

VILLAGE OF BARTLETT

COMMITTEE AGENDA

DECEMBER 20, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

Southwind Business Park Lot 3 Resubdivision

Southwind Self-Storage

PUBLIC WORKS, CHAIRMAN LAPORTE

Water Meter Replacement Program



Agenda Item Executive Summary

Item Name Southwind Business Park Lot 3 Resubdivision

Committee
or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

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.

Lot 1 of the resubdivision would be used for a proposed self-storage facility (Case #2022-11). Lot 2 does not have a proposed end-user.

The **Planning & Zoning Commission** reviewed the petitioner's request at their special December 8, 2022 meeting and recommended **approval** subject to the conditions in the staff report.

ATTACHMENTS (PLEASE LIST)

PDS memo, minutes of the P&Z special meeting, cover letter, application, location map, plat of subdivision

ACTION REQUESTED

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

Staff: Kristy Stone, PDS Director

Date: 12.13.2022

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

22-126

DATE: December 13, 2022
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, Planning & Development Services Department *KS*
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. The **Planning & Zoning Commission** reviewed the petitioner's request at their special meeting on December 8, 2022 and recommended **approval** subject to the conditions outlined in the staff report.
 3. Minutes from the Planning & Zoning Commission meeting and additional background information are attached for your review and consideration.

/attachments

x:\comdev\memos 2022\126_southwind business park resub_vbc.docx



Village of Bartlett
Planning and Zoning Commission
December 8, 2022

(#22-12) Southwind Business Park Lot 3

The petitioner, **Dean Kelley**, 621 5th Street, St. Charles came forward and was sworn in by **M. Werden**. **D. Kelley** stated that they are requesting a resubdivision of lot 3, the property at W. Bartlett Road and Route 25 for the proposed self-storage facility project. **K. Stone** these lots per the annexation agreement allow light industrial and commercial uses. **G. Koziol** this is an area that seems logical for this use and since there are no neighbors to complain that is a good thing. **B. Bucaro** are you focusing on any retail for lot 2 or any other type of business? **D. Kelly** I had a daycare user that was interested in part of that lot and an interested party for mixed use. I think it is going to be difficult to get retail because it is an interior lot and there is no exposure to W. Bartlett Road or Route 25. It could end up being light industrial. I do not think the market would support retail there at this time. There is residential development on the other side in South Elgin which will certainly help these businesses.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-12) Southwind Business Park Lot 3** for a Preliminary/Final Plat of Subdivision subject to the conditions outlined in the staff report.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

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

Nays: None

The motion carried.



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,

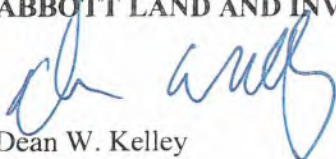
Enclosed is a completed Development Application with respect to the Resubdivision of Lot 3 in our Southwind Business Park in Bartlett. As part of this application, we are including the following:

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



Agenda Item Executive Summary

Item Name Southwind Self-Storage Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioner is requesting a **site plan review** for a proposed two-story self-storage facility at the southeast corner of corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.

The proposed 104,284 square foot building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow the floor area ratio of 0.84 for this site.

Traffic will circulate the around 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.

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.

The **Planning & Zoning Commission** reviewed the petitioner's requests and conducted the public hearing at their special meeting on December 8, 2022. The Planning & Zoning Commission recommended **approval** of all the petitioner's requests subject to the conditions and findings of fact outlined in the staff report.

ATTACHMENTS (PLEASE LIST)

PDS memo, minutes of the P&Z meeting, cover letter, application, location map, site plan, landscape plan, renderings, elevations, floor plan

ACTION REQUESTED

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

Staff: Kristy Stone, PDS Director

Date: 12.13.2022

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

22-127

DATE: December 13, 2022
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, Planning & Development Services Department 
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 around 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 **Planning & Zoning Commission** reviewed the petitioner's requests and conducted the public hearing at their special meeting on December 8, 2022. The Planning & Zoning Commission recommended **approval** of all the petitioner's requests subject to the conditions and findings of fact outlined in the staff report.
4. Minutes from the Planning & Zoning Commission meeting and additional background information are attached for your review and consideration.

//attachments

x:\comdev\memos 2022\127_southwind self storage_vbc2.docx



Village of Bartlett
Planning and Zoning Commission
December 8, 2022

(#22-11) Southwind Self Storage

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioners, **Dean Kelley**, 612 5th Street, St. Charles and **Jeffrey Budgell**, Architects' Studio, 257 N West Avenue, Elmhurst came forward and were sworn in by **M. Werden**. **J. Budgell** stated that the site plan for the project shows that customers would enter off of Benchmark into the site. There is a ring road that goes around the site that provides fire access as well as access to exterior units that are at grade level around the building. There is loading and unloading in-doors for the building. This is a 2-story building. We are asking for site plan approval and approval for variations to increase the floor area ratio to 0.84 and to reduce the required perimeter landscaping to allow the exterior access doors to be at grade. This would be a climate-controlled self-storage building which is a very benign use. A busy day might have 8 to 10 customer trips to this facility. There would be very low traffic and this would be well maintained. Regular business hours would be 7 or 8 in the morning to 6 or 7 in the evening. Interior access is not allowed after hours except in an emergency. There would be one employee on site while the facility is open. This use is perfect for this site with the residential across the street. The majority of the landscaping will be around the perimeter of the site. This site would be highly landscaped with a lot of evergreen landscaping that keeps its foliage in the winter. **M. Werden** I was impressed that you included so many evergreens in your landscape plan. **J. Budgell** we did group evergreens along Route 25 to buffer the residential area. **M. Werden** I think this is ideal since you will not have a lot of noise or traffic that would irritate nearby neighbors. **J. Budgell** that is correct. I would also like to add that there are many light industrial and commercial uses that could build a one-story building here, but they would have more employees and trucks coming and going. In our case, we have a second-story, which requires the increase in the floor-area-ratio, but this will be a benign use. You will rarely see people at this site. This is the perfect use for this type of site in our opinion. **M. Werden** will IDOT be widening that intersection or roadway? **K. Stone** IDOT does not have plans to widen the roadway, but they are looking at possibly resurfacing in the future. **C. Deveaux** the corner of Benchmark and Route 25 going north is in terrible condition. The corner will need some attention. **B. Bucaro** the circular interior drive is one-way looking at the dimensions of the lot having 2-way traffic would be too tight. **J. Budgell** that is one of the reasons we did a one-way, but again the traffic load here will be very low and we cannot imagine a situation where you would have more than 2 or 3 cars there, but we do accommodate that with the one-way. **K. Stone** we also required the petitioner to add islands at the corners of the building to provide a protected area for the vehicles that are loading and unloading so that they are not obstructing the access ring road. **G. Koziol** this appears to be a well-thought out plan. I like the looks of the building and the landscaping is attractive. This is going to be a very quiet neighbor in the area. It is a good use.

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



Village of Bartlett
Planning and Zoning Commission
December 8, 2022

Kerry Flood, 1066 Moraine, South Elgin came forward and stated, I live across the street from this development. I was very surprised at how much traffic is on Route 25 specifically in this area. I am concerned that this will bring more traffic. I am hoping that this building can be hidden by trees and the lighting will not be outward facing. **J. Budgell** we have submitted a photometric plan that meets the Village's requirements for lighting and all of the lighting will be directed down and the landscaping will be evergreens which stays green all year round to block the building. You can see that in the rendering. **K. Stone** the landscaping along the west property line exceeds what our zoning ordinance requires. The petitioner was very accommodating with the landscaping. **M. Werden** have you received any comments from the public about this project? **K. Stone** no, we have not.

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

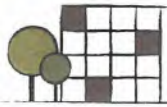
G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-12) Southwind Self Storage** Site Plan Review and Variations to increase the floor area ratio and to reduce the perimeter landscaping requirement subject to the and findings of fact outlined in the staff report.

Motioned by: G. Koziol
Seconded by: B. Bucaro

Roll Call

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

The motion carried.



architects' studio

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: www.bartlett.il.gov/development/development-services _____

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

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 630-215-5207

CSnyder@CCSPCLaw.com

Engineer Civil - Northwest Engineering / Dan Havlir

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

DanHavlir@gmail.com

Other Architect - Architects' Studio, LLC / Jeff Budgell

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

630-617-5990, JBudgell@ArchitectsStudioLLC.com

FINDINGS OF FACT (Standards)

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

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

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

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

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

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

FINDINGS OF FACT FOR 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



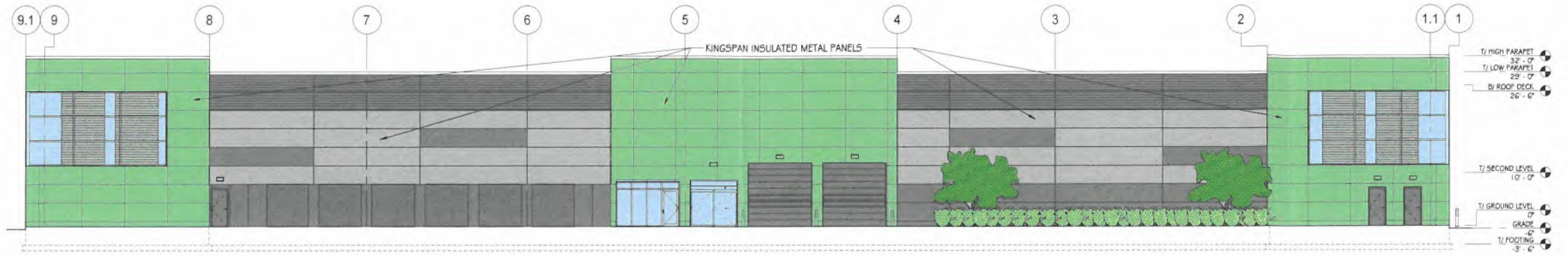
Location Map

22-11 Southwind
Self Storage

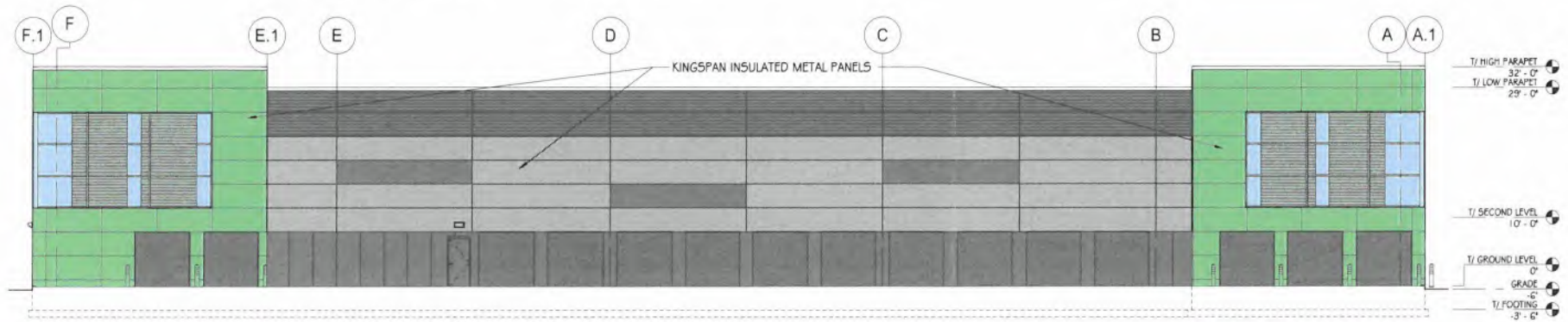
2022



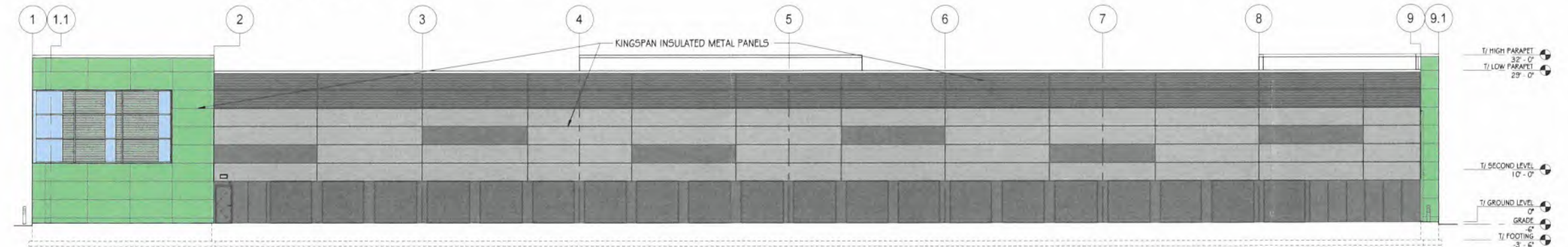
0 70 140 280 US Feet



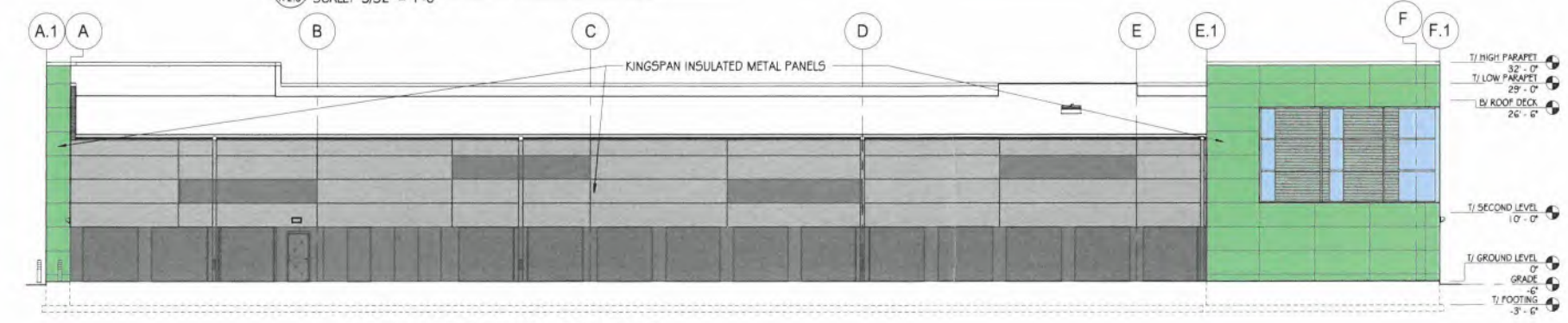
1 PRELIMINARY NORTH ELEVATION (CORNER SIDE)
A-2.3 SCALE: 3/32" = 1'-0"



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 designs indicated in these drawings are preliminary and are not intended for construction. These drawings and specifications shall not be reproduced or used for any other project without the written consent of Architects' Studio, LLC.
COPYRIGHT © 2022
ARCHITECTS' STUDIO, LLC

DATE	09/23/22
ISSUED FOR	REVIEW
CLIENT	SOUTHWING SELF STORAGE BENCHMARK LN. BARTLETT, IL
PROJECT NO.	22-001
DATE	09/23/22
ISSUED FOR	REVIEW
CLIENT	SOUTHWING SELF STORAGE BENCHMARK LN. BARTLETT, IL
PROJECT NO.	22-001

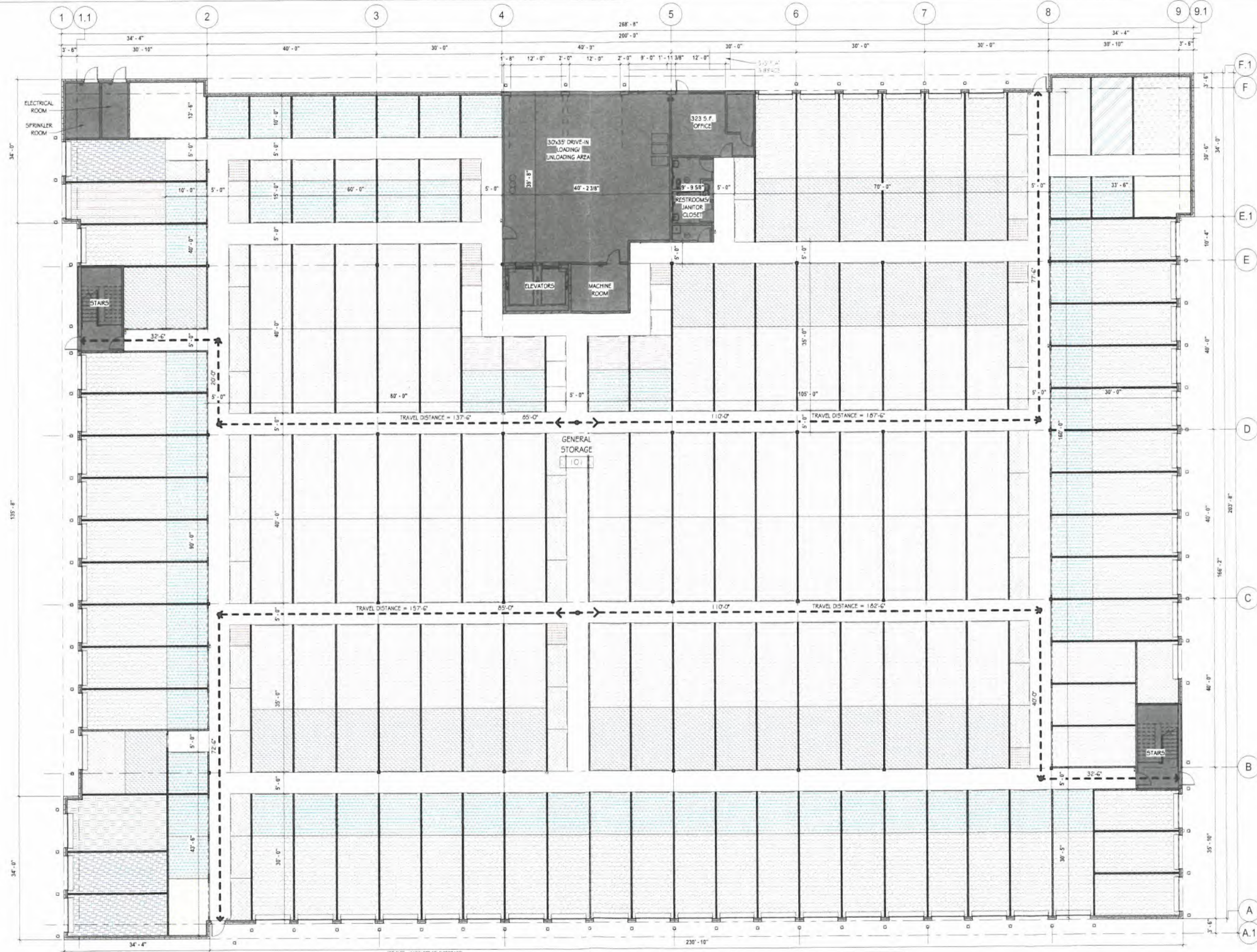
DATE: 09/23/22
ISSUED FOR: REVIEW
CLIENT: SOUTHWING SELF STORAGE
BENCHMARK LN.
BARTLETT, IL
PROJECT NO.: 22-001

DRAWING TITLE	PRELIMINARY ELEVATIONS
SCALE	AS NOTED
DRAWN BY	EJAP
CHECKED BY	JH

DATE: 09/23/22
ISSUED FOR: REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NO.
A-2.3



1 PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
 A-2.2B SCALE: 3/32" = 1'-0"

JOB SITE: BARTLETT SELF STORAGE														
UNIT MIX SCHEDULE														
UNIT TYPE	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
STANDARD	100	100	100	100	100	100	100	100	100	100	100	100	100	100
TOTAL BUILDING	100,000	100	100	100	100	100	100	100	100	100	100	100	100	100

PRELIMINARY
 NOT FOR CONSTRUCTION

architects' studio
 1000 N. WABASH ST. #2110
 CHICAGO, IL 60610
 TEL: 312.555.1100
 WWW.ARCHITECTSSTUDIO.COM

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL

CLIENT: SELF STORAGE LLC
 211 W. WABASH ST.
 CHICAGO, IL 60601

PRELIMINARY GROUND FLOOR - UNIT MIX

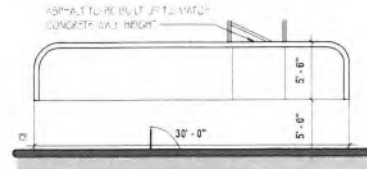
DATE: 09/23/22
 ISSUED FOR REVIEW

SCALE: AS NOTED

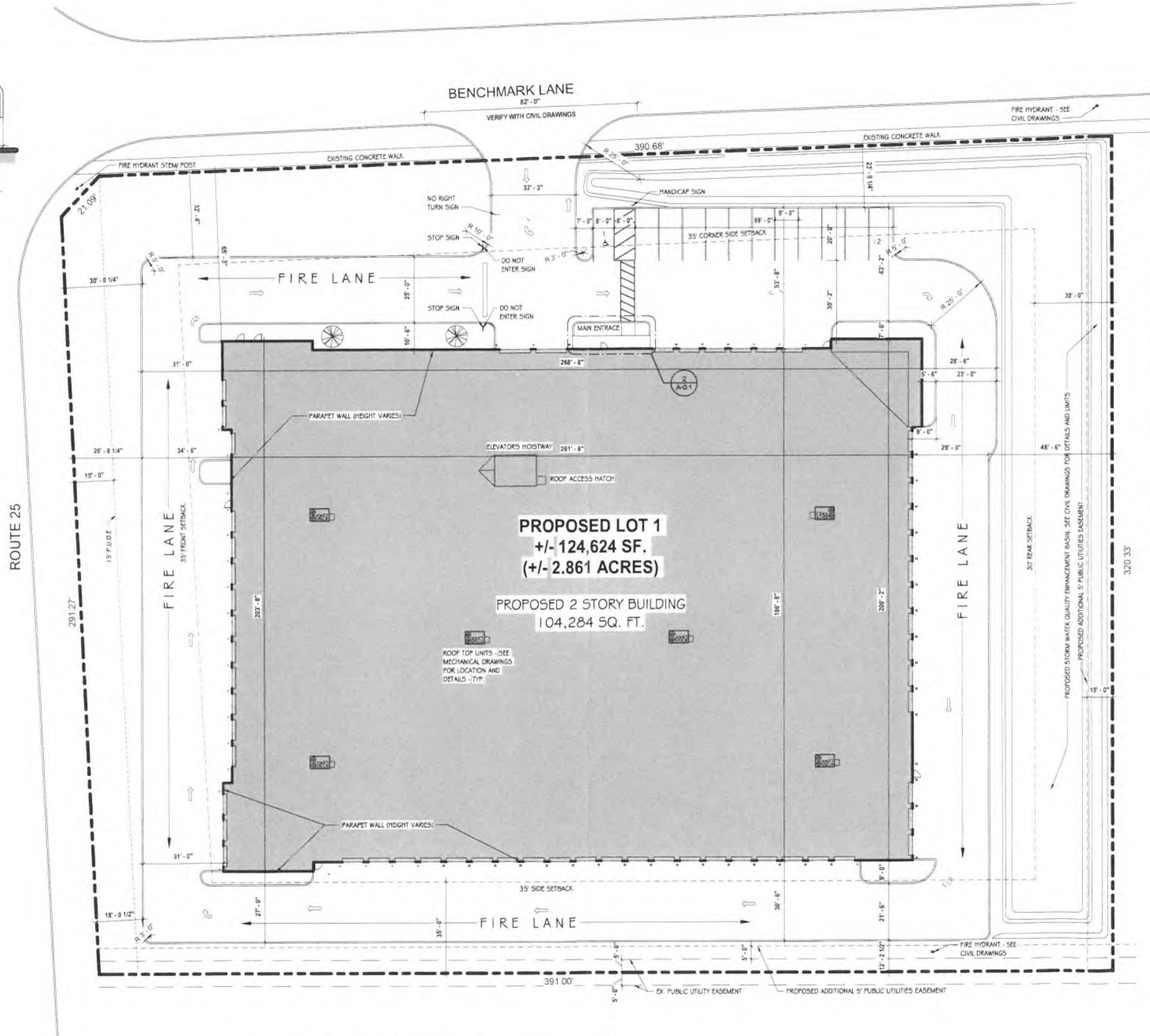
DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

DRAWING: **A-2.2B**

OF



2 ENLARGED ENTRANCE WALK
SCALE: 1/8" = 1'-0"

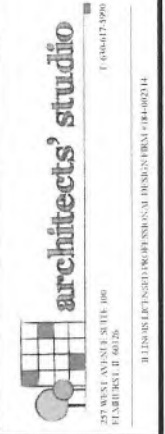


PROPOSED LOT 1
+/- 124,624 SF.
(+/- 2.861 ACRES)

PROPOSED 2 STORY BUILDING
104,284 SQ. FT.

1 PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

ZONING DATA	
BENCHMARK LN.	
ZONING DISTRICT	PU (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE	
REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
FAR	
REQUIRED 5 MAX	62,312 SQ. FT.
PROPOSED 5	104,284 SQ. FT.
MAXIMUM LOT COVERAGE	
OPEN SPACE (20% MIN.)	24,925 SQ. FT. MIN.
PROPOSED	40,222 SQ. FT. (32%)
BUILDING HEIGHT	
ALLOWABLE	45 FT. MAX.
PROPOSED	27 FT.
SET BACKS	
FRONT	35 FT. MIN.
SIDE YARDS	35 FT. MIN.
REAR YARD	30 FT. MIN.
PARKING SET BACKS	
FRONT	20 FT. MIN.
SIDE YARDS	10 FT. MIN.
REAR YARD	15 FT. MIN.
PARKING REQUIRED	
ONE PARKING SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER VEHICLE USED	
PROPOSED:	
# OF EMPLOYEES PER SHIFT	1 EMPLOYEE
# OF VEHICLES	0 VEHICLES
ACCESSIBLE SPACES	1 SPACE
PARKING SPACES	11 SPACES
TOTAL PROVIDED	12 SPACES



The designs indicated in these drawings are the property of architects' studio. These drawings and specifications shall not be reproduced in any form without the prior written permission of architects' studio, L.L.C.
COPYRIGHT © 2022 ARCHITECTS' STUDIO, L.L.C.

DATE	09/23/22
SCALE	AS NOTED
DRAWN BY	EMAP
CHECKED BY	DS

SOUTHWING SELF STORAGE
BENCHMARK LN.
BARTLETT, IL

DRAWING TITLE: PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: AS NOTED

DATE: 09/23/22
ISSUED FOR: REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING: **A-0.1**

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

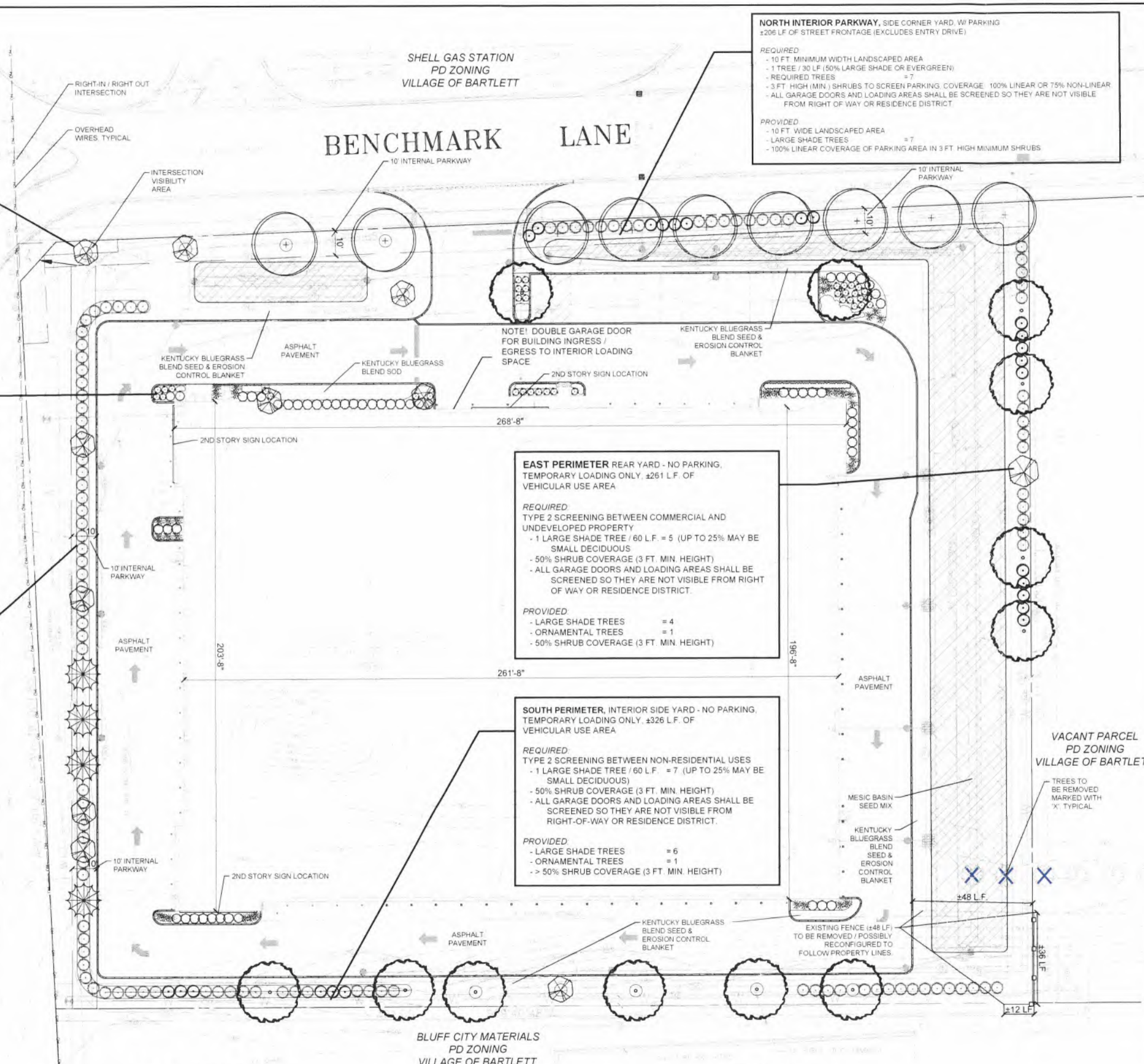
- LARGE SHADE OR EVERGREEN TREES = 4
- ORNAMENTAL TREES = 4
- 100% SHRUB COVERAGE (5 FT. HEIGHT AT MATURITY) OF GARAGE DOORS AND LOADING AREAS LOCATED ADJACENT TO CURB DUE TO UTILITY LOCATIONS

* 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

ROUTE 25
ILLINOIS



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
- 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 L.F. 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 L.F. 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

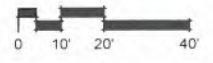
REVISIONS

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

LANDSCAPE PLAN
SCALE: 1" = 20'-0"





BENEFITMARK NORTH/EAST BIRD'S EYE VIEW



architects' studio

HART INT STUDIO

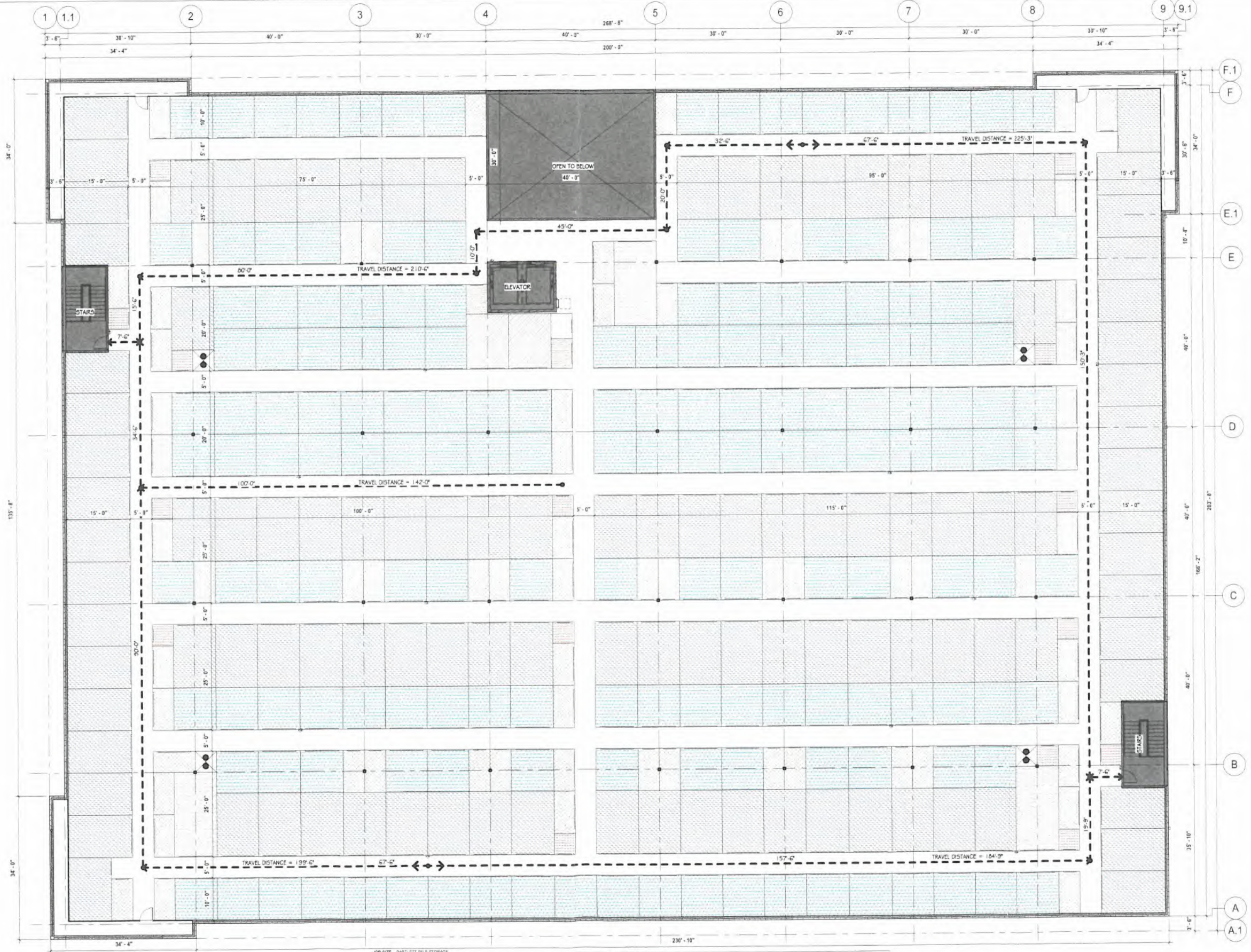


VIEW FROM NORTHEROUND ROUTE 95



VIEW FROM SOUTHBOUND ROUTE 28





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

JOB SITE: BARTLETT SELF STORAGE

SCHEDULE	UNIT MIX SCHEDULE												TOTAL	# OF UNITS	NET AREA	SQUARE FOOTING	
	10X10	10X12	10X15	10X18	10X20	10X24	10X30	10X36	10X42	10X48	10X54	10X60					
GRAND TOTAL	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

PRELIMINARY
 NOT FOR CONSTRUCTION

architects' studio
 25 WEST ASHMAN STREET, 100
 FARMERSVILLE, OHIO 43024
 614.885.1234

SOUTHING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL

PRELIMINARY SECOND LEVEL - UNIT MIX

DATE: 09/23/22
 ISSUED FOR REVIEW

SCALE: AS NOTED

DRAWN BY: FJAB
 CHECKED BY: HJ

DRAWING: **A-2.2C**



Agenda Item Executive Summary

Item Name Water Meter Replacement Program

Committee
or Board

Committee

BUDGET IMPACT

Amount: ~\$6 M (Over a 5 year period)

Budgeted

\$6 M

List what
fund

Water Fund

EXECUTIVE SUMMARY

Our water meters are reaching their end of life, therefore, we included a multi-year water replacement program in the Capital Budget. We have been researching and learning about the meters that are available and determined that the two suppliers of water meters that are comparable to each other for the Village are Badger Meters and Neptune Meters. We did look at others but we believe these two meters are well regarded in the industry and moderately priced. We currently have Neptune meters.

Both meters will have capability of customer interaction so they can monitor their water use and get alarms if water is continuously running. With the meter replacement program, we will also be moving away from drive-by meter reading to a fixed network system that will allow the Finance Department to read the meters at any time. The fixed network system can communicate via radio reads or cellular communications. Radio reads has a higher upfront cost but lower annual fees where the cellular has a lower upfront cost but higher annual fees. We received proposals from both suppliers and have attached a summary of the costs. The summary of costs shows the difference between radio vs cellular looking at the 10 year period.

RECOMMENDATION:

Staff recommends moving forward with Neptune Meters for the Water Meter Replacement Program. As you can see in the proposals summary, Neptune is the least cost option and since we already have Neptune meters it makes the transition to the new meters seamless without having to run two systems at the same time.

ATTACHMENTS (PLEASE LIST)

Memo

Proposal Tab

ACTION REQUESTED

- ✓ For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Dan Dinges, Director of Public Works

Date: 12/9/2022

Memo

To: Paula Schumacher, Village Administrator
From: Dan Dinges, Director of Public Works
Subject: **Water Meter Replacement Program**
Date: December 9, 2022

Our water meters are reaching their end of life therefore we included a multi-year water replacement program in the Capital Budget. We have been researching and learning about the meters that are available and determined that the two suppliers of water meters that are comparable to each other for the Village are Badger Meters and Neptune Meters. We did look at others but we believe these two meters are well regarded in the industry and moderately priced. We currently have Neptune meters.

Both meters will have capability of customer interaction so they can monitor their water use and get alarms if water is continuously running. With the meter replacement program, we will also be moving away from drive-by meter reading to a fixed network system that will allow the Finance Department to read the meters at any time. The fixed network system can communicate via radio reads or cellular communications. Radio reads has a higher upfront cost but lower annual fees where the cellular has a lower upfront cost but higher annual fees. We received proposals from both suppliers and have attached a summary of the costs. The summary of costs shows the difference between radio vs cellular looking at the 10 year period.

RECOMMENDATION:

Staff recommends moving forward with Neptune Meters for the Water Meter Replacement Program. As you can see in the proposals summary, Neptune is the least cost option and since we already have Neptune meters it makes the transition to the new meters seamless without having to run two systems at the same time.



WATER METER REPLACEMENT PROGRAM

NEPTUNE METER - Current Meters (Upgrade to ultrasonic meters) w/ Neptune AMI (Meter Price increase not to exceed 8% per year starting December 22,2022 thru December 22, 2027)

Meter Size	Quantity	Neptune Meter Unit Price	Neptune Meter Costs	Installation Unit Cost	Neptune Installation Costs	TOTAL	10 Year Cost w/ Subscriptions/Hosting Fee	Existing Meters Installed Since 2017	Avoided Cost
5/8 x 3/4	2781	\$ 186.88	\$ 519,713.28	\$ 143.00	\$ 397,683.00	\$ 917,396.28	1 \$ 21,797.68	68	\$ 22,431.84
3/4	9907	\$ 198.40	\$ 1,965,548.80	\$ 143.00	\$ 1,416,701.00	\$ 3,382,249.80	2 \$ 26,350.36	84	\$ 28,677.60
1"	870	\$ 282.24	\$ 245,548.80	\$ 143.00	\$ 124,410.00	\$ 369,958.80	3 \$ 31,041.00	147	\$ 62,510.28
1 1/2"	85	\$ 640.00	\$ 54,400.00	\$ 204.00	\$ 17,340.00	\$ 71,740.00	4 \$ 31,661.82	21	\$ 17,724.00
2"	94	\$ 780.80	\$ 73,395.20	\$ 245.00	\$ 23,030.00	\$ 96,425.20	5 \$ 32,295.06	20	\$ 20,516.00
3"	42	\$ 2,438.69	\$ 102,424.98	\$ 383.00	\$ 16,086.00	\$ 118,510.98	6 \$ 32,940.96	15	\$ 42,325.35
4"	16	\$ 3,134.85	\$ 50,157.60	\$ 490.00	\$ 7,840.00	\$ 57,997.60	7 \$ 33,599.78	6	\$ 21,749.10
6"	1	\$ 5,342.50	\$ 5,342.50	\$ 653.00	\$ 653.00	\$ 5,995.50	8 \$ 34,271.77		
Transmitter	13796	\$ 83.20	\$ 1,147,827.20			\$ 1,147,827.20	9 \$ 34,957.21	860	\$ 71,522.00
R900 Gateway Data Collector	2	\$ 11,000.00	\$ 22,000.00	\$ 8,000.00	\$ 16,000.00	\$ 38,000.00	10 \$ 35,656.35	520	\$ 13,977.60
			TOTAL= \$ 4,186,358.36		\$ 2,019,743.00	\$ 6,206,101.36	\$ 314,571.98		
				Total Less Meters Already Installed=	\$ 5,904,667.59				
Neptune AMI Subscription	Year 1	\$ 21,797.68				\$ 21,797.68	\$ 6,520,673.34	TOTAL w/10 Yrs Annual Fees	Total= \$ 301,433.77
	Year 2	\$ 26,350.36				\$ 26,350.36	\$ 6,219,239.57	TOTAL w/10 Yrs Annual Fees & Less Meters Already Installed	
	Year 3	\$ 31,041.00				\$ 31,041.00			

BADGER METERS - with Aclara AMI

Meter Size	Quantity	Badger Meter Unit Price	Badger Meter Costs	Installation Unit Cost	Badger Installation Costs	TOTAL	10 Year Cost w/ Subscriptions		
5/8 x 3/4	2781	\$ 245.00	\$ 681,345.00	\$ 143.00	\$ 397,683.00	\$ 1,079,028.00	1 \$ 40,148.00	Hold price during install	
3/4	9907	\$ 259.00	\$ 2,565,913.00	\$ 143.00	\$ 1,416,701.00	\$ 3,982,614.00	2 \$ 40,148.00		
1"	870	\$ 306.00	\$ 266,220.00	\$ 143.00	\$ 124,410.00	\$ 390,630.00	3 \$ 40,148.00		
1 1/2"	85	\$ 775.00	\$ 65,875.00	\$ 204.00	\$ 17,340.00	\$ 83,215.00	4 \$ 40,148.00		
2"	94	\$ 1,075.00	\$ 101,050.00	\$ 245.00	\$ 23,030.00	\$ 124,080.00	5 \$ 40,148.00		
3"	42	\$ 2,575.00	\$ 108,150.00	\$ 383.00	\$ 16,086.00	\$ 124,236.00	6 \$ 40,950.96	Assumes 2% annual increase	
4"	16	\$ 3,380.00	\$ 54,080.00	\$ 490.00	\$ 7,840.00	\$ 61,920.00	7 \$ 41,769.98		
6"	1	\$ 4,930.00	\$ 4,930.00	\$ 653.00	\$ 653.00	\$ 5,583.00	8 \$ 42,605.38		
Aclara RF Complete AMI	1	\$ 319,900.00	\$ 319,900.00			\$ 319,900.00	9 \$ 43,457.49		
Aclara Mobile Programmer Coil	1	\$ 950.00	\$ 950.00			\$ 950.00	10 \$ 44,326.64		
			TOTAL= \$ 4,168,413.00		\$ 2,003,743.00	\$ 6,172,156.00	\$ 6,586,006.44	TOTAL w/10 Yrs Annual Fees	
Aclara Annual Hosting Fee	1	\$ 40,148.00	\$ 40,148.00			\$ 40,148.00			

BADGER METERS - with BEACON Cellular (Poly Meters) Meter & Radio Price increase not to exceed 8% per year starting December 22,2022 thru December 22, 2027

Meter Size	Quantity	Badger Meter Unit Price	Badger Meter Costs	Installation Unit Cost	Badger Installation Costs	TOTAL	10 Year Cost w/ Subscriptions		
5/8 x 3/4	2781	\$ 255.00	\$ 709,155.00	\$ 143.00	\$ 397,683.00	\$ 1,106,838.00	1 \$ 115,886.40	Hold price during install	
3/4	9907	\$ 269.00	\$ 2,664,983.00	\$ 143.00	\$ 1,416,701.00	\$ 4,081,684.00	2 \$ 115,886.40		
1"	870	\$ 321.00	\$ 279,270.00	\$ 143.00	\$ 124,410.00	\$ 403,680.00	3 \$ 115,886.40		
1 1/2"	85	\$ 795.00	\$ 67,575.00	\$ 204.00	\$ 17,340.00	\$ 84,915.00	4 \$ 115,886.40		
2"	94	\$ 1,095.00	\$ 102,930.00	\$ 245.00	\$ 23,030.00	\$ 125,960.00	5 \$ 115,886.40		
3"	42	\$ 2,595.00	\$ 108,990.00	\$ 383.00	\$ 16,086.00	\$ 125,076.00	6 \$ 127,475.04	Assumes 2% annual increase	
4"	16	\$ 3,400.00	\$ 54,400.00	\$ 490.00	\$ 7,840.00	\$ 62,240.00	7 \$ 140,222.54		
6"	1	\$ 4,950.00	\$ 4,950.00	\$ 653.00	\$ 653.00	\$ 5,603.00	8 \$ 154,244.80		
Beacon License Fee	1	\$ 29,500.00	\$ 29,500.00			\$ 29,500.00	9 \$ 169,669.28		
Tablet w/ Orion ME Module	1	\$ 8,900.00	\$ 8,900.00			\$ 8,900.00	10 \$ 186,636.21		
Cellular Activation Tools	4	\$ 150.00	\$ 600.00			\$ 600.00	\$ 1,357,679.87		
			TOTAL= \$ 4,031,253.00		\$ 2,003,743.00	\$ 6,034,996.00	\$ 7,392,675.87	TOTAL w/10 Yrs Annual Fees	
Beacon Cellular Annual Hosting Fee	13796	\$ 8.40	\$ 115,886.40			\$ 115,886.40			

BADGER METERS - with BEACON Cellular (Bronze Meters) Meter & Radio Price increase not to exceed 8% per year starting December 22,2022 thru December 22, 2027

Meter Size	Quantity	Badger Meter Unit Price	Badger Meter Costs	Installation Unit Cost	Badger Installation Costs	TOTAL	10 Year Cost w/ Subscriptions		
5/8 x 3/4	12688	\$ 292.00	\$ 3,704,896.00	\$ 143.00	\$ 1,814,384.00	\$ 5,519,280.00	1 \$ 115,886.40	Hold price during install	
1"	870	\$ 321.00	\$ 279,270.00	\$ 143.00	\$ 124,410.00	\$ 403,680.00	2 \$ 115,886.40		
1 1/2"	85	\$ 795.00	\$ 67,575.00	\$ 204.00	\$ 17,340.00	\$ 84,915.00	3 \$ 115,886.40		
2"	94	\$ 1,095.00	\$ 102,930.00	\$ 245.00	\$ 23,030.00	\$ 125,960.00	4 \$ 115,886.40		
3"	42	\$ 2,595.00	\$ 108,990.00	\$ 383.00	\$ 16,086.00	\$ 125,076.00	5 \$ 115,886.40		
4"	16	\$ 3,400.00	\$ 54,400.00	\$ 490.00	\$ 7,840.00	\$ 62,240.00	6 \$ 127,475.04	Assumes 2% annual increase	
6"	1	\$ 4,950.00	\$ 4,950.00	\$ 653.00	\$ 653.00	\$ 5,603.00	7 \$ 140,222.54		
Beacon License Fee	1	\$ 29,900.00	\$ 29,900.00			\$ 29,900.00	8 \$ 154,244.80		
Tablet w/ Orion ME Module	1	\$ 8,900.00	\$ 8,900.00			\$ 8,900.00	9 \$ 169,669.28		
Cellular Activation Tools	4	\$ 150.00	\$ 600.00			\$ 600.00	10 \$ 186,636.21		
			TOTAL= \$ 4,362,411.00		\$ 2,003,743.00	\$ 6,366,154.00	\$ 1,357,679.87	TOTAL w/10 Yrs Annual Fees	
Beacon Cellular Annual Hosting Fee	13796	\$ 8.40	\$ 115,886.40			\$ 115,886.40	\$ 7,723,833.87		