetina Enterprises, LLC

SUBJECT SITE

Southeast corner of IL Route 25 and Benchmark Lane

REQUESTS

Site Plan Review

Variations – to increase the floor area ratio to 0.84 and to reduce the perimeter landscaping requirement

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

*South Elgin- Multiple Dwelling Unit District

ZONING HISTORY

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

Ordinance #2020-93 approved the Preliminary/Final Subdivision for the Southwind Business Park.

CURRENT DISCUSSION

1. The petitioner is requesting a **site plan review** for a proposed two-story 104,284 square foot self-storage facility at the southeast corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.
2. The exterior of the building would be finished with gray and green Kingspan insulated metal panels. The maximum building height is 32 feet.
3. The proposed building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow a floor area ratio of 0.84 for this site.
4. The petitioner is also requesting a **variation** to reduce the perimeter landscaping requirement. The Landscape ordinance requires a minimum 4-foot-wide landscape area around the perimeter of the building. The landscape plan identifies 5.5 to 12.5 foot-wide landscape areas at the corners of the building only.
5. The facility would be accessed by a single curb cut on the north side of the lot on Benchmark Lane. Traffic will circulate the building clockwise on the one-way drive aisle. Curbed islands are provided at the corners of the building to protect vehicles loading and unloading at the drive-in doors and to ensure parked vehicles do not obstruct the flow of traffic around the building.
6. The site plan identifies 12 parking spaces, including 1 handicap accessible space, which exceeds the Zoning Ordinance requirement of one parking space per 2 employees.
7. The site plan identifies overhead drive-in doors along the majority of the east, west, and south sides of the building and part of the north side of the building.
8. The interior parkway along Route 25 will be landscaped with a row of sea green juniper shrubs which will reach an average height of 5 feet at maturity and grow together to form a thick hedge. The interior parkway will also include 4 evergreen trees.
9. 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. Village Engineer approval of the engineering plans;
 - C. There shall be no access to IL Route 25 from the site;

- D. There shall be a minimum 5-foot tall evergreen hedge maintained along the western edge of the property;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. 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;
 - G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village;
 - I. A 50-cent per square foot Municipal Building donation is required and due upon issuance of a building permit;
 - J. Findings of fact (site plan):
 - i. That the proposed self-storage facility is a permitted use in the PD 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.)
2. According to the provisions of the Zoning Ordinance, the Planning & Zoning Commission should render a decision based upon the following:
- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variations is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variations is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the

- property.
- E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variances requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
3. The plans and additional background information are attached for your review.

djk/attachments

x:\comdev\memos 2022\105_southwind self storage_pzc.docx



July 19, 2022

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

RECEIVED

JUL 21 2022

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

**RE: Berman-Lapetina Enterprises, LLC
Development Application for Two-Story Climate Controlled Self-Storage Facility**

I represent the contract-purchaser and applicant, Berman-Lapetina Enterprises, LLC. The seller of the property is the developer, Bluff City, LLC. Berman-Lapetina has been building climate controlled self-storage facilities in the Chicago area for more than a decade.

Berman-Lapetina intends to build a state-of-the-art two-story climate controlled self-storage facility. To do this, we require an increase in the allowable FAR and a reduction in the amount of required building perimeter landscaping for the reasons more fully described in our Development Application.

My contact information is in the Development Application so please reach out to me with any questions.

Sincerely yours,

Architects' Studio, LLC


Jeffrey Budgell, Architect
FALA, NCARB, LEED-AP

An Illinois Licensed Professional Design Firm #184.002314



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 22-11

RECEIVED
PLANNING & DEVELOPMENT

JUL 21 2022

VILLAGE OF
BARTLETT

PROJECT NAME Bartlett Self-Storage

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Berman-Lapetina Enterprises, LLC

Street Address: Attn: Tracey Dale, 2121 West Walton St.

City, State: Chicago, IL

Zip Code: 60622

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC c/o Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [REDACTED]

Date: 7-15-2022

(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):
Climate Controlled Self-Storage Facility (119,000 SF Building)
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: Part of Lot 3 of the Southwind Business Park

Property Index Number ("Tax PIN"/"Parcel ID"): Not Available at this time

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Industrial

Proposed: PD

Proposed: Industrial

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

Acreage: 2.8 Acres

For PUD's and Subdivisions:

No. of Lots/Units: Not Applicable

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Charles C. Snyder P.C. / Charles Snyder [REDACTED]
[REDACTED]

Engineer Civil - Northwest Engineering / Dan Havlir
675 N. North Court, Palatine, IL 60067, [REDACTED]
[REDACTED]

Other Architect - Architects' Studio, LLC / Jeff Budgell
257 N. West Ave., Suite 100 Elmhurst, IL 60126
[REDACTED]

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: Part of Lot 3 of the Southwind Business Park

Property Index Number ("Tax PIN"/"Parcel ID"): Not Available at this time

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Land Use: Existing: Industrial

Proposed: PD

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(Refer to Future Land Use Map)

Acreage: 2.8 Acres

For PUD's and Subdivisions:

No. of Lots/Units: Not Applicable

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Charles C. Snyder P.C. / Charles Snyder 630-215-5207



Engineer Civil - Northwest Engineering / Dan Havlir

675 N. North Court, Palatine, IL 60067, 847-496-4807



Other Architect - Architects' Studio, LLC / Jeff Budgell

257 N. West Ave., Suite 100 Elmhurst, IL 60126

630-617-5990, [Redacted]

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.

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

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

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

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

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic within the site and on adjacent roadways. Access to the site is from Benchmark Street, onsite a fire lane surrounds the building and the minimal daily trips to this building provide for a safe and efficient use. Ample, accessible parking is provided at the front of the building.

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

Pedestrians are provided a safe path from parking to the building entrance and loading area and direct, safe access is provided to the building perimeter storage units.

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 included landscape plan shows a mix of grass, trees and shrubs within the interior and perimeter (including the public right-of-way) of the site keeping the proposed development in harmony with the adjacent land uses per the provided landscape plan. With the exception of the requested reduction in building perimeter landscaping all landscaping is in accordance with Chapter 10-11A, Landscape Requirements.

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

All storage contemplated in this project is located inside the building. There is no outside storage.

FINDINGS OF FACT FOR VARIATIONS

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

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

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

Without the requested relief, this project is not economically feasible on this site.

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

FAR - Available property size creates the need for relief from the allowable FAR.

Perimeter Landscaping - Perimeter landscaping has been provided in the front of the building. Exterior access to perimeter storage units prevents full compliance.

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

These facilities are formula based. A smaller building does not make economic sense. this is not an attempt to make more moeny. Rather, this is required to make the project make economic sense.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The applicant is working with the owner of the lot that is being purchased. The requested relief is necessary for this project to work on this site.

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

FAR & Perimeter Landscaping - This is a very nice looking facility with a very low daily visit rate. We believe that this project will not be detrimental in any way to the public welfare or injurious in any way to other properties or improvements in this or adjacent areas.

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

FAR & Perimeter Landscaping - The size and location of the proposed building will in no way impair the adequate supply of light and air to adjacent properties. This facility typically has one employee on-site at a time and history shows that this facility typically has no more than 8-10 customer visits per day on a busy day. The impact on congestion will be negligible. The building will comply with fire sprinkler and fire alarm codes. This facility supplies a service to citizens which is in demand and we believe it is harmonious with adjacent residential neighborhoods.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Other than the inherent relief in granting the two minor variances we see no special privilege that would be conferred to the applicant that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

PRINT NAME: Jim Lapetina

DATE: 7-15-2022

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: Berman -Lapetina Enterprises, LLC /Jim Lapetina

ADDRESS: 2121 W. Walton Street

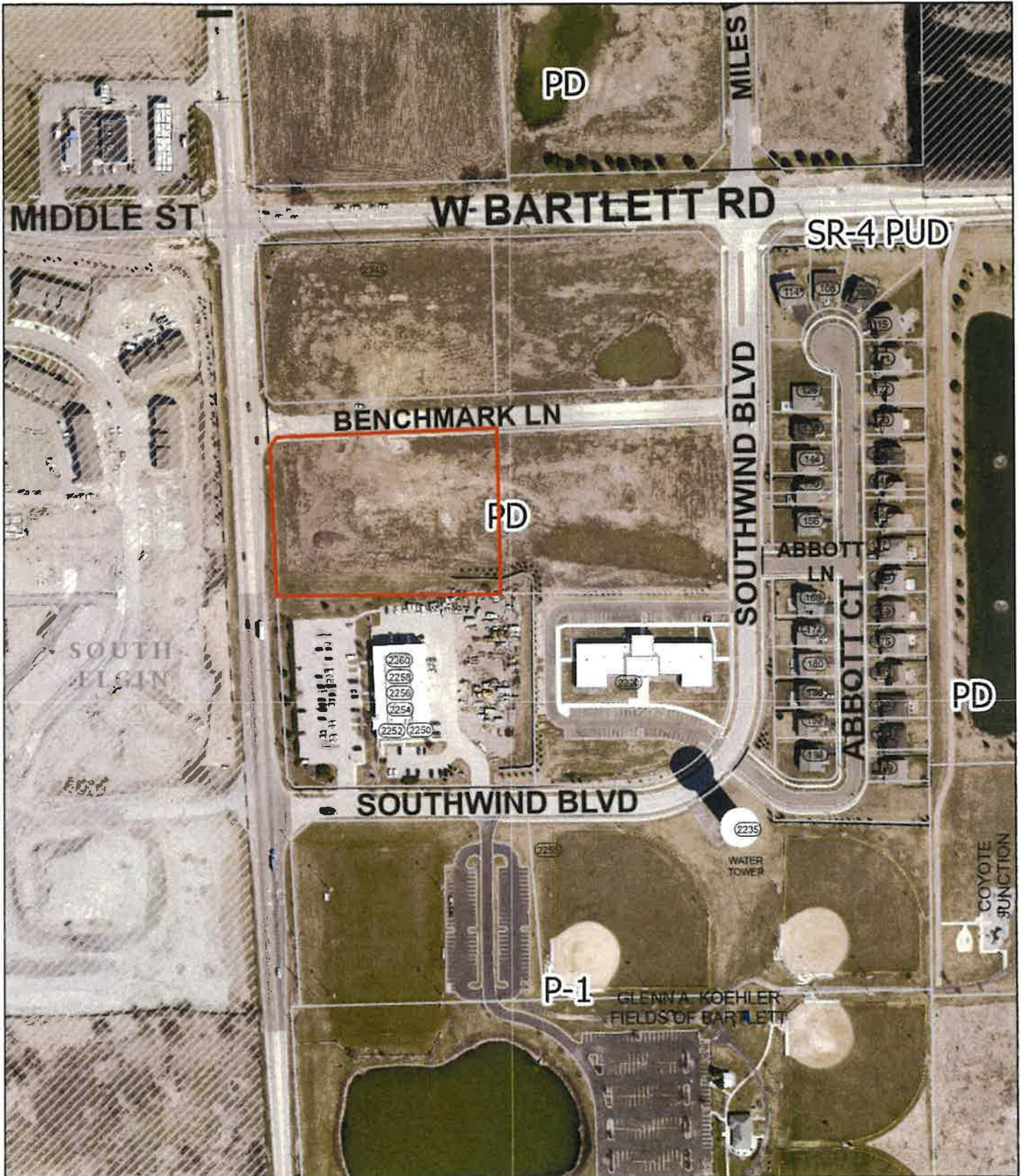
Chicago, IL 60622

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: 7-15-2022



Location Map

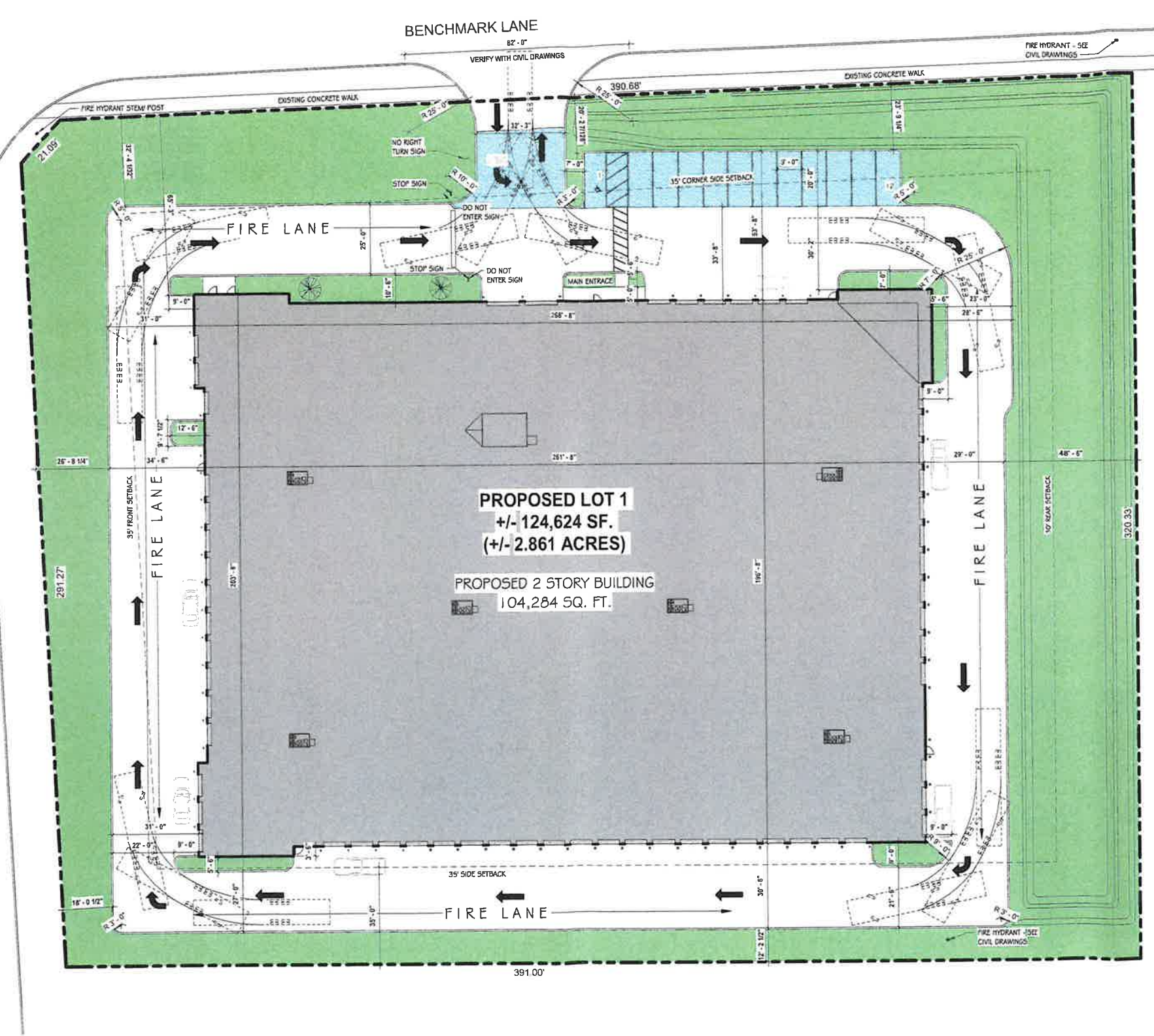
22-11 Southwind
Self Storage

2022



0 70 140 280 US Feet

ROUTE 25



PROPOSED LOT 1
 +/- 124,624 SF.
 (+/- 2.861 ACRES)

PROPOSED 2 STORY BUILDING
 104,284 SQ. FT.

IMPERVIOUS SURFACE	
BENCHMARK LN.	
ZONING DISTRICT	PU (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
IMPERVIOUS SURFACE REQUIRED	24,925 SQ. FT. MIN.
OPEN SPACE (20% MIN.) PROPOSED	37,204 SQ. FT.
LANDSCAPE PERMEABLE PAVERS	3,267 SQ. FT.
TOTAL	40,471 SQ. FT. (32%)

PRELIMINARY VEHICLE CIRCULATION PLAN
 SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION

As design professionals, we warrant that the information provided in this drawing is true and correct to the best of our knowledge and belief. We do not warrant the accuracy of any information not provided in this drawing. These drawings and specifications shall not be reproduced in any form without the expressed written permission of Architects' Studio, LLC.
 COPYRIGHT © 2022 ARCHITECTS' STUDIO, LLC

DATE	DESCRIPTION

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL
 CLIENT: SOUTHWING SELF STORAGE
 DESIGN: WALTERS DESIGN GROUP
 DATE: 09/23/22

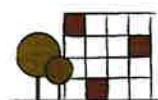
PRELIMINARY VEHICLE CIRCULATION PLAN
 SCALE: AS NOTED
 DRAWN BY: PZMC
 CHECKED BY: JH

DATE: 09/23/22
 ISSUED FOR REVIEW

DRAWING: **A-0.1B**



VIEW FROM SOUTHBOUND ROUTE 25



architects' studio

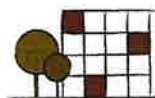
BAKETT STORAGE



VIEW FROM NORTHEBOUND ROUTE 25



BENCHMARK NORTHEAST BIRD'S EYE VIEW



architects' studio

BARTLETT STORAGE



October 19, 2022

Mr. Devin Kamperschroer
Planning and Zoning Division
The Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RE: Southwind Self Storage – Review #2, Landscape Response

Dear Mr. Kamperschroer:

Please accept this letter as our formal response to your review letter, dated October 10, 2022, issued on behalf of the Village of Bartlett concerning Bartlett Storage LLC's resubmittal for Southwind Self Storage. Listed below is your review comment related to landscape and our response. Concurrent with this letter we are submitting a revised Preliminary Landscape Plan set that incorporate the changes as detailed herein; the plan set is dated with a revision of 10/19/22.

Comment #2: The western perimeter of the property should be landscaped with evergreen trees at least 5 feet in height. The Village Board expressed concerns with the appearance of the building from the residential properties to the west. The landscaping should match the rendering that was presented at the October 4th Committee of the Whole meeting.

Response: *The rendering that was presented at the COW meeting represented a 5 ft. high evergreen hedgerow with taller ornamental trees, within the west internal parkway. Although they resemble small pyramidal trees in the rendering, they are intended to be Sea Green Juniper evergreen shrubs. Sea Green Junipers grow together over time to form a thick, continuous evergreen hedge, reaching the same 5 ft. height at maturity that is represented in the rendering. This approach to screening is consistent with the plantings along the west perimeter parking lot of Bluff City Materials, the neighboring site, directly south of the subject site.*

In order to be more consistent with code and to provide better year-round coverage, we have replaced deciduous shrubs with evergreen and now have replaced four (4) of the ornamental deciduous trees with four (4) full size evergreen trees, which are placed purposely to help keep sight lines open to signage from areas along Route 25, yet block more of the building which will make our coverage more intense at maturity than represented in the rendering.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Torrens'.

Jeff Torrens PLA | ASLA

E: jtorrens@dicksondesignstudio.com | O: 224-241-8181

Enclosure

NORTH INTERIOR PARKWAY (10 FT.), CORNER SIDE YARD, NO PARKING. ±150 LF OF STREET FRONTAGE (EXCLUDES ENTRY DRIVE)

REQUIRED:

- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)
- REQUIRED TREES = 4

PROVIDED:

- LARGE SHADE TREES = 2
- ORNAMENTAL TREES = 2

BUILDING FOUNDATION

REQUIRED:

- 4 FT. WIDE MIN. ADJACENT TO ALL WALLS;
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT OF WAY OR RESIDENCE DISTRICT.

PROVIDED:

- 4 FT. WIDE MINIMUM IN LOCATIONS WITHOUT GARAGE DOORS

*STORAGE FACILITY REQUIRES ACCESS TO GARAGE DOORS AND ADJACENT LOADING AREAS, CONTINUOUS ALONG EAST, SOUTH AND WEST SIDES.

WEST INTERNAL PARKWAY (10 FT.), FRONT YARD, ±292 LF, NO PARKING, TEMPORARY LOADING ONLY

REQUIRED:

- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)
- REQUIRED TREES = 8
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT OF WAY OR RESIDENCE DISTRICT.

PROVIDED:

- LARGE SHADE OR EVERGREEN TREES = 4
- ORNAMENTAL TREES = 4
- 100% SHRUB COVERAGE (5 FT. HEIGHT AT MATURITY) OF GARAGE DOORS AND LOADING AREAS LOCATED ADJACENT TO CURB DUE TO UTILITY LOCATIONS.

* 10 FT. INTERNAL PARKWAY RELOCATED DUE TO THE PRESENCE OF OVERHEAD WIRES AND OTHER UTILITIES

SEED MIX: MESIC BASIN

IDOT CLASS 4A LOW PROFILE NATIVE MIXTURE

Little Bluestem (Andropogon Scoparius)	5 lbs / acre
Side-Oats Grama (Bouteloua Curtipendula)	5 lbs / acre
Canada Wild Rye (Elymus Canadensis)	1 lbs / acre
Prairie Dropseed (Sporobolus Heterolepis)	5 lbs / acre
Annual Ryegrass	25 lbs / acre
Oats, Spring	25 lb. / acre
Perennial Ryegrass	15 lbs. / acre
	76.5 lbs. / acre

NORTH INTERIOR PARKWAY, SIDE CORNER YARD, W/PARKING ±206 LF OF STREET FRONTAGE (EXCLUDES ENTRY DRIVE)

REQUIRED:

- 10 FT. MINIMUM WIDTH LANDSCAPED AREA
- 1 TREE / 30 LF (50% LARGE SHADE OR EVERGREEN)
- REQUIRED TREES = 7
- 3 FT. HIGH (MIN) SHRUBS TO SCREEN PARKING, COVERAGE 100% LINEAR OR 75% NON-LINEAR
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT OF WAY OR RESIDENCE DISTRICT.

PROVIDED:

- 10 FT. WIDE LANDSCAPED AREA = 7
- LARGE SHADE TREES = 7
- 100% LINEAR COVERAGE OF PARKING AREA IN 3 FT. HIGH MINIMUM SHRUBS

EAST PERIMETER REAR YARD - NO PARKING, TEMPORARY LOADING ONLY, ±261 LF, OF VEHICULAR USE AREA

REQUIRED:

- TYPE 2 SCREENING BETWEEN COMMERCIAL AND UNDEVELOPED PROPERTY
- 1 LARGE SHADE TREE / 60 L.F. = 5 (UP TO 25% MAY BE SMALL DECIDUOUS)
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT OF WAY OR RESIDENCE DISTRICT.

PROVIDED:

- LARGE SHADE TREES = 4
- ORNAMENTAL TREES = 1
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)

SOUTH PERIMETER, INTERIOR SIDE YARD - NO PARKING, TEMPORARY LOADING ONLY, ±326 LF, OF VEHICULAR USE AREA

REQUIRED:

- TYPE 2 SCREENING BETWEEN NON-RESIDENTIAL USES
- 1 LARGE SHADE TREE / 60 L.F. = 7 (UP TO 25% MAY BE SMALL DECIDUOUS)
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT-OF-WAY OR RESIDENCE DISTRICT.

PROVIDED:

- LARGE SHADE TREES = 6
- ORNAMENTAL TREES = 1
- > 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)



dickson design
STUDIO
9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 241 8181

CLIENT NAME AND ADDRESS
BARTLETT STORAGE, LLC
2121 W. WALTON ST.
CHICAGO, IL

PLAN DATE
JUNE 10, 2022

REVISIONS

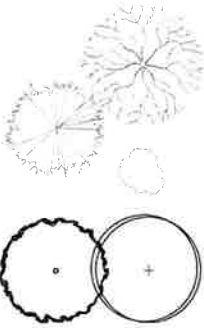
1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	10-19-22 WEST INTERNAL PKWY
4.	10-27-22 SHRUB HEIGHT AT MATURITY NOTE (WEST INT. PKWY)
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE
SOUTHWIND SELF STORAGE
BARTLETT, IL
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.0

PLANT SYMBOLS KEY & PLANT MIX MATRIX

NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5" CALIPER (QTY: 21)

- ACER VARIETIES / MAPLE VAR.
- CÉLTIS OCCIDENTALIS / COMMON HACKBERRY
- GINGKO BILOBA / GINKGO
- GLEDITSIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEYLOCUST
- GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEETGUM
- LIRIODENDRON TULIPIFERA / TULIP TREE
- METASEQUOIA GLYPTOSTROBILOIDES / DAWN REDWOOD
- PLATANUS ACERIFOLIA 'MORTON CIRCLE' / LONDON PLANETREE
- QUERCUS BICOLOR / SWAMP WHITE OAK
- TILIA TOMENTOSA 'STERLING SILVER' / STERLING SILVER LINDEN
- ULMUS CARPINIFOLIA 'ACCOLADE' / ACCOLADE ELM

EVERGREEN TREES 6'-10" TALL (QTY: 4)

- PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE

ORNAMENTAL TREES, 6'-10" TALL (QTY: 11)

- ALNUS GLUTINOSA / EUROPEAN BLACK ALDER
- AMELANCHIER VARIETIES / SERVICEBERRY VAR.
- BETULA NIGRA / RIVER BIRCH
- CORNUS MAS / CORNELIAN CHERRY
- CRATAEGUS VARIETIES / HAWTHORN VAR.
- HAMAMELIS VARIETIES / WITCH-HAZEL VAR.
- MAGNOLIA VARIETIES / MAGNOLIA VAR.
- MALUS VARIETIES / FLOWERING CRABAPPLE VAR.
- SYRINGA RETICULATA / JAPANESE TREE LILAC

LARGE EVERGREEN SHRUBS, 36"-48" TALL (QTY: 106)

- JUNIPERUS CHINENSIS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEWE VAR.

LARGE DECIDUOUS SHRUBS, 36"-48" TALL (QTY: 68)

- AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE
- ARONIA VARIETIES / CHOKEBERRY VAR.
- CORNUS VARIETIES / DOGWOOD VAR.
- FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- HYDRANGEA VARIETIES / HYDRANGEA VAR.
- SYRINGA VARIETIES / LILAC VAR.
- VIBURNUM VARIETIES / VIBURNUM VAR.

MED. SMALL, DECIDUOUS SHRUBS, 18"-24" TALL (QTY: 37)

- HYPERICUM KALMIANUM / ST. JOHNSWORT
- RHUS AROMATICA 'GRO-LOW' / GRO LOW SUMAC
- ROSA VARIETIES / SHRUB ROSE VAR.
- SPIRAEA VARIETIES / SPIREA VAR.

SMALL EVERGREEN SHRUBS, 24" TALL / WIDE (QTY: 9)

- BUXUS VARIETIES / BOXWOOD VAR.
- JUNIPERUS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEWE VAR.
- THUNIA OCCIDENTALIS HETZ MIDGET / HETZ MIDGET ARBORVITAE

ORNAMENTAL GRASS, 1 GALLON (QTY: 36)

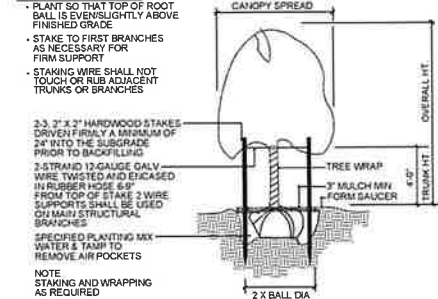
- CALAMAGROSTIS VARIETIES / REED GRASS VAR.
- PANICUM VARIETIES / SWITCH GRASS VAR.
- PENNISETUM VARIETIES / FOUNTAIN GRASS VAR.
- SESLERIA AUTUMNALIS / MOOR GRASS
- SPOROBOLUS HETEROLEPSIS / PRARIE DROPSEED

PERENNIALS, 1 GALLON (QTY: 130)

- MISC. VAR.

PLANTING DETAILS

PLANTING NOTES



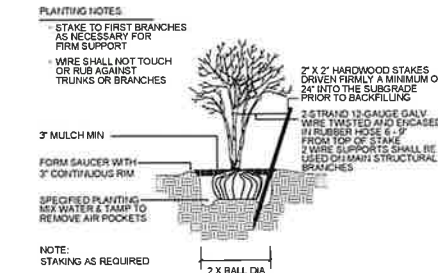
TREE PLANTING & STAKING

NOT TO SCALE



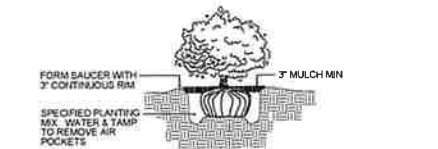
EVERGREEN TREE PLANTING

NOT TO SCALE



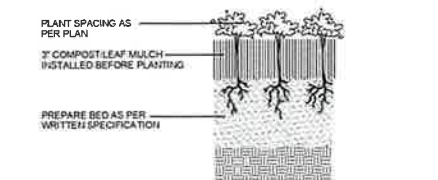
MULTI-TRUNK TREE STAKING

NOT TO SCALE



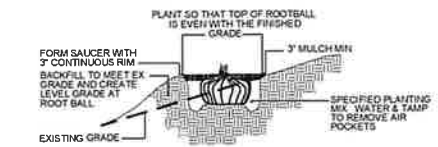
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES
- CALL J.U.L.E. UTILITY LOCATING SERVICE (TEL 800 892 0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING
- GENERAL PLANT NOTES
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES)
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION)
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN)
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

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dickson design
STUDIO

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224 241 8181

CLIENT NAME AND ADDRESS

BARTLETT STORAGE, LLC

2121 W. WALTON ST.
CHICAGO, IL

PLAN DATE

JUNE 10, 2022

REVISIONS

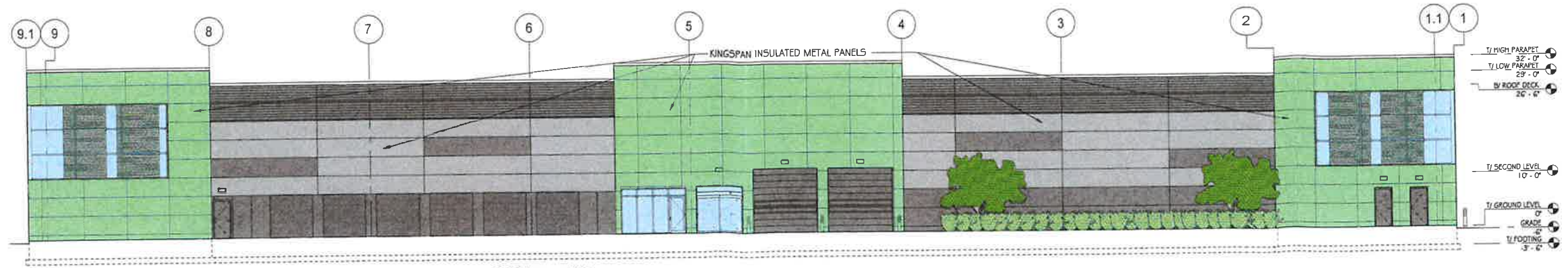
NO.	REVISION
1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	10-19-22 WEST INTERNAL PKWY
4.	10-27-22 SHRUB HEIGHT AT MATURITY NOTE (WEST INT. PKWY)
5.	
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PROJECT NAME AND SHEET TITLE

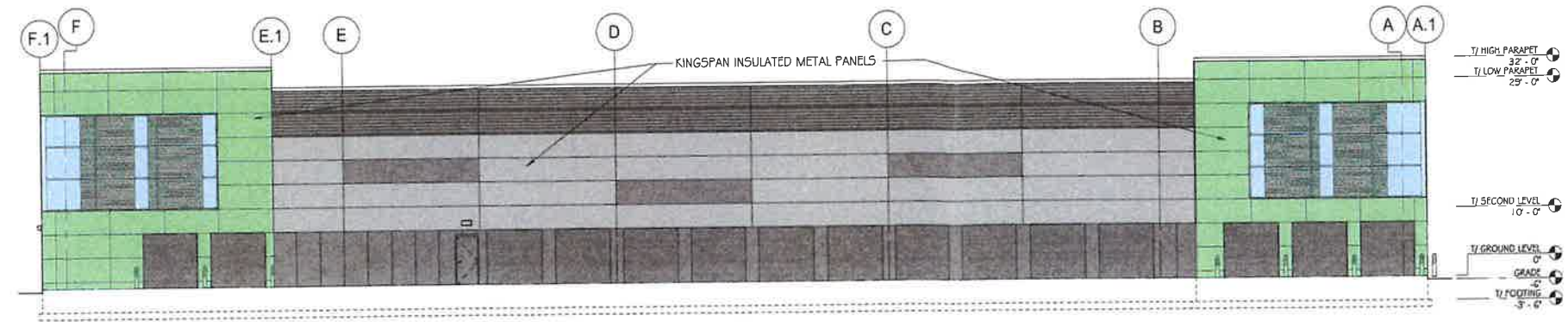
SOUTHWIND SELF STORAGE
BARTLETT, IL
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

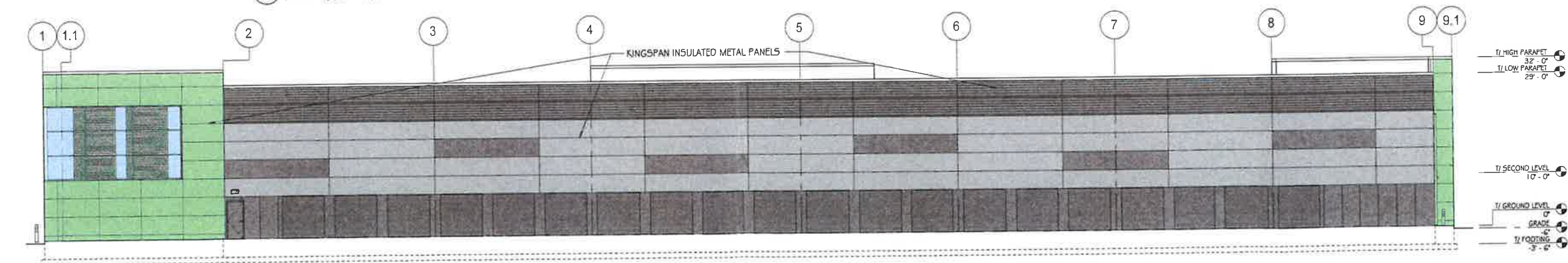
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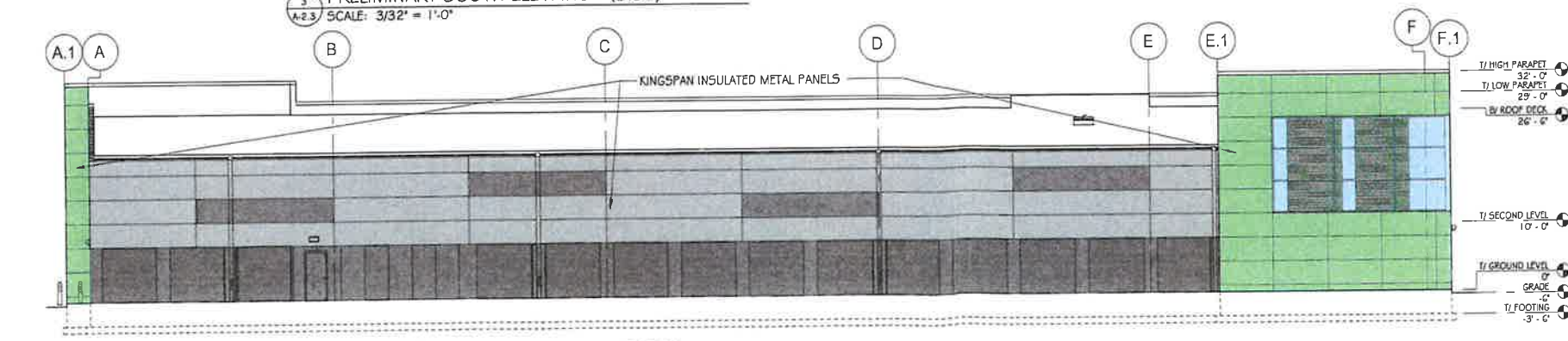
1 PRELIMINARY NORTH ELEVATION (CORNER SIDE)
 A-2.3 SCALE: 3/32" = 1'-0"



2 PRELIMINARY WEST ELEVATION (FRONT)
 A-2.3 SCALE: 3/32" = 1'-0"



3 PRELIMINARY SOUTH ELEVATION (SIDE)
 A-2.3 SCALE: 3/32" = 1'-0"



4 PRELIMINARY EAST ELEVATION (REAR)
 A-2.3 SCALE: 3/32" = 1'-0"

The design indicated on these drawings is preliminary and is subject to change without notice. The client is responsible for providing all necessary information and specifications. The architect is not responsible for any errors or omissions on the drawings or for any consequences arising therefrom.

NO.	DATE	REVISION/ISSUE

FOR REVIEW

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL
 CLIENT: SOUTHWING 110
 322 N. WASHINGTON ST.
 CHICAGO, IL 60602

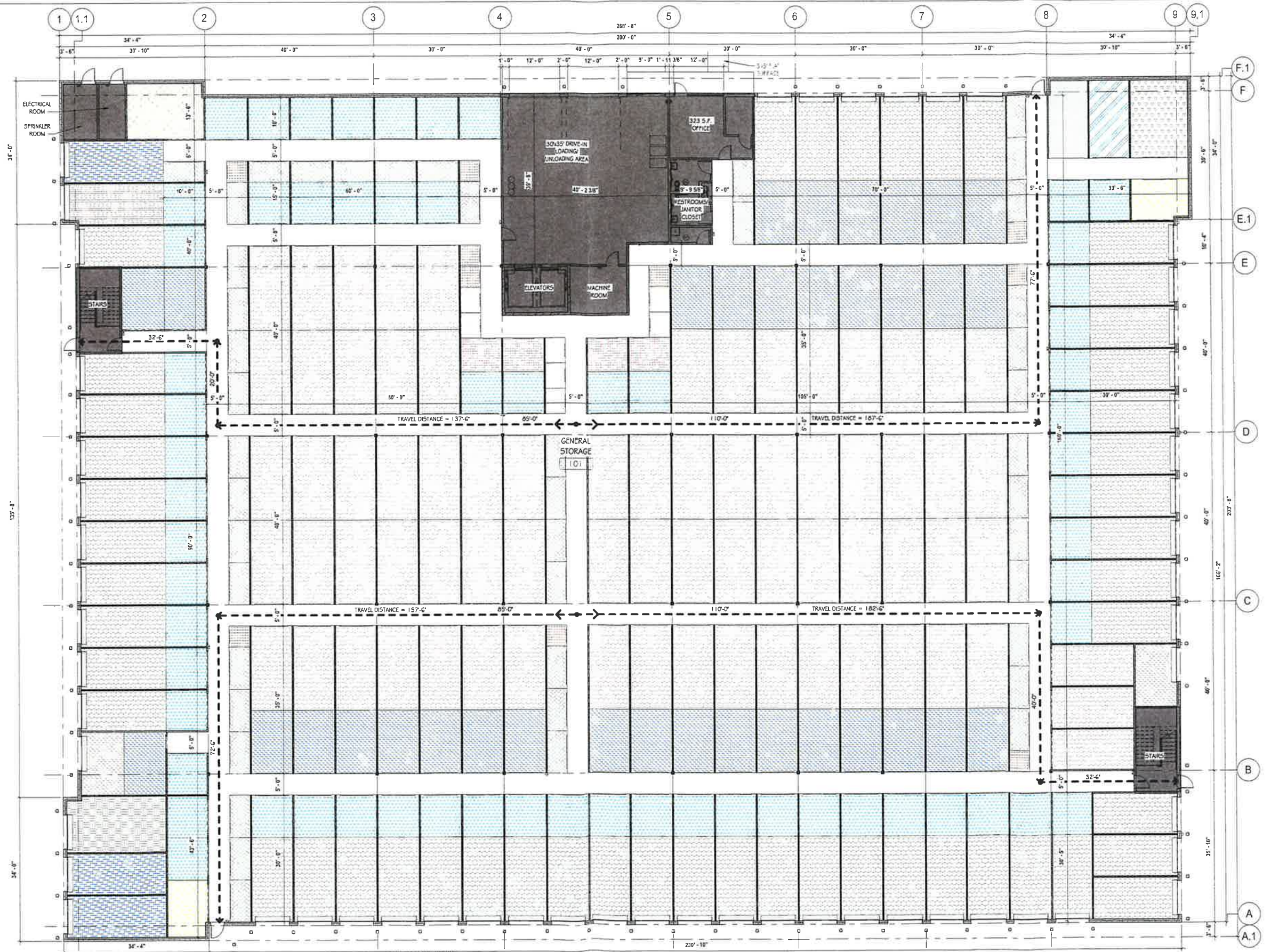
REVISIONS	DATE	BY	CHECKED

PRELIMINARY ELEVATIONS
 SCALE: AS NOTED

DATE: 09/23/22
 ISSUED FOR REVIEW

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING:
A-2.3



PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
 SCALE: 3/32" = 1'-0"

JOB SITE: BARTLETT SELF STORAGE		UNIT MIX SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	UNIT MIX SCHEDULE	1	UNIT MIX SCHEDULE
2	UNIT MIX SCHEDULE	2	UNIT MIX SCHEDULE
3	UNIT MIX SCHEDULE	3	UNIT MIX SCHEDULE
4	UNIT MIX SCHEDULE	4	UNIT MIX SCHEDULE
5	UNIT MIX SCHEDULE	5	UNIT MIX SCHEDULE
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100	UNIT MIX SCHEDULE	100	UNIT MIX SCHEDULE

PRELIMINARY
 NOT FOR CONSTRUCTION



architects' studio
 111 WEST WASHINGTON ST., SUITE 1100
 CHICAGO, IL 60602

PROJECT: SOUTHWING SELF STORAGE
 2301 W. WASHINGTON ST.
 CHICAGO, IL 60622

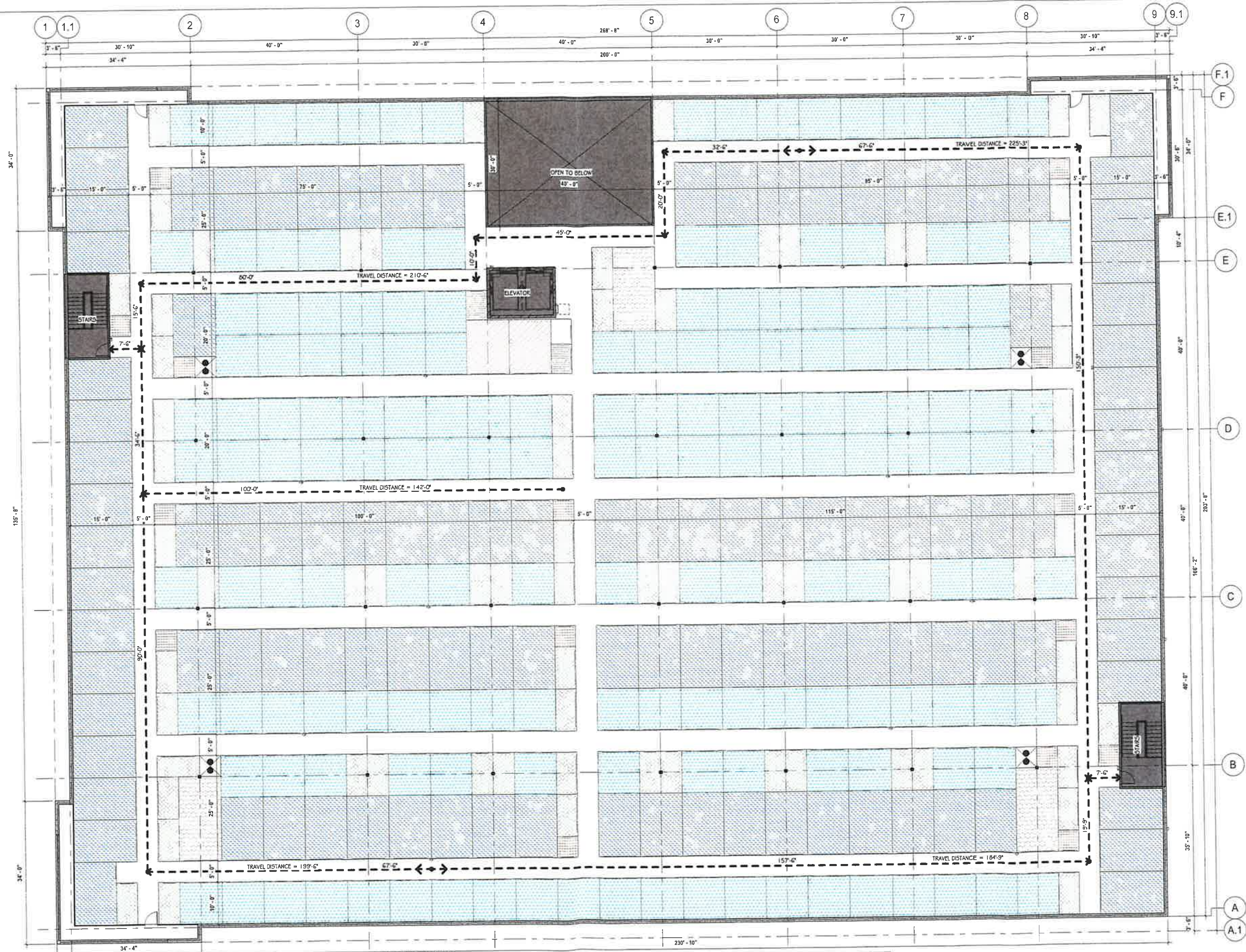
FOR REVIEW

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL

PRELIMINARY GROUND FLOOR -
 UNIT MIX

DATE: 09/23/22
 ISSUED FOR REVIEW


DRAWING: A-2.2B



PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX
 SCALE: 3/32" = 1'-0"

JOB SITE: BARTLETT SELF STORAGE												UNIT MIX SCHEDULE											
UNIT TYPE	NO.	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ YD)		
STANDARD	100	1000	111.1	1000	1000	111.1	1000	1000	111.1	1000	1000	111.1	1000	1000	111.1	1000	1000	111.1	1000	1000	111.1		
PREMIUM	50	500	55.6	500	500	55.6	500	500	55.6	500	500	55.6	500	500	55.6	500	500	55.6	500	500	55.6		
TOTAL	150	1500	166.7	1500	1500	166.7	1500	1500	166.7	1500	1500	166.7	1500	1500	166.7	1500	1500	166.7	1500	1500	166.7		

PRELIMINARY
 NOT FOR CONSTRUCTION



227 WEST AVENUE, SUITE 201
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PROJECT: SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL

DATE: 09/23/22
 ISSUED FOR: REVIEW

FOR REVIEW

CLIENT: BENCHMARK IN.
 BARTLETT, IL

DRAWING TITLE: PRELIMINARY SECOND LEVEL - UNIT MIX

AS NOTED

DRAWN BY: [blank]
 CHECKED BY: [blank]

DATE: 09/23/22
 ISSUED FOR: REVIEW

FOR REVIEW

DRAWING NO: A-2.2C