



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

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
November 2, 2023  
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the October 5, 2023 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#23-07) YLM Logistics - Brewster Creek Business Park Lot 22B**  
Site Plan  
Special Use Permit - trailer and semi-trailer storage  
**PUBLIC HEARING**
- VI. **(#23-09) AGI Trucking - Brewster Creek Business Park Lot 15N**  
Site Plan  
Special Use Permit - trailer and semi-trailer storage  
**PUBLIC HEARING**
- VII. New Business/Old Business
- VIII. Adjournment



Village of Bartlett  
Planning and Zoning Commission  
October 5, 2023

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

**Roll Call**

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

Also Present: Kristy Stone, Planning & Development Services Director, Daniel Harper, Village Planner

**Approval of Minutes**

A motion was made to approve the August 3, 2023 meeting minutes.

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

**Roll Call**

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, G. Koziol, J. Miaso, J. Battermann, 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 5, 2023

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**(#23-08) 1027 Valewood Road**

Variation – Rear Yard

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Judy Ciufu** 1027 Valewood Drive, Bartlett came forward and was sworn in by **M. Werden**. **J. Ciufu** stated, I am here this evening to ask for a variance to the rear setback of my property. When my house was originally built there was no ordinance for the rear setback. Since then, an ordinance was added in 1978 for a 45-foot rear setback. I have an existing patio that I would like to replace with a 3-season room which would be less than half of the current patio size. The permeable area would be less than what the guidelines ask for. I feel that there is a hardship because of where the house was placed and how far it was set back on the property. Currently, it does not meet the ordinance. The 45 feet setback runs through the middle of my living room and I would not be able to fix my house if something happened at this point without a variance. I do not feel that the planned 3-season room is outside the scope of what the neighborhood looks like and this would be at the rear of my house. **M. Werden** I did look at the property and you definitely have a unique situation. Your entire backyard is along the side of the neighbors behind you with the huge white fence and it clips off at an angle and at the northeast corner of your yard. I do not think your lot is even half the depth of the next-door neighbor to the north. **J. Ciufu** correct. **M. Werden** you have a huge front yard, but there is not much to the backyard. I think you brought up a good point that the proposal is less than half of the permeable space that is currently taken up by the patio. Would you be removing the entire patio? **J. Ciufu** the current patio is approximately 29 feet by 20 feet and I am asking to for a 12 foot by 14 foot 3-season room with a small patio to the side of it. The entire project would take up less than what is currently there. **M. Werden** will the exterior of the proposed 3-season room match the house. **J. Ciufu** yes, the exterior of the 3-season room would match the rest of the house.

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

**Sharion Friberg** 1028 Lakewood Drive, Bartlett stated that we have flooded so much and everybody just wants to do a little bit more to their property and the water just keeps coming in to 1028 Lakewood and 1032 Lakewood. We did not realize that there was horseshoe drainage theory here in Bartlett. In theory, if nobody built onto their houses or brought dirt into their yards then all of the water would drain, but it does not happen that way anymore. That is our big concern. We like when people improve their property, but we just want to make sure that the water is going to go somewhere other than 1028 and 1032 Lakewood Drive. Our big concern is where the water is going to go. **C. Deveaux** ask staff, have you had other



Village of Bartlett  
Planning and Zoning Commission  
October 5, 2023

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complaints about this? **K. Stone** stated, this is the first that I am hearing about this and I wish you would have called sooner so that I could have an answer for you. Looking at the grading, this is an older subdivision so there are no drainage easements in the rear yards. I would recommend that you talk to Dan Dinges, the Public Works Director, or Bob Allen, Village Engineer. They work with residents when there are drainage complaints. **S. Friberg** that is our only concern and it is still happening. **K. Stone** it looks like you are in the low area for the entire block with the water draining north to south. Newer subdivisions have storm drains in the rear yards to collect rainwater along the way. Unfortunately, this subdivision does not have that. When the petitioner applies for the building permit, we can ask for a grading plan at that time to make sure there is not additional drainage going onto the neighboring properties. **James Friberg** 1028 Lakewood Drive, Bartlett stated that the house next to 1027 Valewood Road has a garage in the back corner and the water pitches to highest point of that hill and goes to the corner of our yard. I did dig down and put in a catch basin for the sump pump and dug along the back fence with drain tiles and a retention wall with landscaping bricks so that the rain water rushes down, hits the wall, through the drain tiles and then out. Even after we did all of that, we are still running our sump-pump nonstop when it rains. We do not have a problem with the petitioner upgrading their house and agree with what they want to do, but sooner or later, somebody has to do something about keeping the water flow away from everybody else's houses. We are here to make sure that we do not get flooded again. My house and that house at 1032 Lakewood Drive are the lowest houses on the block. **Spero Argyris** 1032 Lakewood Drive, Bartlett stated, we have lived with this situation for quite a while. I have been flooded twice with heavy rains and I do not want to go through that again. I came here to learn if there would be grading problems when putting in this addition. I am concerned with the weather and climate change and these rains that are getting more unpredictable. I just want assurance that the grade is maintained. I would like to ask the Village, what can we do to assure our properties are not jeopardized in the event of severe rains? **K. Stone** I will definitely let Public Works know about this. **M. Hopkins** there are two things being discussed right now. One is, will the petitioner's request make matters worse? I do not think it will. This would be less impervious area and whenever you take away pervious area, it helps and this will not change the water course. The petitioner's request seems to be fine for storm water, but we do have a big underlying problem that Public Works can try to solve. **G. Koziol** when you compare the square footage of the existing patio to the square footage of the 3-season room, is it correct that the addition will be less than the patio? **J. Ciuffo** the existing patio is approximately 29 feet x 20 feet and the proposed 3-season room is 12 feet x 14 feet with a small patio off to the side, not to the back. **M. Hopkins** will the total impervious area be decreasing? **J. Ciuffo** I believe so. The allowable is 35% and this would be at 23%. **C. Deveaux** so it will be less area. We should move this along because the petitioner has answered the questions in writing. The witnesses are worried about the water, but we need approve or disapprove the petitioner's request.



Village of Bartlett  
Planning and Zoning Commission  
October 5, 2023

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**C. Deveaux** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-08) 1027 Valewood Road** for a rear yard variation subject to the findings of fact outlined in the staff report.

**Motioned by: C. Deveaux**  
**Seconded by: J. Miaso**

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

**Roll Call**

**Ayes: B. Bucaro, C. Deveaux, M. Hopkins, G. Koziol, J. Miaso, J. Battermann, M. Werden**  
**Nays: None**

**The motion carried.**



**Village of Bartlett  
Planning and Zoning Commission  
October 5, 2023**

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**Old Business/ New Business**

**K. Stone** you will definitely have one case next month, possibly two for trucking logistics companies in Brewster Creek Business Park.

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

**Motioned by: J. Miaso**

**Seconded by: G. Koziol**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:30 pm.**

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**23-73**

DATE: October 20, 2023  
TO: The Chairman and Members of the Planning & Zoning Commission  
FROM: Daniel Harper, Village Planner *DH*  
RE: **(#23-07) YLM Logistics**

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**PETITIONER**

Triumph Design Build

**SUBJECT SITE**

Lot 22B – Brewster Creek Business Park Unit 2

**REQUESTS**

**Site Plan**  
**Special Use Permit** –Trailer and Semi-Trailer Storage

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Industrial</b>	<b>I-2 EDA</b>
North	Office/Warehouse	Industrial	I-2 EDA
South	Vacant	Industrial	I-2 EDA
East	Office/Warehouse	Industrial	I-2 EDA
West	Office/Warehouse	Industrial	I-2 EDA

**CURRENT DISCUSSION**

1. The petitioner is requesting a **Site Plan** review for a proposed 20,000 square foot office warehouse facility. The office will consist of 5,000 square feet divided between two levels with the second level being a mezzanine. The remaining 17,500 square feet will be dedicated to warehouse uses.
2. The site contains forty (40) parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements. There are sixty-nine (69) trailer and semi-trailer parking spaces. The petitioner is requesting a **special use permit** to allow for outdoor truck trailer and semi-trailer storage.
3. The elevations show a precast warehouse building at thirty-three feet and four

inches in height (33'-4"). The west side of the building has five (5) drive-in dock doors and two (2) exterior dock doors.

4. The site will be accessed via two (2) curb cuts on Hardt Circle. The eastern curb cut to service the employee and visitor parking lot and the western curb cut serves the truck parking and dock doors of the warehouse.
5. The landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

### **RECOMMENDATION**

The Staff recommends **approval** of the petitioner's requests for a special use permit for outdoor truck trailer and semi-trailer storage and the Site Plan subject to the following conditions and findings of fact:

- A. Village Engineer approval of the engineering plans;
- B. Building permits shall be required for all construction activities;
- C. Planning and Development Services approval of the landscape and photometric plan;
- D. Landscaping must be installed within one year of the issuance of a building permit;
- E. 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;
- F. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
- G. Dumpsters shall be located behind a solid gate;
- H. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
- I. Findings of Fact (Special Permits for Truck Trailer and semi-trailer storage):
  - i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
  - ii. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
- J. Findings of Fact (Site Plan):



- i. That the proposed development on the Subject Property is a permitted use in the proposed I-2 EDA Zoning District;
  - ii. That the proposed development on the Subject Property and the proposed improvements, 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.
2. The following has been attached for your review
- A. Cover Letter provided by Triumph Design Build dated July 21, 2023.
  - B. Application
  - C. Location Map
  - D. Site plan
  - E. Landscape plan
  - F. Building elevations

dh/attachments

General - PDS Team\memos 2023\073\_YLM\_Logistics\_pzc.docx



RECEIVED  
PLANNING & DEVELOPMENT

JUL 21 2023

VILLAGE OF  
BARTLETT

Triumph Design Build Corp.  
425 N. Martingale Road  
Suite 1280  
Schaumburg, IL 60173

July 21, 2023

President and Board of Trustees  
Village of Bartlett  
288 S. Main St.  
Bartlett, IL 60103

**Re: Site Plan & Special Use Approvals  
YLM Logistics  
Lot 22 B  
Brewster Creek Business Park  
Bartlett, Illinois**

President and Board of Trustees:

Triumph Design Build formally requests Site Plan and Special Use approvals for the new construction of a 20,000 SF Build-to Suit industrial facility for YLM Logistics to be located on Lot 22 B consisting of approximately 4.51 acres along Humbracht Circle in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building requires a Truck & Trailer parking area for the business use. Therefore, we are requesting a Special Use approval for the truck parking area. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Design Build greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,  
Triumph Design Build

Russell Scurto III  
Executive Vice President



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 23 - 08  
**RECEIVED**  
JUL 24 2023  
PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**PROJECT NAME** YLM Logistics - Lot 22B Brewster Creek

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Mike Keough - Triumph Design Build

**Street Address:** 425 Martingale Rd. Suite 1280

**City, State:** Schaumburg, IL

**Zip Code:** 60173

**Email Address:** mike.keough@triumphdb.com

**Phone Number:** 630-514-4610

**Preferred Method to be contacted:** 630-514-4610

**PROPERTY OWNER INFORMATION**


**Name:** Jeff A Brown - Elmhurst Chicago Stone

**Street Address:** 400 W. 1st St.

**City, State:** Elmhurst, IL

**Zip Code:** 60126

**Phone Number:** 630-832-4000

**OWNER'S SIGNATURE:** 

**Date:** 8/8/2023

**(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 \_\_\_\_\_ to \_\_\_\_\_
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** Yes or No **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:** 1210 Hardt Circle - Lot 22B Brewster Creek

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-04-109-009

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

**Land Use:** Existing: Industrial

Proposed: I-2 EDA

Proposed: Industrial

**Comprehensive Plan Designation for this Property:** \_\_\_\_\_

(Refer to Future Land Use Map)

**Acreage:** 4.52 Ac

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer**

V3 Companies  
7325 Janes Ave., Woodridge, IL 60517  
Mike Cipriani - 331-645-7813

**Other**

Harris Architects  
1475 E. Woodfield Rd., Suite 925, Schaumburg, IL 60173  
Frank Contine - 847-440-5102

**FINDINGS OF FACT FOR SITE PLANS**

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

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

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Yes

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

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Yes

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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.

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Yes

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

Yes

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

Yes

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

Yes

**FINDINGS OF FACT FOR SPECIAL USES**

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use is necessary for YLM Logistics to how they operate their trucking business

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

The use will not be detrimental the the health, safety, morals, or general welfare of persons

working in the vicinity, or be injurious to the property value or improvement in the vicinity.

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3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use will conform to the regulations and conditions specified in this title for such

use and the stipulation and conditions will be made a part of the authorization granted by the

village board of trustees.

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Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

**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: Mike Keough

PRINT NAME: Mike Keough - Triumph Design Build

DATE: 7/14/23

**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: Mike Keough - Triumph Design Build

ADDRESS: 425 Martingale Rd. Suite 1280  
Schaumburg, IL 60173

PHONE NUMBER: 630-514-4610

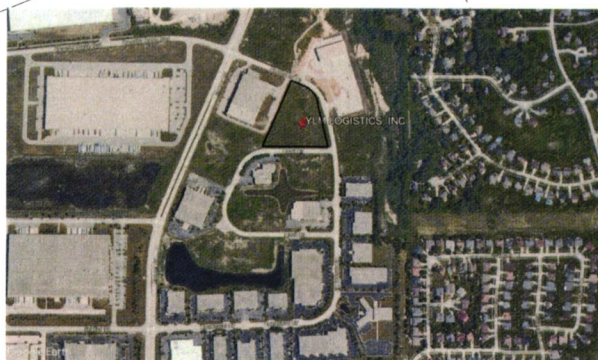
EMAIL: mike.keough@triumphdb.com

SIGNATURE: Mike Keough

DATE: 7/14/23







### CONSTRUCTION DATA

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL FUEL GAS CODE  
 2018 INTERNATIONAL FIRE CODE  
 2017 NATIONAL ELECTRIC CODE  
 2014 ILLINOIS STATE PLUMBING CODE  
 2018 ILLINOIS ACCESSIBILITY CODE

BUILDING HEIGHT: 28'-0" CLEAR INTERIOR - TYPICALLY AT 103'-4"

ZONING: 7-2 EDU' ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT

CONSTRUCTION TYPE: TYPE 2B UNPROTECTED NON-COMBUSTIBLE UNLIMITED AREA

OCCUPANCY TYPE: 1P BUSINESS (ACCESSORY TO MAJOR USE)  
 S-1 MODERATE HAZARD STORAGE

HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER APRIL, 1997 STATE OF ILLINOIS ACCESSIBILITY STANDARDS

FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SYSTEM. DESIGNED FOR N.F.P.A. 13 FOR CLASS IV COMMODITIES AS DEFINED IN N.F.P.A. 23C. FOR IN-PILE STORAGE

### SITE DATA

SITE AREA: 4.59 ACRES 196,634.74 S.F.

GROSS BUILDING AREA: 2,500 ± 2  
 MAINTENANCE: 17,500 S.F.  
 TOTAL BUILDING FOOTPRINT: 20,000 S.F.

FLOOR AREA RATIO: 10

GREEN SPACE REQUIRED: 63  
 GREEN SPACE PROVIDED (82.973 S.F.): 33

AUTO PARKING REQUIRED PER I-2 'EDA' ZONING:  
 OFFICE (12/75 SF) 8 CARS  
 MAINTENANCE (10,000 SF) 18 CARS  
 TOTAL PARKING REQUIRED: 36 CARS

PARKING PROVIDED: 36 CARS  
 TRAILER STALLS: 69 STALLS  
 EXTERIOR DOORS: 2 DOORS  
 DRIVE-IN DOORS: 5 DOORS

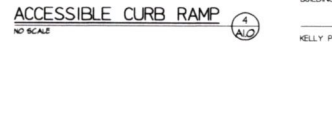
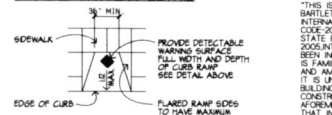
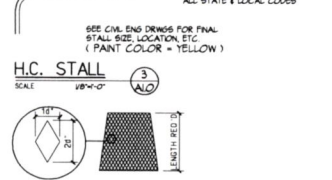
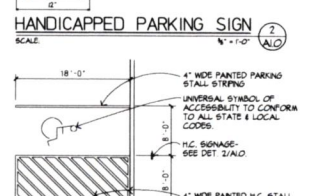
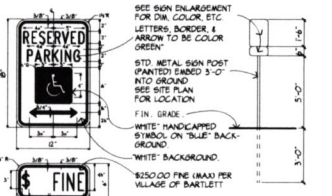
### TENANT OCCUPANCY LOAD

OCCUPANT LOAD: BUILDING AREA 22,500 S.F.  
 OFFICE - 5,000 SF/200 SF 25 PERSONS  
 MAINTENANCE - 17,500 SF/500 SF 35 PERSONS  
 TOTAL OCCUPANT LOAD: 60 PERSONS

EGRESS WIDTH REQUIRED: 15'

OFFICE - 15' (2S) 3.75'  
 MAINTENANCE - 15' (2S) 5.25'

EGRESS WIDTH PROVIDED:  
 OFFICE: (1) OPENING = 36" 36"  
 MAINTENANCE: (2) OPENING = 36" 72"



### INDEX TO DRAWINGS

CS COVER SHEET  
 A10 SITE PLAN, SITE DATA & DETAILS  
 A20 BUILDING ELEVATIONS  
 A30 BUILDING FLOOR PLAN  
 A40 ROOF DRAINAGE PLAN

SP1 SPECIFICATIONS  
 SP2 SPECIFICATIONS  
 SP3 SPECIFICATIONS

GENERAL NOTES:  
 1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.  
 2. ROOF TOP UNITS WILL BE SCREENED AS REQUIRED.  
 3. HIGH EFFICIENCY HEATING & COOLING SYSTEMS ENERGY STAR APPLIANCES SHALL BE REQUIRED.

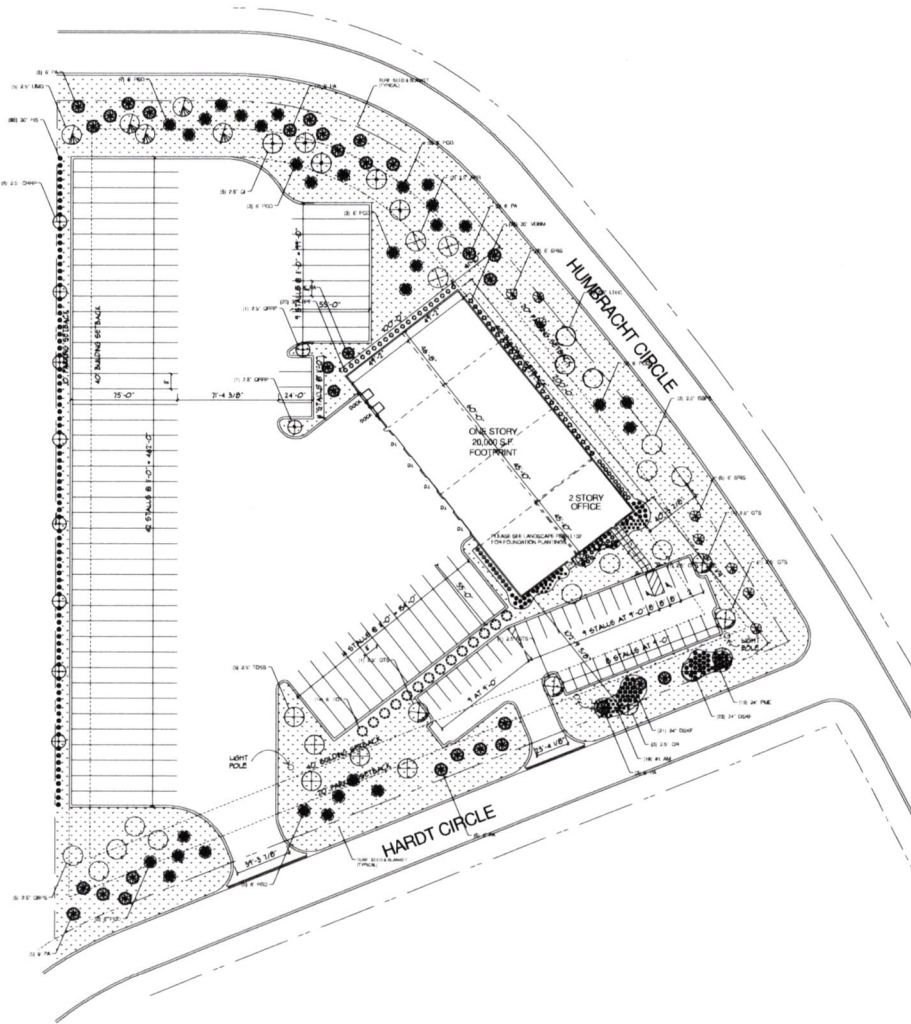
THIS BUILDING SHALL HAVE AN APPROVED STREET ADDRESS NUMBER, BUILDING NUMBER OR VILLAGE APPROVED BUILDING IDENTIFICATION SIGN PLACED IN A LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ALL LETTERS AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ALL CHARACTERS TO BE 4" TALL MIN. WITH 1/2" STROKE WIDTH. FIELD VERIFY LOCATION, COLOR AND TYPE OF BUILDING IDENTIFICATION WITH THE LOCAL GOVERNING AUTHORITY.

"THIS IS TO CERTIFY THAT THE UNDERSIGNED IS FAMILIAR WITH THE BARTLETT BUILDING CODE, INCLUDING BUT NOT LIMITED TO, THE INTERNATIONAL BUILDING CODE-2006, INTERNATIONAL RESIDENTIAL CODE-2006, INTERNATIONAL MECHANICAL CODE-2006, ILLINOIS STATE PLUMBING CODE-2004 EDITION, NATIONAL ELECTRIC CODE-2005, INTERNATIONAL ENERGY CODE-2006, EACH OF WHICH HAS BEEN INCORPORATED THEREIN BY REFERENCE, AND THE UNDERSIGNED IS FAMILIAR WITH THE VILLAGE DELETIONS, MODIFICATIONS, ADDITIONS, AND AMENDMENTS TO SAID REFERENCED CODES AND REGULATIONS. IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT. FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY."

KELLY P. HARRIS

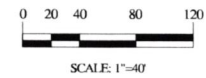
SITE PLAN SCALE: 1" = 30'-0" (A10)

LOCATION MAP SCALE: 1" = 150'-0" (NTS)



**NOTES:**

- 1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "back grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- 2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of when, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
- 3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- 4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
- 5) Prepare all perennial beds with one cubic yard of garden compost per 100 sq ft and the compost shall be rototilled to an 8" depth.
- 6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the landscape contractor to guarantee the plants remain plumb until the end of the guarantee period.
- 7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- 8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with, and verify, working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- 9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- 10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.
- 11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.
- 12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.
- 13) Bare root plants shall not be allowed.
- 14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.



REVISIONS:  
IN 22B (VILLAGE REVIEW NEW BIT PLAN)

**DOWDEN DESIGN GROUP**  
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
P.O. BOX 415, LIBERTYVILLE, IL 62048  
DOWDENDESIGNGROUP.COM PHONE: (647) 962-1254

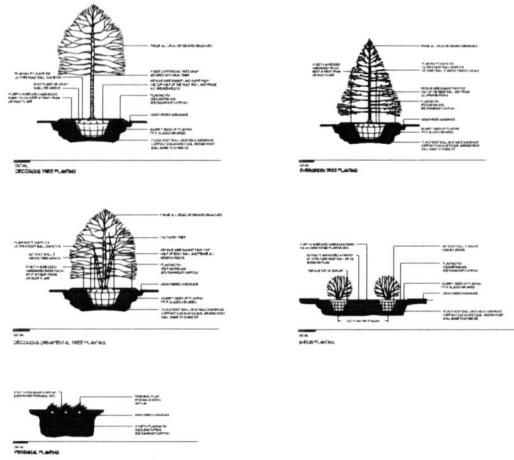
**YLM LOGISTICS**  
LOT 22B HUMBRECHT & HARDT CIRCLES  
BARTLETT, ILLINOIS

LANDSCAPE PLAN

DATE: 06/08/23  
SCALE: 1"=40'  
DRAWN: CJD



L101



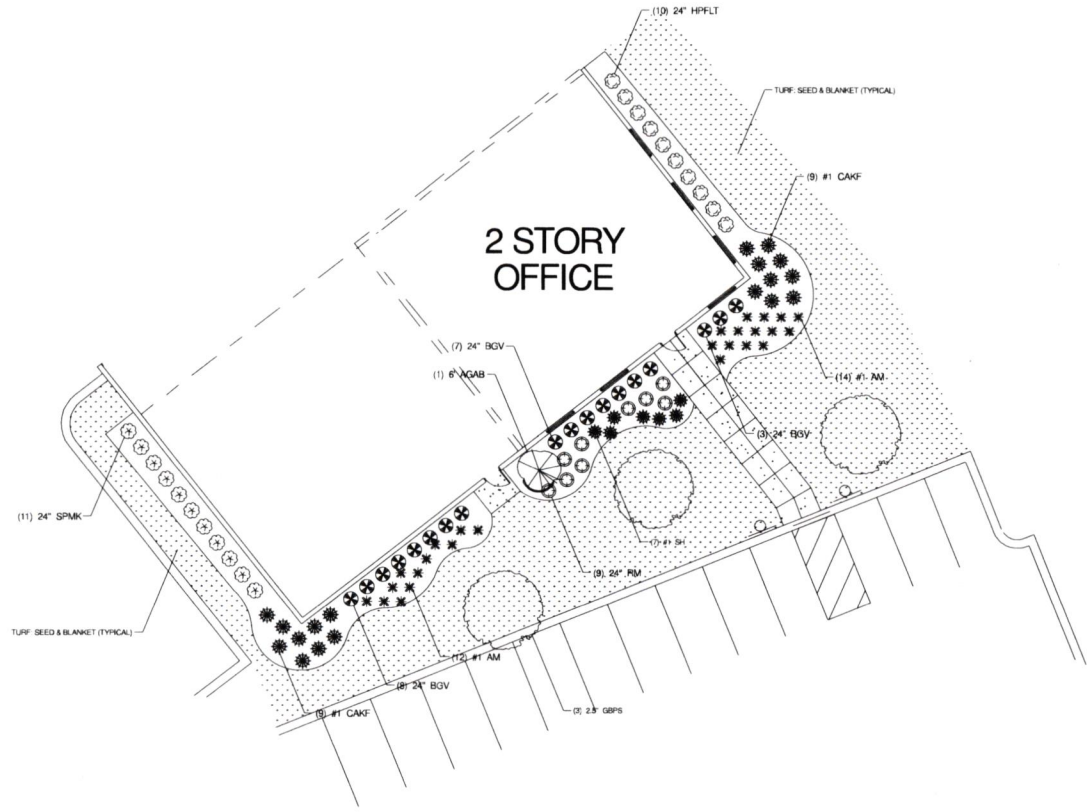
**PLANT LIST**

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Redpointe Maple	Acer rubrum 'Redpointe'	2.5'	B&B	ARR
11	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5'	B&B	GBPS
4	Skyline Local	Gleditsia inaequalis 'Skyline'	2.5'	B&B	GTS
3	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City'	2.5'	B&B	LTEC
5	Shingle Oak	Quercus imbricaria	2.5'	B&B	OI
3	Northern Red Oak	Quercus rubra	2.5'	B&B	OR
10	Regal Prince English Oak #	Quercus robur 'Regal Prince'	2.5'	B&B	QRPR
5	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5'	B&B	TDSB
5	Triumph Elm	Ulmus 'Morton Glorasy'	2.5'	B&B	UMG
31	Norway Spruce	Picea abies	6'	B&B	PA
28	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
14	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
1	Aulum Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
8	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	SRSI
18	Green Velvet Boxwood	Buxus 'Green Velvet'	24"	Cont.	BGV
43	Kodak Fresh Honeysuckle	Dieris splendens 'SMNDS'	24"	Cont.	DSKF
65	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
20	Fire Light Hydrangea	Hydrangea paniculata 'Fire Light'	30"	Cont.	HPF
10	Fire Light Tidal Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
9	Pink Drift Groundcover Rose	Rosa 'Mejocos' PP18874	24"	Cont.	RM
19	Eric Dwarf Mugo Pine	Pinus mugo 'Eric'	24"	Cont.	PME
11	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
26	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
45	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
18	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
7	Dwarf Prairie Dropsend	Sporobolus heterolepis 'Tara'	#1	Pots	SHT

# High Branched and Full Canopy

**PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)**

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NUGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANGCOK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		



SCALE: 1"=10'



REVISIONS:  
20.12.22 (VAL) REVISED NEW SITE PLAN

**DOWDEN DESIGN GROUP**  
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
P.O. BOX 415, LIBERTYVILLE, IL 60148  
DOWDENDSIGNGROUP.COM PHONE: (847) 382-1254

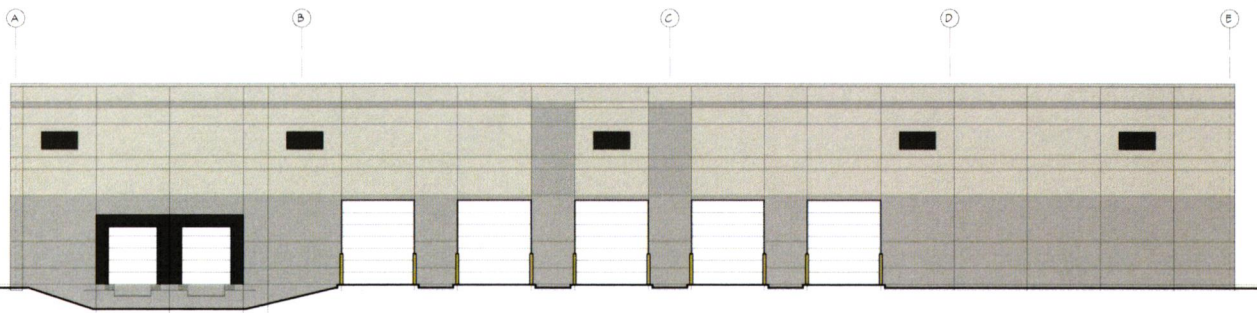
**YLM LOGISTICS**  
HUMBACHT & HARDT CIRCLES  
BARTLETT, ILLINOIS  
LOT 22B

LANDSCAPE PLAN

DATE: 08/08/23  
SCALE: 1"=10'  
DRAWN: CJD

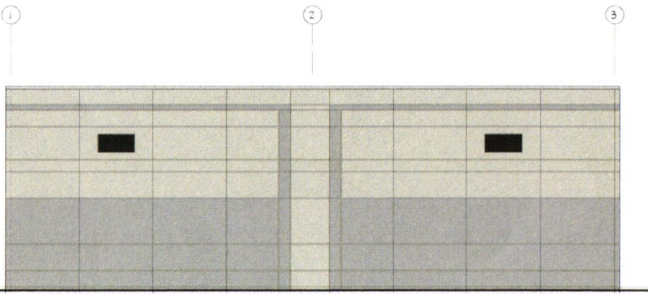


L102

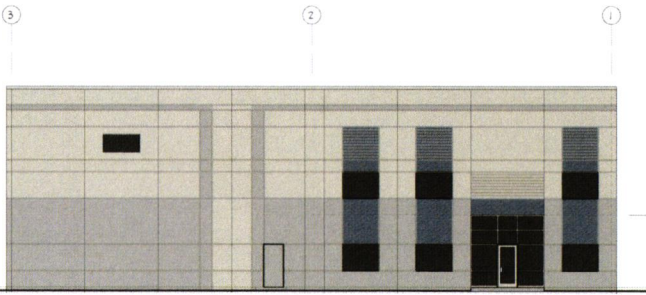


**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

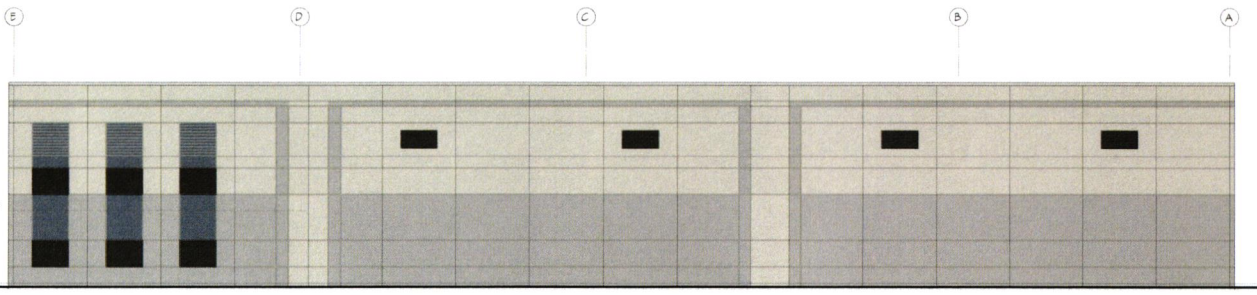
COLOR AND MATERIAL LEGEND	
<b>PRECAST CONCRETE WALL PANELS</b>	
[Light Tan Box]	EXTERIOR BASE COLOR RHINESTONE 7056
[Medium Tan Box]	EXTERIOR ACCENT COLOR 1 MORNING FOG 6255
[Dark Tan Box]	EXTERIOR ACCENT COLOR 3 DISTANCE 6243
[Black Box]	FASCIA PAC-CLAD "CITYSCAPE"
<b>CURTAINWALL SYSTEM</b>	
[Thin Line]	FRAMES - CLEAR ANODIZED ALUMINUM
[Thin Line]	INSUL. GLASS - GREY TINTED
<b>PUNCH CLEARSTORY WINDOWS</b>	
[Thin Line]	FRAMES - CLEAR ANODIZED ALUMINUM
[Thin Line]	INSUL. GLASS - GREY TINTED
<b>INSUL. MET. DOORS/FRAMES</b>	
[Thin Line]	FRAME - PAINTED TO MATCH PRECAST
[Thin Line]	DOOR - PAINTED TO MATCH PRECAST
<b>OVERHEAD DOORS</b>	
[Thin Line]	DRIVER DOORS - PREFINISHED WHITE
[Thin Line]	DOCK DOORS - PREFINISHED WHITE
[Thin Line]	PIPE BOLLARDS



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**23-74**

DATE: October 20, 2023  
TO: The Chairman and Members of the Planning & Zoning Commission  
FROM: Daniel Harper, Village Planner *DH*  
RE: **(#23-09) AGI Trucking**

---

**PETITIONER**

Triumph Design Build

**SUBJECT SITE**

Lot 15N – Brewster Creek Business Park Unit 2

**REQUESTS**

**Site Plan**  
**Special Use Permit** –Trailer and Semi-Trailer Storage

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Industrial</b>	<b>I-2 EDA</b>
North	Office/Warehouse	Industrial	I-2 EDA
South	Office/Warehouse	Industrial	I-2 EDA
East	Office/Warehouse	Industrial	I-2 EDA
West	Office/Warehouse	Industrial	I-2 EDA

**CURRENT DISCUSSION**

1. The petitioner is requesting a **Site Plan** review for a proposed 15,900 square foot office warehouse facility. The office will consist of 2,500 square feet located on a mezzanine level. The remaining 13,400 square feet will be dedicated to warehouse uses.
2. The site contains thirty-six (36) parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements. There are sixty-two (62) trailer and semi-trailer parking spaces. The petitioner is requesting a **special use permit** to allow for outdoor truck trailer and semi-trailer storage.
3. The elevations show a precast warehouse building at twenty-nine feet and three

inches in height (29'-3"). The north side of the building has four (4) drive-in dock doors and two (2) exterior dock doors.

4. The site will be accessed via two (2) curb cuts on Hardt Circle. The southern curb cut serves the employee and visitor parking lot and the northern curb cut serves the truck parking and dock doors of the warehouse.
5. The landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

### **RECOMMENDATION**

The Staff recommends **approval** of the petitioner's requests for a special use permit for outdoor truck trailer and semi-trailer storage and the Site Plan subject to the following conditions and findings of fact:

- A. Village Engineer approval of the engineering plans;
- B. Building permits shall be required for all construction activities;
- C. Planning and Development Services approval of the landscape and photometric plan;
- D. Landscaping must be installed within one year of the issuance of a building permit;
- E. 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;
- F. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
- G. Dumpsters shall be located behind a solid gate;
- H. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
- I. Findings of Fact (Special Permits for Truck Trailer and semi-trailer storage):
  - i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
  - ii. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
- J. Findings of Fact (Site Plan):

- i. That the proposed development on the Subject Property is a permitted use in the proposed I-2 EDA Zoning District;
  - ii. That the proposed development on the Subject Property and the proposed improvements, 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.
2. The following has been attached for your review
- A. Cover Letter provided by Triumph Design Build dated September 5, 2023.
  - B. Application
  - C. Location Map
  - D. Site plan
  - E. Landscape plan
  - F. Building elevations

dh/attachments

General - PDS Team\memos 2023\074\_AGL\_Trucking\_vbc.docx





Triumph Design Build Corp.  
425 N. Martingale Road  
Suite 1280  
Schaumburg, IL 60173

September 5, 2023

President and Board of Trustees  
Village of Bartlett  
288 S. Main St.  
Bartlett, IL 60103

RECEIVED  
PLANNING & DEVELOPMENT

SEP 08 2023

VILLAGE OF  
BARTLETT

**Re: Development Application  
AGI Trucking  
Lot 15N  
Brewster Creek Business Park  
Bartlett, Illinois**

President and Board of Trustees:

Triumph Design Build formally requests Development Application approvals for the new construction of a 15,900 SF Build-to Suit industrial facility for AGI Trucking to be located on Lot 15N consisting of approximately 4.41 acres along Hardt Circle in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building requires a Truck & Trailer parking area for the business use. Therefore, we are requesting a Special Use approval for the truck parking area. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Design Build greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,  
Triumph Design Build

Russell Scurto III  
Executive Vice President



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**  
 Case # 23-09  
 RECEIVED  
 PLANNING & DEVELOPMENT  
*(Village Stamp)*  
 SEP 08 2023  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** AGI Trucking - Lot 15N Brewster's Creek

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Mike Keough - Triumph Design Build

**Street Address:** 425 Martingale Rd. Suite 1280

**City, State:** Schaumburg, IL

**Zip Code:** 60173

**Email Address:** mike.keough@triumphdb.com

**Phone Number:** 630-514-4610

**Preferred Method to be contacted:** 630-514-4610

**PROPERTY OWNER INFORMATION**

**Name:** Jeff A Brown - Elmhurst Chicago Stone

**Street Address:** 400 W. 1st St.

**City, State:** Elmhurst, IL

**Zip Code:** 60126

**Phone Number:** 630-832-4000

**OWNER'S SIGNATURE:** 

**Date:** 9/5/23

*(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 \_\_\_\_\_ to \_\_\_\_\_
- Special Use for: \_\_\_\_\_
- Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** Yes or No 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:** Lot 15N Brewster's Creek  
Hardt Circle

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-04-109-009

**Zoning:** Existing: I-2 EDA **Land Use:** Existing: Industrial  
(Refer to Official Zoning Map)  
Proposed: I-2 EDA Proposed: Industrial

**Comprehensive Plan Designation for this Property:** \_\_\_\_\_  
(Refer to Future Land Use Map)

**Acreage:** 4.41 Ac

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** Eriksson Engineering  
145 Commerce Dr., Suite A, Grayslake, IL 60030  
Chris Keppner - ckeppner@eea-ltd.com - 630.296.6254

**Other** Harris Architects  
1475 E. Woodfield Road Suite 925 | Schaumburg, IL 60173  
Frank Contine - fcontine@harrisarchitects.com - 847.303.1155 ext 218

**FINDINGS OF FACT FOR SITE PLANS**

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

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

Yes

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

Yes

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

Yes

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

Yes

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

Yes

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

Yes

**FINDINGS OF FACT FOR SPECIAL USES**

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

- 1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use is necessary for AGI Trucking to how they operate their trucking business

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- 2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The use will not be detrimental the the health, safety, morals, or general welfare of persons  
working in the vicinity, or be inurious to the property value or improvement in the vicinity.

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- 3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use will conform to the regulations and conditions specified in this title for such  
use and the stipulation and conditions will be made a part of the authorization granted by the  
village board of trustees.

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Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

**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: Mike Keough

PRINT NAME: Mike Keough - Triumph Design Build

DATE: 7/14/23

**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: Mike Keough - Triumph Design Build

ADDRESS: 425 Martingale Rd. Suite 1280  
Schaumburg, IL 60173

PHONE NUMBER: 630-514-4610

EMAIL: mike.keough@triumphdb.com

SIGNATURE: Mike Keough

DATE: 7/14/23



## LOCATION MAP

23-09 AGI Trucking  
Brewster Creek Business Park Unit 2 - Lot 15 N  
DuPage PINS: 0104109004 & 0104109008

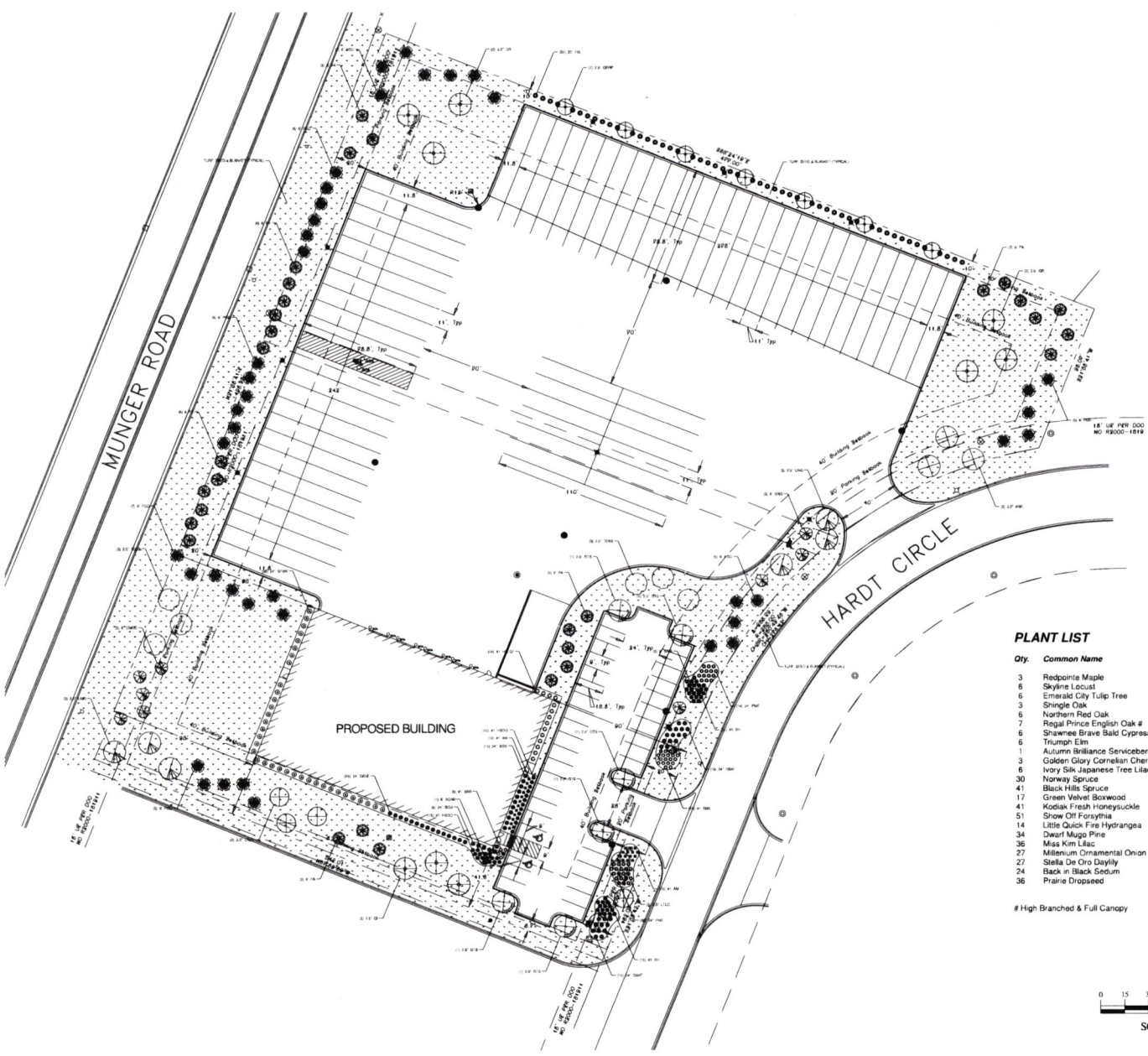


0 105 210 US Feet

Created by: PDS, 2023



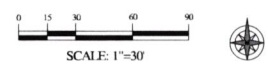




**PLANT LIST**

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Redpointe Maple	<i>Acer rubrum</i> 'Redpointe'	2.5'	B&B	ARR
6	Skyline Locust	<i>Gleditsia triacanthos</i> 'Skyline'	2.5'	B&B	GTS
6	Emerald City Tulip Tree	<i>Liriodendron tulipifera</i> 'Emerald City'	2.5'	B&B	LTEC
3	Shingle Oak	<i>Quercus imbricaris</i>	2.5'	B&B	QI
6	Northern Red Oak	<i>Quercus rubra</i>	2.5'	B&B	QR
7	Regal Prince English Oak #	<i>Quercus rubra</i> 'Regal Prince'	2.5'	B&B	CRBP
6	Shawnee Brave Bald Cypress	<i>Taxodium distichum</i> 'Shawnee Brave'	2.5'	B&B	TDSB
6	Triumph Elm	<i>Ulmus Morton Glossy</i>	2.5'	B&B	UMG
1	Autumn Brilliance Serviceberry	<i>Amelanchier grandiflora</i>	6'	B&B	AGAB
3	Golden Glory Cornelian Cherry	<i>Cornus mas</i> 'Golden Glory'	6'	B&B	CMGG
6	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	6'	B&B	SRIS
30	Norway Spruce	<i>Picea abies</i>	6'	B&B	PA
41	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	6'	B&B	PGD
17	Green Velvet Boxwood	<i>Buxus</i> 'Green Velvet'	24"	Cont.	BGV
41	Kodak Fresh Honeysuckle	<i>Diervilla splendens</i> 'SMNDS5'	24"	Cont.	DSKF
51	Snow On Foreynia	<i>Forsythia intermedia</i> 'Snow On'	30"	Cont.	FIS
14	Little Quick Fire Hydrangea	<i>Hydrangea paniculata</i> 'SMHPLQF'	24"	Cont.	HPLQF
34	Dwarf Mugo Pine	<i>Pinus mugo</i> 'Enc'	24"	Cont.	PME
36	Miss Kim Lilac	<i>Syringa patula</i> 'Miss Kim'	24"	Cont.	SPMK
27	Millenium Ornamental Onion	<i>Allium</i> 'Millenium'	#1	Pots	AM
27	Stella De Oro Daylily	<i>Hemerocallis</i> 'Stella De Oro'	#1	Pots	HSDO
24	Black in Black Sedum	<i>Sedum</i> 'Black in Black'	#1	Pots	SSB
36	Prairie Dropseed	<i>Sporobolus heterolepis</i>	#1	Pots	SH

# High Branched & Full Canopy



REVISIONS  
10.08.23 (VILLAGE COMMENTS)

**DOWDEN DESIGN GROUP**  
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
P.O. BOX 415, LIBERTYVILLE, IL 60488  
DOWDENDESIGNGROUP.COM PHONE: (847) 382-1254

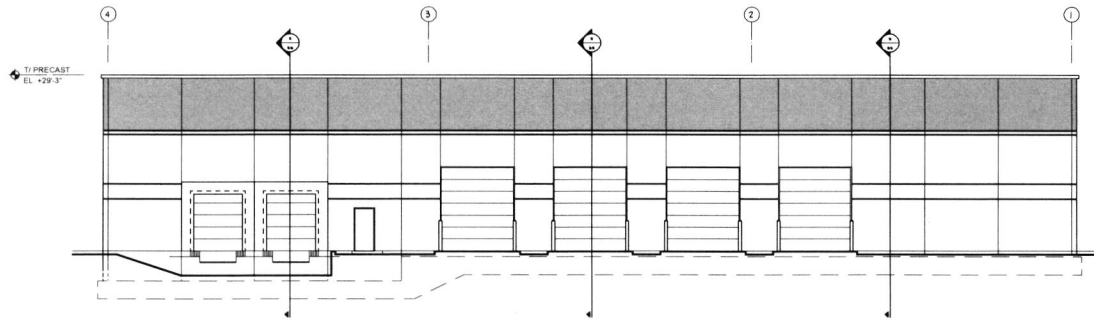
**AGI TRUCKING**  
BREWSTER CREEK BUSINESS PARK - LOT 15N  
BARTLETT, ILLINOIS

LANDSCAPE PLAN

DATE: 08.09.23  
SCALE: 1"=30'  
DRAWN: CJF

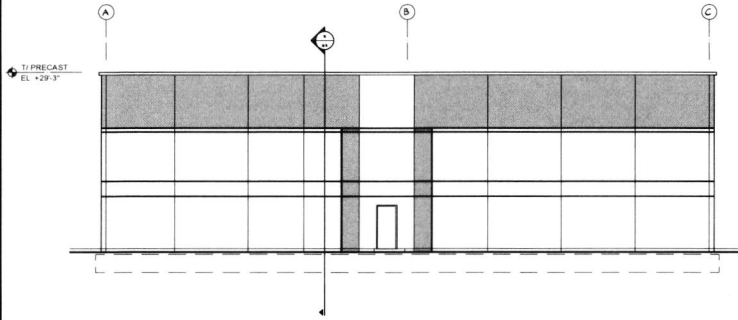


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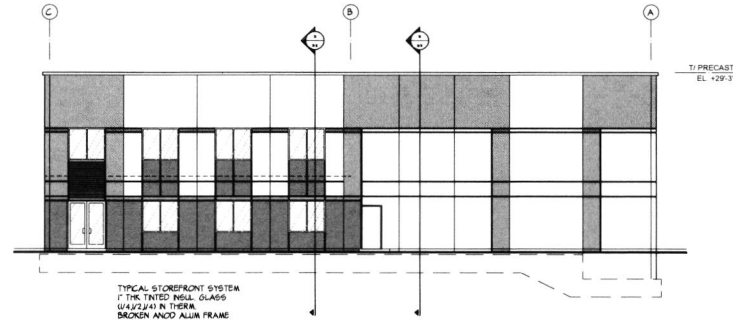


**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL LEGEND	
PRECAST CONCRETE WALL PANELS	
	EXTERIOR BASE COLOR 7757 HIGH REFLECTIVE WHITE
	EXTERIOR ACCENT COLOR 1 7071 GRAY SCREEN
	EXTERIOR ACCENT COLOR 2 7074 SOFTWARE
FASCIA	
STOREFRONT SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
PUNCHED CLERESTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
INSUL. MTL. DOORS/FRAMES FRAME - PAINTED TO MATCH PRECAST DOOR - PAINTED TO MATCH PRECAST	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	
PIPE BOLLARDS YELLOW	

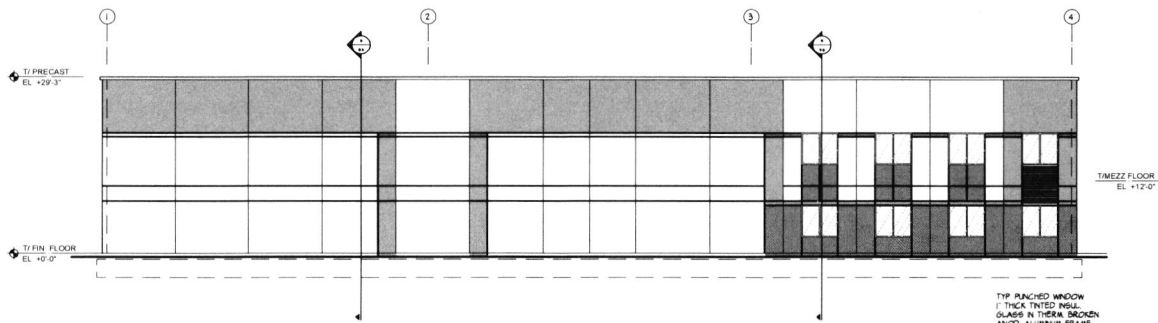


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

TYPICAL STOREFRONT SYSTEM  
1" THK TINTED INSUL. GLASS  
GALVALUM IN THERM  
BROKEN ALUM. FRAME  
T\* INDICATES TEMPERED GL.  
& INDICATES SPANNING GLASS



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

TYP. PUNCHED WINDOW  
1" THK TINTED INSUL.  
GLASS IN THERM BROKEN  
ALUM. FRAME