



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 MAIN STREET
August 3, 2017**

7:00 P.M.

- I. Roll Call
- II. Approval of the July 6, 2017 meeting minutes
- III. (#17-19) Bartlett High School Stadium Improvements
Variation – Side Yard
PUBLIC HEARING
- IV. Old Business / New Business
- V. Adjournment

Village of Bartlett
Zoning Board of Appeals
Minutes

July 6, 2017

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

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Banno and L. Hanson (arrived 7:05)

Absent:

Also Present: J. Plonczynski, CD Director, Angel Zubko, Planner

Approval of Minutes

A motion was made to approve the minutes of the April 6, 2017 meeting.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro

Nays: None

Abstain: J. Banno, L. Hanson

The motion carried.

**Case # 17-13 132 Amherst Drive
Variation – Side Yard
PUBLIC HEARING**

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

M. Werden go ahead and present your case.

Paul Abts (petitioner) introduced himself. He resides at 132 Amherst Drive and has been a Bartlett resident since 1977. He and his wife have raised 4 children and plan on retiring in Bartlett. **P. Abts** added the reason for adding a sunroom is to enjoy the fresh air without being outdoors. He has some health issues that prohibit him from being in the sun as well as being away from insects in the summer months. **P. Abts** requests that the Board will consider the variance for a side yard setback and asked the Board if there were any other questions or concerns. **A. Zubko** added that the variance is not actually for the sunroom, it is because his house was zoned in 1977 and during the comprehensive rezoning in 1978 that changed the setback of the house. This makes the existing house non-conforming due to the side yard setback of 7.5 feet. **A. Zubko** stated as noted in her memo, no structural alterations can be made in or to such building or structure except those required by law. Therefore, a variation must be granted to bring the existing structure into conformance prior to any alterations which includes adding the sunroom. They are just bringing the original house into compliance so they can do anything in the future. **M. Werden** asked if it had not been rezoned then the house would be in compliance. **A. Zubko** stated that this is correct. **G. Koziol** stated the hardship in this case is really imposed by the Village and not the homeowner. **A. Zubko** stated that this is correct, so when we do come across something like this we want to rectify it or it can become a larger issue. **M. Werden** stated since he wants to stay in Bartlett, this would set him at ease since he has some medical concerns. **A. Zubko** stated that this is correct. **B. Bucaro** stated he thinks this is cut and dry. **M. Werden** asked if there were any other questions. The meeting was opened up to the public. There were no comments from the audience. **M. Werden** asked if there were any comments or motions. **G. Koziol** made a motion to pass a positive recommendation to the Village Board to approve.

Motioned by: G. Koziol
Seconded by: L. Hanson

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

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Banno, L. Hanson
Nays: None

The motion carried.

M. Werden stated we have passed on a positive recommendation and this will move on to the Village Board meeting on July 18, 2017. **G. Koziol** questioned if this will by-pass the Committee and go directly to the Board. **A. Zubko** stated yes due to the fact that there was no meeting on the 4th of July so this will go directly to the Board and also the fact it is construction season. **G. Koziol** told **P. Abts** he hopes he gets a lot of enjoyment out of his sunroom. **P. Abts** thanked the Committee and A. Zubko for all of their hard work and support.

Old Business/ New Business

J. Plonczynski stated regarding **Old Business**, he previously reported that some of the Commissioners met on the joint Plan Commission and Zoning Board. This has not been re-scheduled for any additional debate or discussion by the Village Board Committee, but he will keep the Commissioners posted if and when this does happen.

J. Plonczynski stated in terms of **New Business**, there will be a meeting next month on August 3rd. There will be at least one case, the High School Football Stadium Activity Complex needs a variance to put in their new set of stands. We may also have a Text Amendment. **M. Werden** asked if this will be a big project. **J. Plonczynski** stated they propose to build a full scale football stadium that they call an activities complex which will be used for multiple sports. It will have a track, bleachers on both sides, lights, concession stand and an equipment room. This will be built in stages but we will be taking this as one project. A variance is need because the setbacks for the High School were originally 25 feet and they now want to come within ten feet of the property line, which is on the forest preserve side. The field will stay where it's at and they will build around it.

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

Motioned by: G. Koziol

Seconded by: L. Hanson

The meeting was adjourned at 7:10 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
17-144

DATE: July 26, 2017
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Roberta B. Grill, Assistant Community Development Director 
RE: **(#17-19) Bartlett High School Stadium Improvements**

PETITIONER

Jeff King, Chief Operations Officer on behalf of U-46

SUBJECT SITE

701 West Schick Road (Southeast corner of Schick and Petersdorf Roads)

REQUEST

Variation – Side Yard

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	High School	Municipal/Institutional	P-1
North	Single Family/ Forest Preserve	Estate Res/Open Space	R-1*
South	Single Family	Estate Residential	ER-1, R-2*
East	Forest Preserve	Open Space	R-2*
West	Vacant/Farm	Estate Res/Mixed Use Business Park	R-2*

*DuPage County Single Family Residential

ZONING HISTORY

This property was annexed to the Village in 1995 and zoned ER-1 (Estate Residence) by Ordinance #95-83. The property was rezoned to the P-1 (Public Lands) District and was granted Variations for signage and landscaping; Special Use Permits for 60' tall lights and the filling of a portion of the wetlands; as well as Site Plan approval on September 19, 1995 by Ordinance #95-84.

A Site Plan Amendment was approved for this site in 1997 which added a cogeneration building, the placement of sound and baffle walls, the placement of two (2) cooling towers, the reconfiguration of site grades, the removal of 14 parking spaces, the removal of the message sign at Schick and Petersdorf Roads and the placement of

additional landscaping around the proposed improvements. This amendment was approved by Ordinance #97-84 on November 18, 1997.

DISCUSSION

1. The Petitioner is requesting a Second Site Plan Amendment for the 66 acre high school site to allow for proposed improvements to the stadium area. *(This item will be discussed by the Plan Commission at their meeting on August 10, 2017.)*
2. These improvements (with alternates) are summarized in an overall Phasing Plan (see attached). The Petitioner is proposing four (4) general phases of development:

Phase 1 would include the permanent home grandstands located west of the existing track/football field, as well as the required additional detention which would be located south of the track/football field along the east property line.

- **The press box and stadium lights would also be included in Phase 1 as an alternate, if funding is available.**

Phase 2a would include a concessions/washroom/ticket building, located just north of the home grandstands, a stadium entry feature and the associated impervious areas.

- **The visitors' grandstands and associated pathway would be included in Phase 2b as an alternate, if funding is available.**

Phase 3 would include a 1,613 square foot addition to the small existing metal building located northwest of the proposed home grandstands. This addition would include the team room and provide additional storage for equipment.

Phase 4 would include the installation of artificial turf on the football field.

3. The proposed **home grandstands** would seat 1,528 and would have an overall height of 27'6" (with no press box). If the alternate proposal is built, which includes a 240 square foot press box, with a four foot high chain link fence on the roof for filming, the height would increase to 37'2¼". The proposed **visitors' grandstands** would seat 533, with a proposed height of approximately 12'6" from the grade closest to the track and 19'6" from the grade at the back of the grandstand.
4. The **concessions building**, consisting of 2,145 square feet, would include a small overhang adjacent to the ticket area along the north side of the building, with the concessions area and larger canopy facing the home grandstands on the south side of the building. It would consist of face brick, with metal wall panels of hunter green with a limestone cap and brick columns which would anchor both the overhang and canopy areas. The approximate height of this building would be 16 feet.
5. The **stadium entry feature**, included as part of future Phase 2a, would consist of black aluminum fencing with a gate and brick columns. This feature would architecturally

complement the proposed concessions/ticket building previously mentioned.

6. The existing and proposed detention areas on the site have been designed to accommodate the storm water run-off for all future phases of development.
7. The existing wetland on the site will not be disturbed. (*A special use for the wetland was previously granted with the Original Site Plan approval.*)
8. A six (6) foot high chainlink fence is proposed around the home grandstands and the visitors' grandstands. A new four (4) foot high chainlink fence is proposed between the grandstands and track area.
9. New trees and shrubs are proposed along the new stadium entrance area and along the new black aluminum fence which leads to the ticket area.
10. No changes are proposed to the existing school or parking lot areas on the site.
11. The Petitioner is also requesting Special Use Permits to allow for public stadium fixed seating and a structure height of 70 feet for four (4) new light poles that will be placed around the football field (two on the west side and two on the east side). (*A Special Use Permit was granted previously to allow for structures 60 feet in height as part of the Original Site Plan approval.*) (*These items will be discussed by the Plan Commission at their meeting on August 10, 2017.*)
12. A **Variation** is also being requested to reduce the 25 foot side yard to 10 feet along the east property line (adjacent to the Forest Preserve property) to allow for the installation of the visitors' permanent stadium seating.
13. Engineering plans are currently being reviewed by the Staff.

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.

- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

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

Background information is attached for your review and consideration.

rbg/attachments

x:\comdev\mem2017\144_bhs_zba.docx



School District U-46

Christopher Allen, Director
Plant Operations Office
1460 Sheldon Drive, Elgin, IL 60120-8131
Tel: 847.888.5000, x5060
Fax: 847.888.7177

Tony Sanders, Chief Executive Officer

U-46.org

June 6, 2017

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

Project – *Bartlett High School Stadium Improvements*

Dear President and Board of Trustees:

School District U-46 is planning improvements to the Bartlett High School Stadium. The existing track and football field currently does not have permanent home and visitors grandstands, concessions facilities or stadium lights to be able to host home games. Since the school opened in 1997, it has held "home games" at other U-46 high schools.

School District U-46 is requesting zoning approval of the following items:

- Special Use permit under the current P-1 zoning for Public Stadium Fixed Seating.
- Special Use permit under the current P-1 zoning for stadium lights for light pole height of 70 feet.
- Variation of the side-yard setback along the east property line to 10 feet.
- A Site Amendment Plan will be submitted as part of this approval process.

The proposed plan contains a 1,528-seat permanent home grandstand with a press box on the west side of the field and a 533-seat permanent visitors' grandstand on the east side of the field. The side-yard setback variation is needed for the visitors' grandstand to fit in between the existing track and the east property line abutting the Hawk Hollow Forest Preserve. Currently, there is a special use permit granted for 60-foot high light poles. The standard height for football field light poles is typically 70 feet, thus the request of special use for 70 feet high light poles. Finally, the potential to have a new concessions building, a new team locker room building and artificial turf are included in the proposed master plan.

The project would be executed in phases as funding becomes available.

- Phase 1 is to include the home grandstands, storm water detention pond, new ComEd service, stadium lights and press box. The stadium lights and press box will be alternates and may not be constructed, depending on funds available.
- Phase 2a is to include the concessions/washroom building and surrounding hard surface and Phase 2b would include the visitor's grandstand and pathway leading to the visitor's grandstand. Again, these may be constructed independently, depending on funding available.
- Phase 3 is to include a future team locker room/storage building added onto the existing metal building that is currently on site.
- Phase 4 is to include artificial turf on the football field. The detention pond that is designed for the project accommodates all the storm water run-off for all phases, including the turf field.

The school district looks forward to approval of the zoning request.

Sincerely,

Jeff King
Chief Operations Officer/Chief School Business Official

RECEIVED
COMMUNITY DEVELOPMENT

JUN 14 2017

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 17-19

**RECEIVED
COMMUNITY DEVELOPMENT**

JUN 14 2017

**VILLAGE OF
BARTLETT**

PROJECT NAME Bartlett High School Stadium Improvement

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jeff King, School District U-46

Street Address: 355 East Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Email Address: jeffking@u-46.org

Phone Number: 847 888-

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: School District U-46

Street Address: 355 E. Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Phone Number: 847 888-5000

OWNER'S SIGNATURE: _____ **Date:** _____

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Stadium Fixed Seating and 70' high stadium lights
 - Variation: 10' East property line sideyard setback

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: 701 W. Schick Road, Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): 0115400010

Zoning: Existing: P-1 **Land Use:** Existing: Institutional/Municipal
(Refer to Official Zoning Map)

Proposed: P-1 Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional
(Refer to Future Land Use Map)

Acreage: 66.59

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 Hampton, Lenzini and Renwick, Inc. / Jeff Meindl 847 697-6700
380 Shepard Drive
Elgin IL, 60123

Other DLA Architects, Ltd / Bill Templin (847) 742-4063
Two Pierce Place, Suite 1300
Itasca, IL 60143

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 high school is located in a P-1 Public Land District. Public High Schools, Athletic Fields, Concessions stands, public parking lots, tennis courts are permitted uses with the P-1 District.

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

The newly proposed structures consisting of the stadium bleachers and concessions building are to enhance the use of the existing stadium which currently can not host home games. Existing parking is to be utilized for game events. Game events will not be held during the school day so parking will be adequate for game events. Additional landscaping is proposed in Phase 2a of the project.

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.

No change to the existing vehicular ingress and egress to and from the site is being proposed. The vehicular traffic for a typical game would be less than that of a typical school day.

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

Currently, paved walkways 8 to 10 feet wide exist from the school and the parking lot to the stadium. A portion of this existing walkway leading to the stadium on the south side of the access road is to be completely reconstructed as part of Phase 2a.

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 majority of the existing school site is landscaped with existing grass, trees and shrubs. Any disturbed areas of the athletic fields due to the construction of the bleachers will be seeded with grass. The bottom of the new stormwater retention pond will have a wetland planting mixture. Additional trees and shrubs are proposed at the new gateway entrance to the stadium as part of Phase 2a.

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

There is an existing storage building near the stadium that is to remain. Phase 3 consists of an addition to this storage building for more storage and team rooms.

FINDINGS OF FACT FOR SPECIAL USES

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

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

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

The high school currently has a football field/track with small portable type bleachers. No actual football games are played at the school; their home games are played at either Streamwood H.S. or South Elgin H.S. Since the school has opened it has been the intent to build a full stadium.

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 improvements to the existing stadium/field will not have a detrimental affect to safety, moral, general welfare or property values to the surrounding local residences or the adjacent forest preserve.

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 for stadium fixed seating and the special use for 70 foot high light poles shall conform with regulations and conditions of the Village of Bartlett.

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.

Variance is for a 10 foot sideyard setback adjacent to the forest preserve. Granting the variance will allow visitors bleachers to be installed along the east side of the existing track / field. Moving the entire track and field is unfeasible financially.

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.

The existing track and field were placed roughly 38 feet from the property line. With a 25 foot setback, this does not allow enough room to fit visitors bleachers between the track and the current setback line.

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

The variation is to provide visitors bleachers separate from the home bleachers which would be the common layout for a high school football field.

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 existing setback does not allow enough room for bleachers between the track and the current setback line.

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.

The east property line is adjacent to the Hawk Hollow Forest Preserve. No adjacent residences are affected.

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.

The reduced setback (addition of visitors bleachers) will not impair the supply of light or air to adjacent properties. Football games would not increase the traffic any more than a typical school day. Improvements will be per the current enforced codes. Property values in adjacent neighborhoods will not be impaired by the proposed setback variation.

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.


The applicant will not gain any special privilege by the granting of the setback variance.

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: Jeffrey King
DATE: 6/5/17

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.

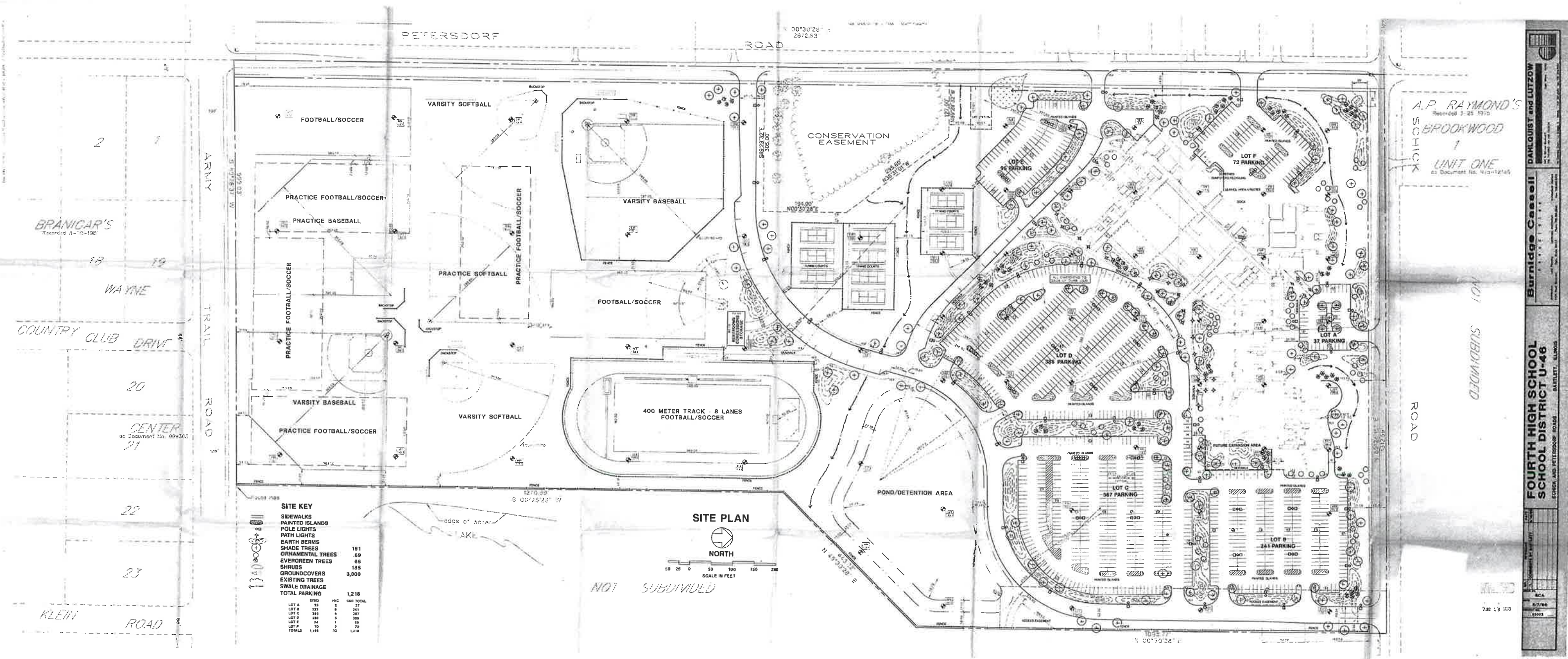
NAME OF PERSON TO BE **BILLED**: Greg Berna - U-46 Plant Operations
ADDRESS: 1460 Sheldon Drive
Elgin, IL 60120
PHONE NUMBER: 847 888-5060
EMAIL: gregberna@u-46.org

SIGNATURE: _____
DATE: _____

ZONING/LOCATION MAP

Bartlett High School Stadium Improvements
Case #17-19 - Site Plan Amendment,
Special Uses, Variation

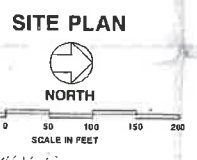




SITE KEY

SIDEWALKS	181
PAINTED ISLANDS	69
POLE LIGHTS	86
PATH LIGHTS	105
EARTH BERMS	3,000
SHADE TREES	
ORNAMENTAL TREES	181
EVERGREEN TREES	69
SHRUBS	86
GROUNDCOVERS	105
EXISTING TREES	3,000
SWALE DRAINAGE	
TOTAL PARKING	1,218

LOT A	59	2	27
LOT B	223	6	241
LOT C	383	4	287
LOT D	282	4	306
LOT E	92	1	65
LOT F	76	1	72
TOTALS	1,315	20	1,218

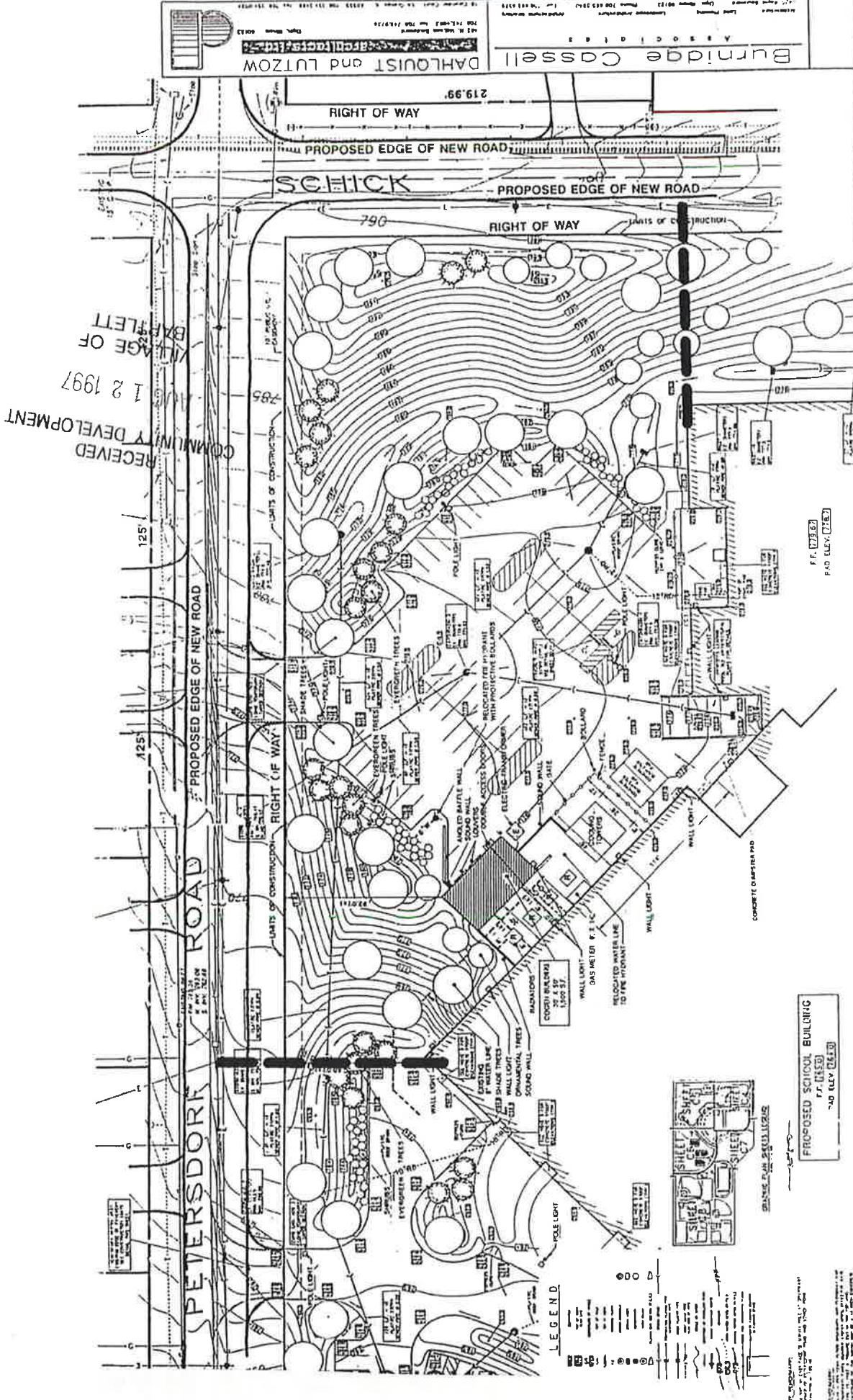


Burnidge Cassell
FOURTH HIGH SCHOOL
SCHOOL DISTRICT U-46
 BARTLETT, ILLINOIS

A.P. RAYMOND'S
 BROOKWOOD
 UNIT ONE

DANKLQUIST and LUTZOW
 ARCHITECTS
 BARTLETT, ILLINOIS

8/7/96
 1995



RECEIVED
COMMUNITY DEVELOPMENT
1 2 1997
VILLAGE OF
BARTLETT

NO	REVISIONS	DATE
1	COGEN STUDY	4/20/96
2	COGEN STUDY	5/06/96
3	MISCELLANEOUS	3/06/97
4	COGEN DRAWING UPDATE	8/04/97
5	COGEN DRAWING UPDATE	8/04/97

SHEET C5E

SCALE: 1" = 30'

P. E. & A. DRAWING, INC.
495-232-IMP

PROJECT NAME: IMPROVEMENT PLANS FOR PROPOSED UNIT 46 BARTLETT HIGH SCHOOL BARTLETT, ILLINOIS

DRAWING NAME: 100% ISSUE STORM SEWER DESIGN AND GRADING PLAN (2 OF 5)

ENGINEER/DESIGNER:

RUETTIGER, TONELLI & ASSOCIATES, INC.
LAND SURVEYORS-ENGINEERS-CONSULTANTS
P.O. BOX 1415, WILSON, ILLINOIS 62450
TEL: (618) 232-2299
FAX: (618) 232-2299
WWW.RTA-INC.COM

PROPOSED SCHOOL BUILDING
P.E. (0358)
7-AD ELEV. (215.0)

93/5/12
6/14/8
N

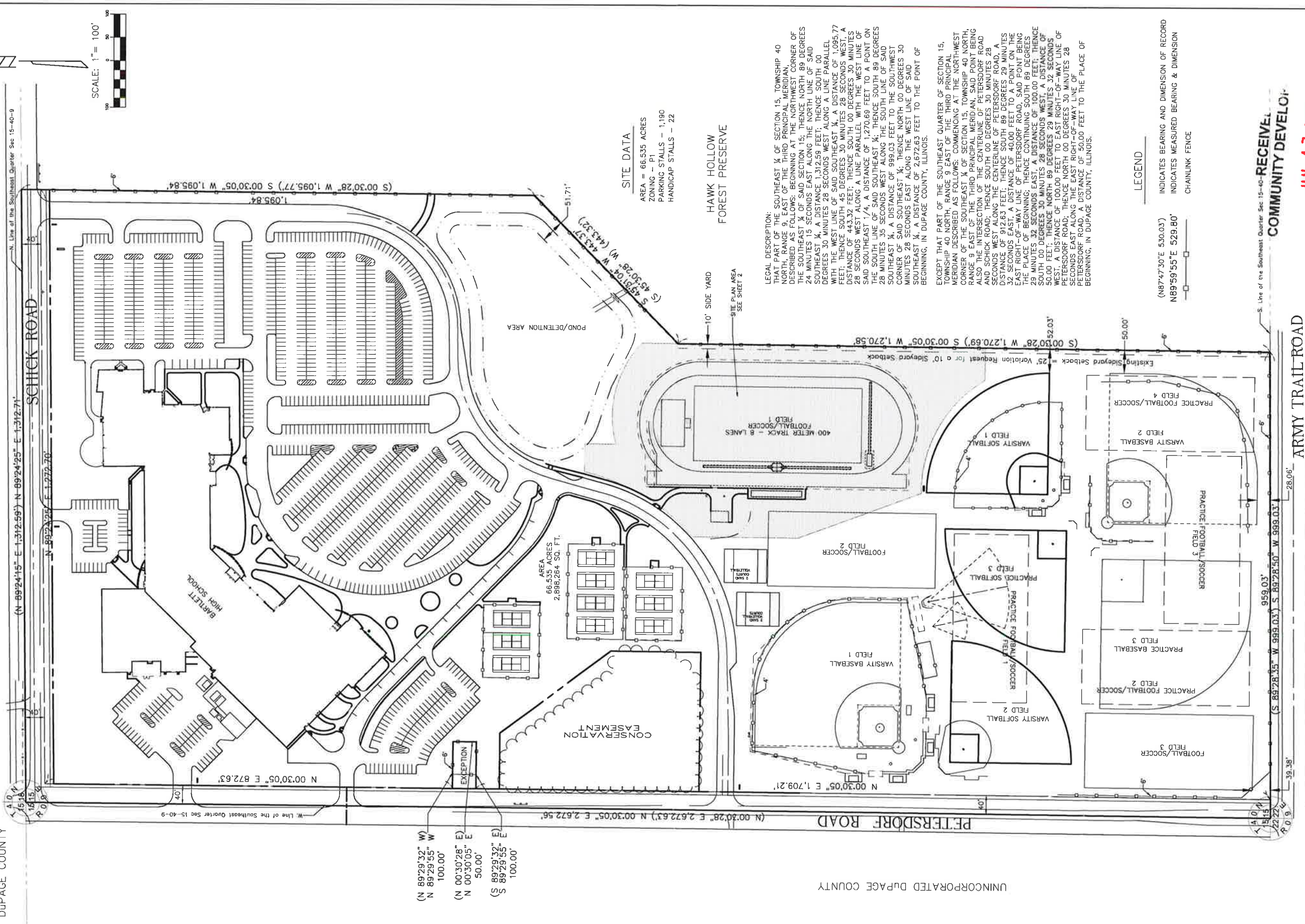
Burnidge Cassell
ASSOCIATES
142 N. Main Street
Bartlett, Illinois 60132
Tel: 618-232-2299

Dahlquist and Lutzow
104 Parkview
Bartlett, Illinois 60132
Tel: 618-232-2299

BARTLETT HIGH SCHOOL OVERALL SITE PLAN

UNINCORPORATED
DUPAGE COUNTY

HAWK HOLLOW
FOREST PRESERVE



SITE DATA
 AREA = 66.535 ACRES
 ZONING - P1
 PARKING STALLS - 1,190
 HANDICAP STALLS - 22

LEGAL DESCRIPTION:
 THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 89 DEGREES 29 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID DEGREE 30, 1/4, A DISTANCE 1,312.99 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,095.77 FEET; THENCE SOUTH 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,270.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 999.03 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,672.63 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ALSO THE INTERSECTION OF THE CENTERLINE OF PETERSDORF ROAD AND SCHICK ROAD; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS EAST A DISTANCE OF 914.83 FEET TO THE CENTERLINE OF PETERSDORF ROAD; A DISTANCE OF 914.83 FEET ALONG THE CENTERLINE OF PETERSDORF ROAD, A DISTANCE OF 100 FEET ALONG THE CENTERLINE OF SAID ROAD TO THE EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD; SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 32 SECONDS WEST, A DISTANCE OF 100.00 FEET TO EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND
 (N87°47'30"E 530.03') INDICATES BEARING AND DIMENSION OF RECORD
 (N89°59'55"E 529.80') INDICATES MEASURED BEARING & DIMENSION
 CHAINLINK FENCE

RECEIVED
 COMMUNITY DEVELOPMENT
 JUL 17 2017

VILLAGE OF
BARTLETT

PROPERTY EXHIBIT OF PROPERTY LOCATED AT: 701 Schick Road Bartlett High School Bartlett, Illinois	FIELD WORK COMPLETED: PROJECT: 170129 CADD DRAWING: 170129Boundary.dwg CADD SHEET: 170129Boundary.dwg	REVISIONS: 06/28/2017 07/19/2017	PREPARED FOR: School District U-46 1460 Sheldon Drive Elgin, Ill 60120	 HAMPTON, LENZINI AND RENWICK, INC. CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS 380 SHEPARD DRIVE ELGIN, ILLINOIS 60123 847.697.6700 www.hlrengineering.com 184.000659 PROFESSIONAL DESIGNER & STRUCTURAL ENGINEERING CORP.	SHEET NO 1 OF 2
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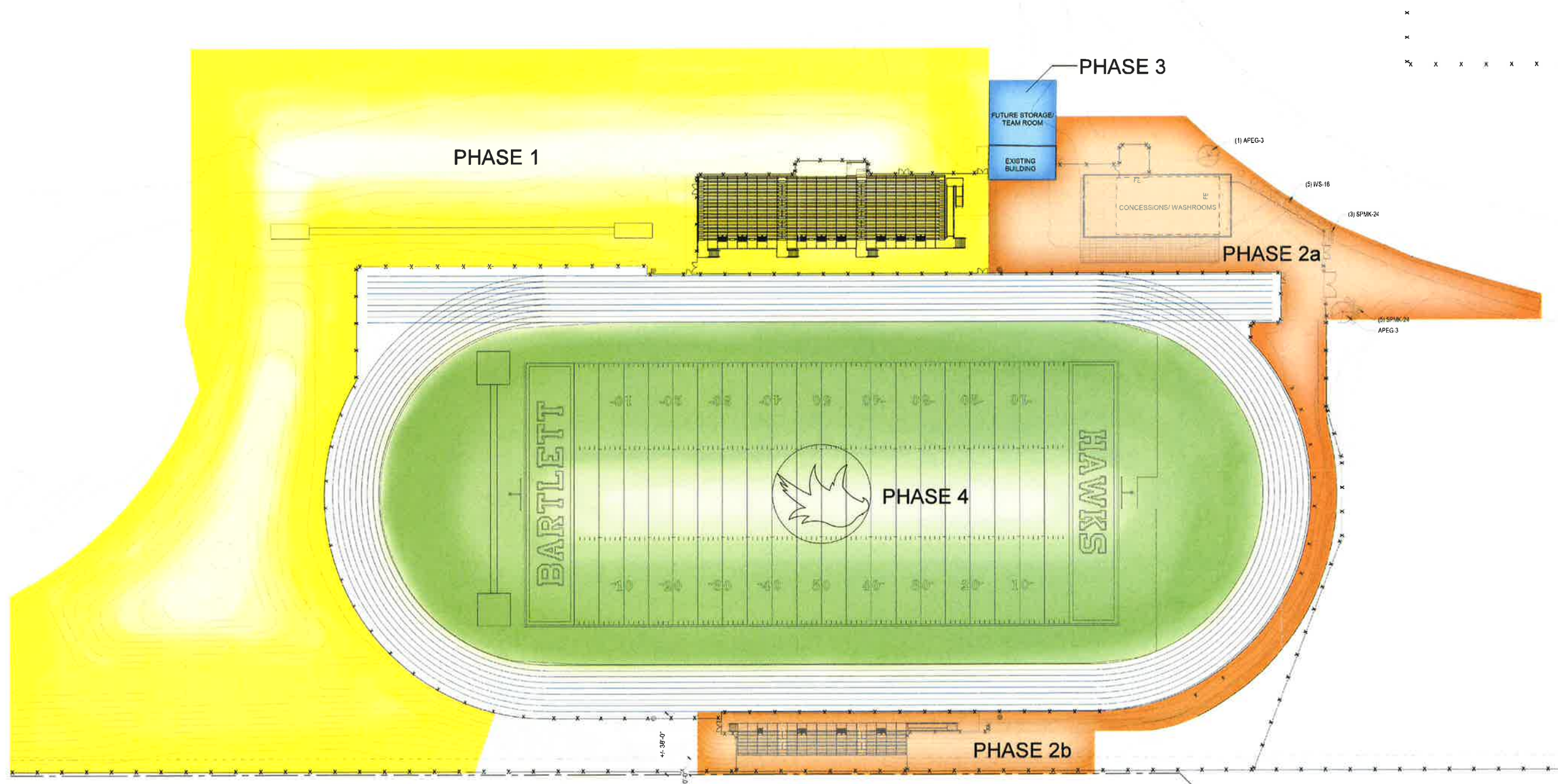
PHASING PLAN LEGEND

- PHASE 1 - NEW HOME BLEACHERS, PRESSBOX, DETENTION POND, STADIUM LIGHTS, NEW ELECTRICAL SERVICE, NATURAL GAS SERVICE AND RELATED FENCING WORK TO ACCOMMODATE THE HOME BLEACHERS
- PHASE 2 - CONCESSIONS BUILDING, FENCING, ENTRANCE GATEWAY, SURROUNDING ASPHALT, PAVERS, FENCING, VISITOR'S BLEACHERS AND CONNECTING WALKING PATH
- PHASE 3 - TEAM ROOM / STORAGE BUILDING
- PHASE 4 - POTENTIAL ARTIFICIAL TURF

NOTE: INDIVIDUAL PHASE COMPLETION DATES SUBJECT TO CHANGE BASED ON OWNER'S REQUIREMENTS. DATES LISTED ARE REASONABLE APPROXIMATIONS

PLANT SCHEDULE

ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3" CAL	ACER PLATANOIDES 'EMERALD GREEN'	EMERALD GREEN MAPLE
IVS-18	8	18" HT	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DRWARF SWEETSPIRE
SPMK-24	8	24" HT	SYRINGIA PATULA 'MISS KIM'	MISS KIM LILAC



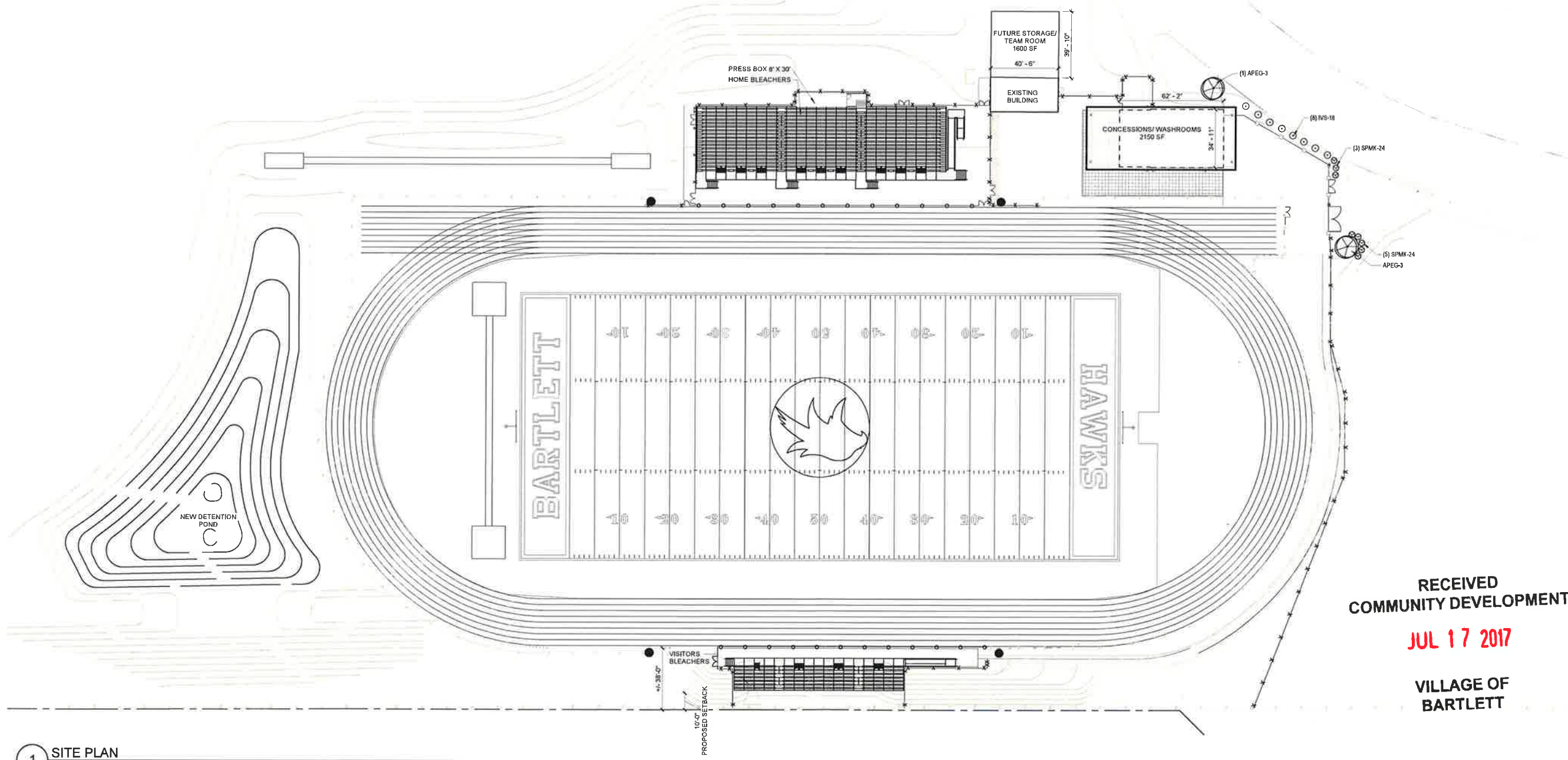
1 SITE PLAN
1" = 30'-0"

SYMBOL LEGEND

- X—X— EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- O—O— NEW 6'-0" HIGH CHAINLINK FENCE
- NEW 4'-0" HIGH CHAINLINK FENCE
- NEW 6'-0" HIGH ORNAMENTAL STEEL FENCE
- NEW LIGHT POLE

PLANT SCHEDULE

ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3" CAL	ACER PLATANOIDES 'EMERALD GREEN'	EMERALD GREEN MAPLE
IVS-18	8	18" HT	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY ORNAMENTAL SWEETSPICE
SPMK-24	8	24" HT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC



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JUL 17 2017
VILLAGE OF
BARTLETT

1 SITE PLAN
1" = 30'-0"



ENTRY RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

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AERIAL RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

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BLEACHER RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

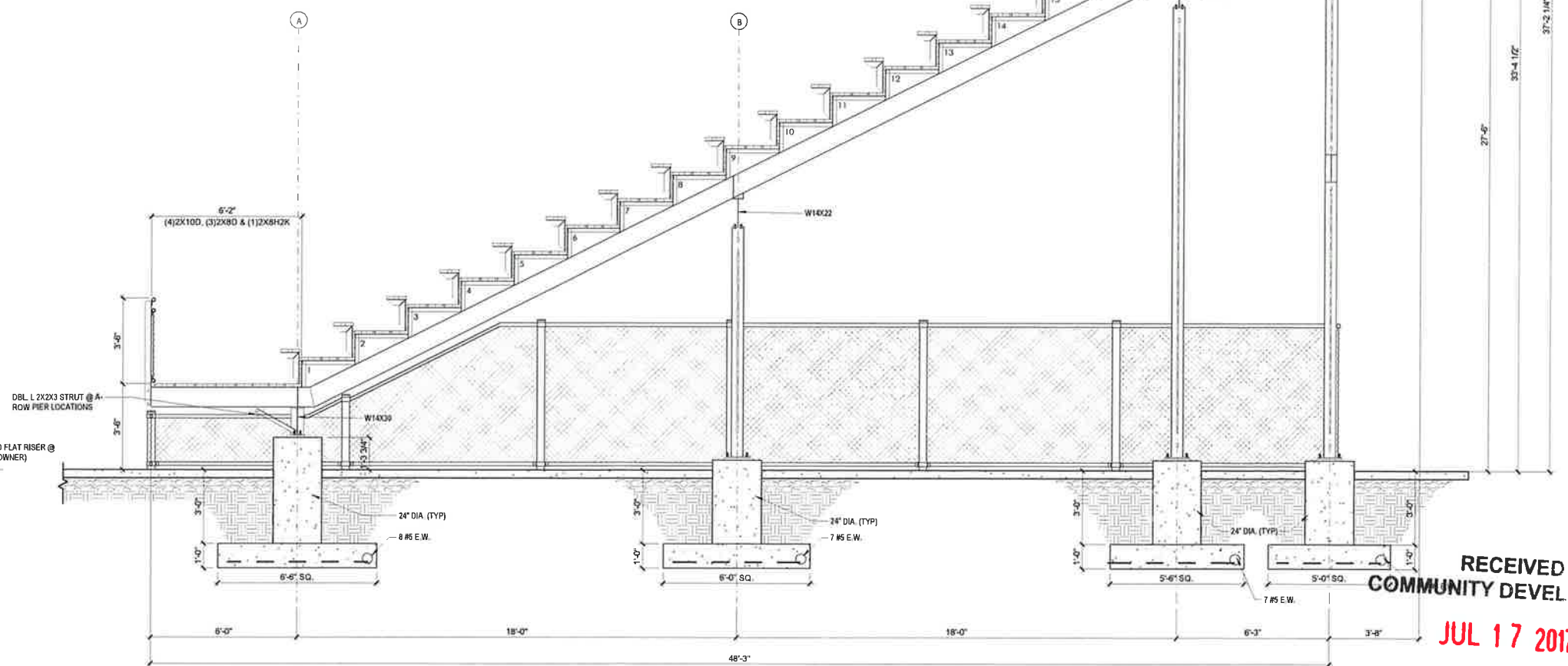
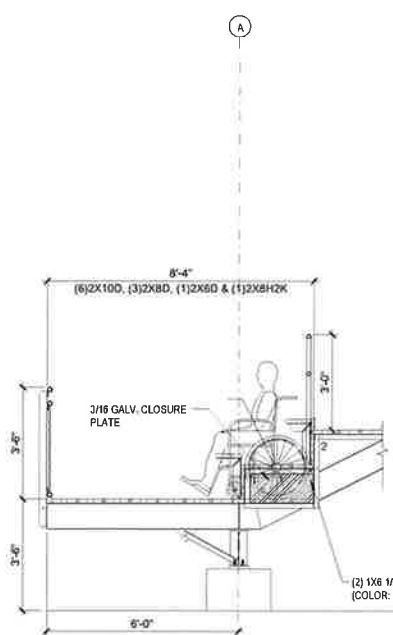
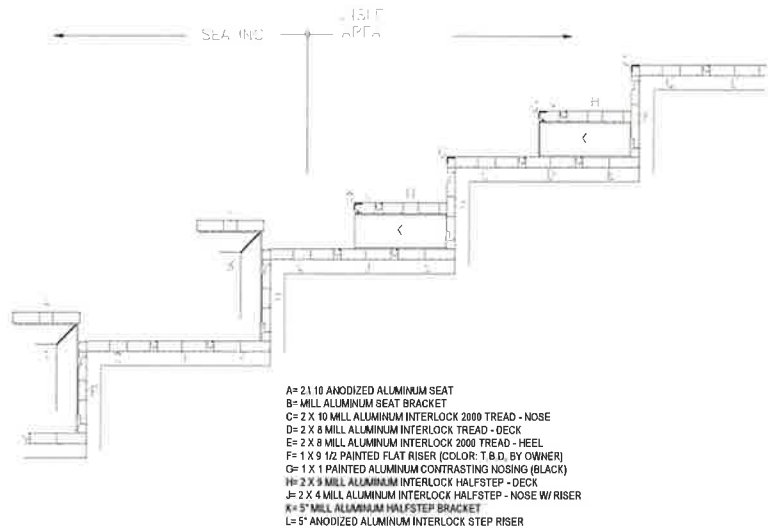
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DESIGN LOADING
 TREAD & SEAT AREA 100psf UNIFORM LIVE LOAD.
 SEAT (VERTICAL) 120 lbs/ft.
 SEAT (HORIZONTAL SWAY) 240psf PARALLEL AND 10 lbs/ft PERPENDICULAR TO SEAT.
 TREAD - STAIR AND AISLE TREADS - MINIMUM CONCENTRATED LOAD OF 3000LBS ON AN AREA OF 4 SQUARE INCHES
 HANDRAIL & GUARDRAIL 50 lbs/ft IN ANY DIRECTION AT THE TOP
 HANDRAIL & GUARDRAIL 200 lbs CONCENTRATED IN ANY DIRECTION
 GUARDS, INFILL COMPONENTS - 5KLSBS PER SQFT IN HORIZONTAL DIRECTION
 SNOW LOADS AS PER STAT ADOPTED CODE
 WIND LOADS AS PER STATE ADOPTED CODE
 SEISMIC LOADS AS PER STATE ADOPTED CODE

- NOTES**
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING A.I.S.C. STANDARDS
 PLATE UP TO 1/2" THICK-A36
 PLATE U.N.O.=A572 GRADE 50
 ANGLE-A36/A36M GRADE 50
 WIDE FLANGE-A992 Fy=50ksi
 CHANNEL-A36/A36M GRADE 50
 ROD-A36/A36M GRADE 50
 TUBE-A500 GRADE "B" 46 ksi
 - WELD ARE ALL AROUND WITH TYPE ER70S-6 WIRE MIG.
 - ALL STEEL TO BE HOT DIPPED GALVANIZED TO A.S.T.M. A-123-89 #1.
 - STRUCTURAL BOLTS ARE HOT DIPPED GALV. AND ARE EQUAL TO OR GREATER THAN A-307.
 - NO CONNECTIONS UTILIZING HIGH STRENGTH BOLTS ARE SLASSED AS SLIP CRITICAL.
 - ANODIZED ALUMINUM RAILS 1 1/4" NOMINAL PIPE SIZE. (A 5/8" O.D.)
 - SOUTHERN BLEACHER COMPANY AS A MANUFACTURER AND INSTALLER OF GRANDSTAND SEATING IS NOT AUTHORIZED TO CERTIFY PLANS AS ADA COMPLIANT. HOWEVER, TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ADA REQUIREMENTS FOR QUANTITY OF ADA SEATING, ACCESS/EGRESS TO ADA SEATING, & DISPERSAL OF ADA SEATING.
 - ALL FIELD CONNECTIONS ARE NON-SLIP CRITICAL U.N.O. ALL CONNECTIONS ARE DESIGNED TO UTILIZE A307 BOLTS. IT IS ACCEPTABLE TO USE A193M BOLTS IN LIEU OF THE A307 BOLTS. THE INSTALLATION OF THESE BOLTS ARE TO BE TIGHTENED A SNUG TIGHT CONDITION AS SPECIFIC BY AISC.



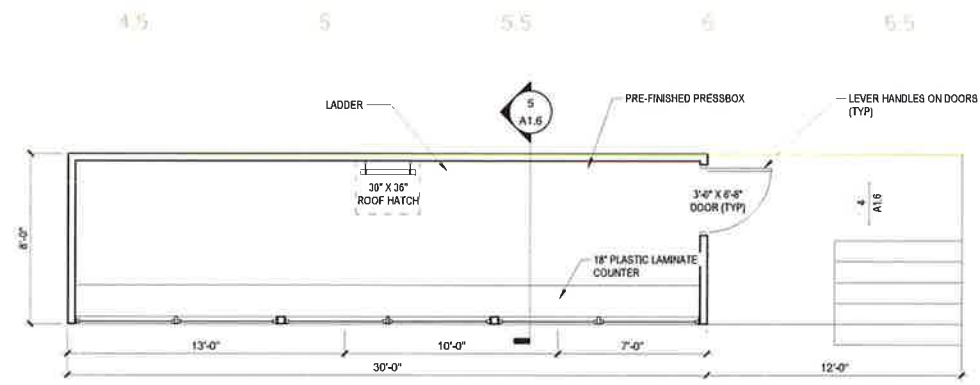
1 BLEACHER (HOME) SECTION
 3/8" = 1'-0"

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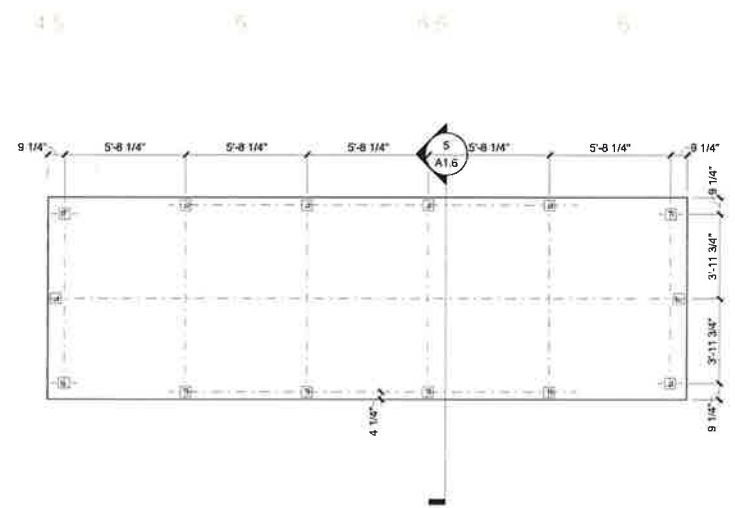
JUL 17 2017

VILLAGE OF
 BARTLETT

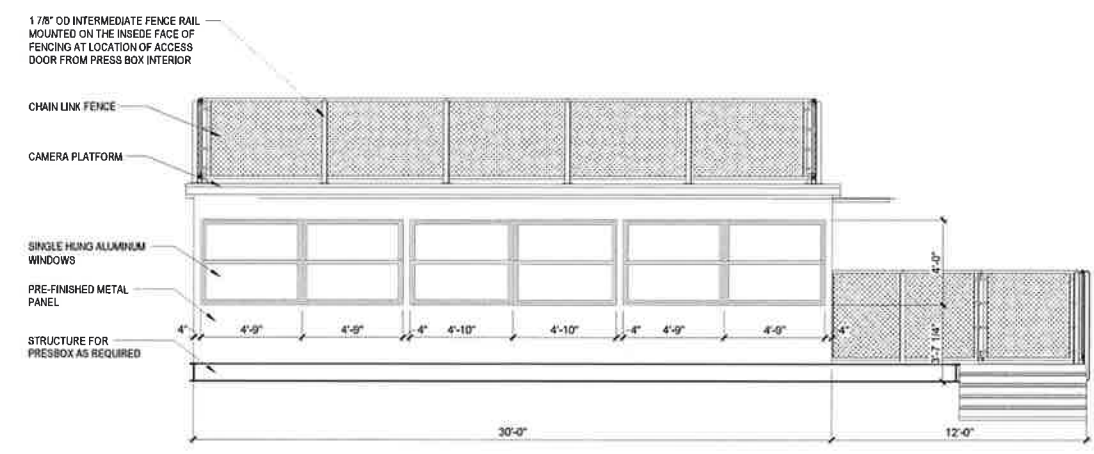
MARK	DATE
ZONING SET	
PROJECT NO.	2017-18
DATE	JULY 10, 2017
SHEET TITLE	
HOME BLEACHER SECTION	
A1.3	



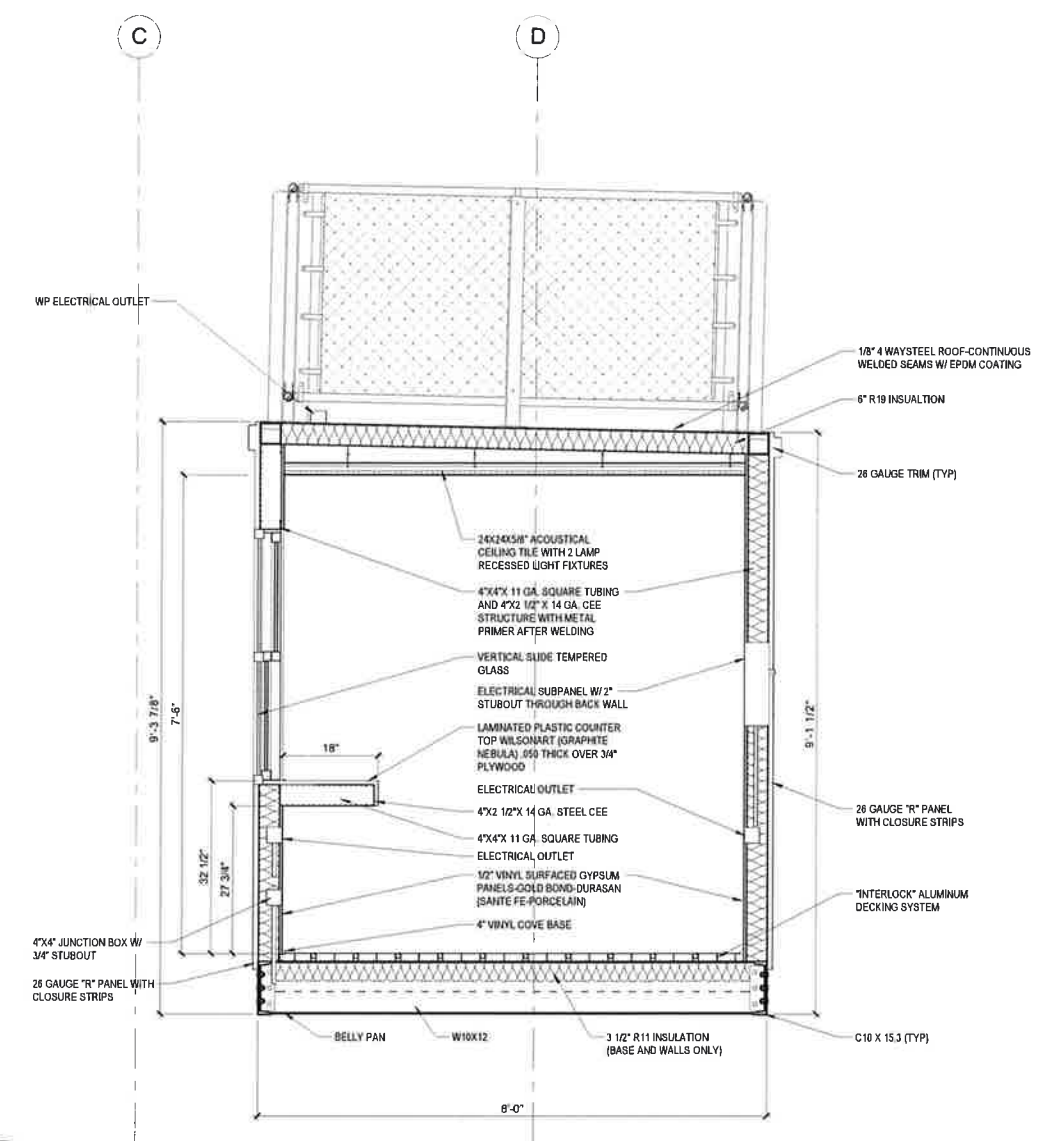
1 PRESSBOX PLAN
1/4" = 1'-0"



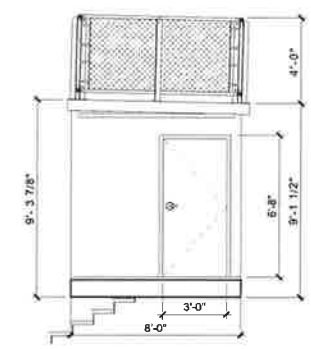
2 PRESSBOX ROOF RAIL LAYOUT
1/4" = 1'-0"



3 PRESS BOX - FRONT ELEVATION
1/4" = 1'-0"

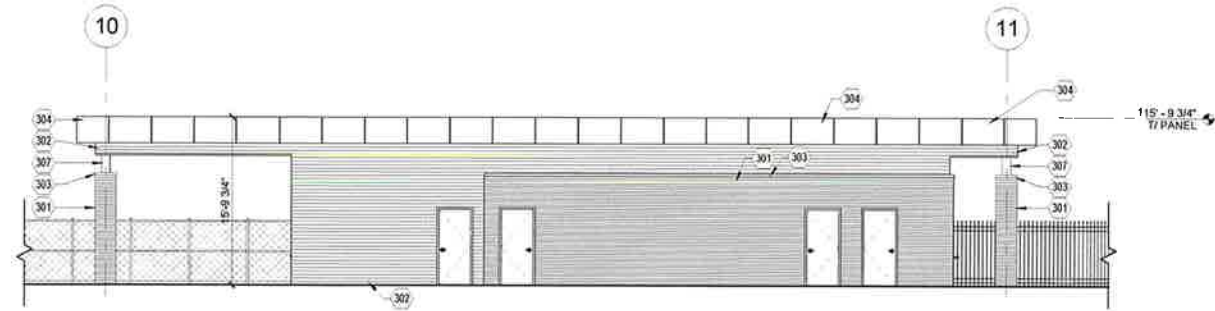


5 PRESS BOX SECTION
3/4" = 1'-0"

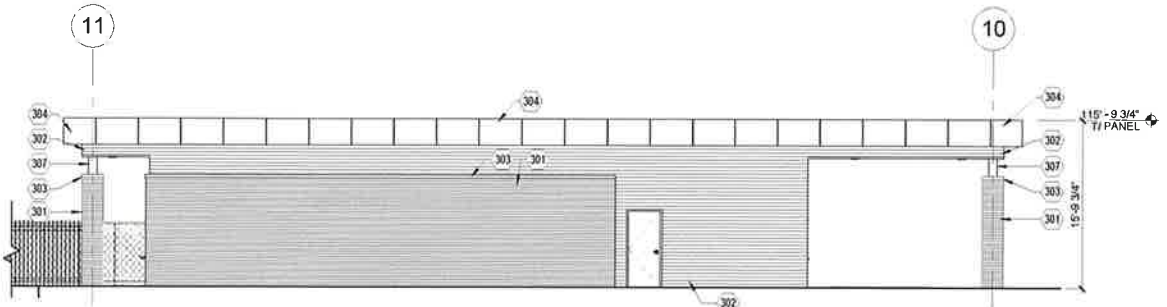


4 PRESS BOX - SIDE ELEVATION
1/4" = 1'-0"

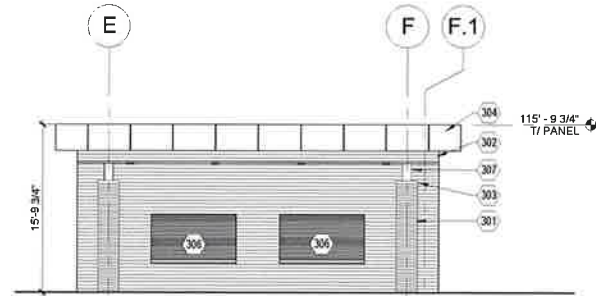
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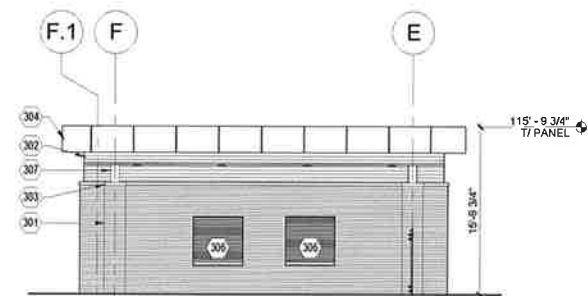
1 EAST ELEVATION
1/8" = 1'-0"



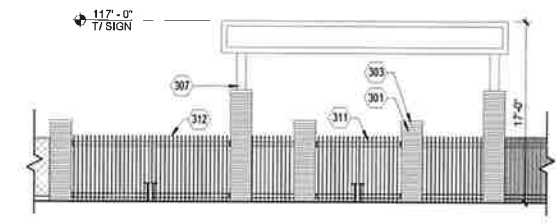
2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 STADIUM ENTRY ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFCI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT ALL NEW DOWNSPOUTS AND OVERFLOW NOZZLES.
4. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS. COLOR SELECTED BY ARCHITECT.
5. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.

ELEVATION KEYNOTES

X	DESCRIPTION
301	MODULAR FACE BRICK
302	EXPOSED FASTENER METAL WALL PANEL
303	LIMESTONE CAP
304	FIBER CEMENT VERTICAL PANEL SYSTEM
305	INSULATED COILING OVERHEAD DOOR
307	STRUCTURAL STEEL. SEE FRAMING PLAN
311	6'-0" TALL X 4'-0" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE
312	6'-0" TALL X 7'-0" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE

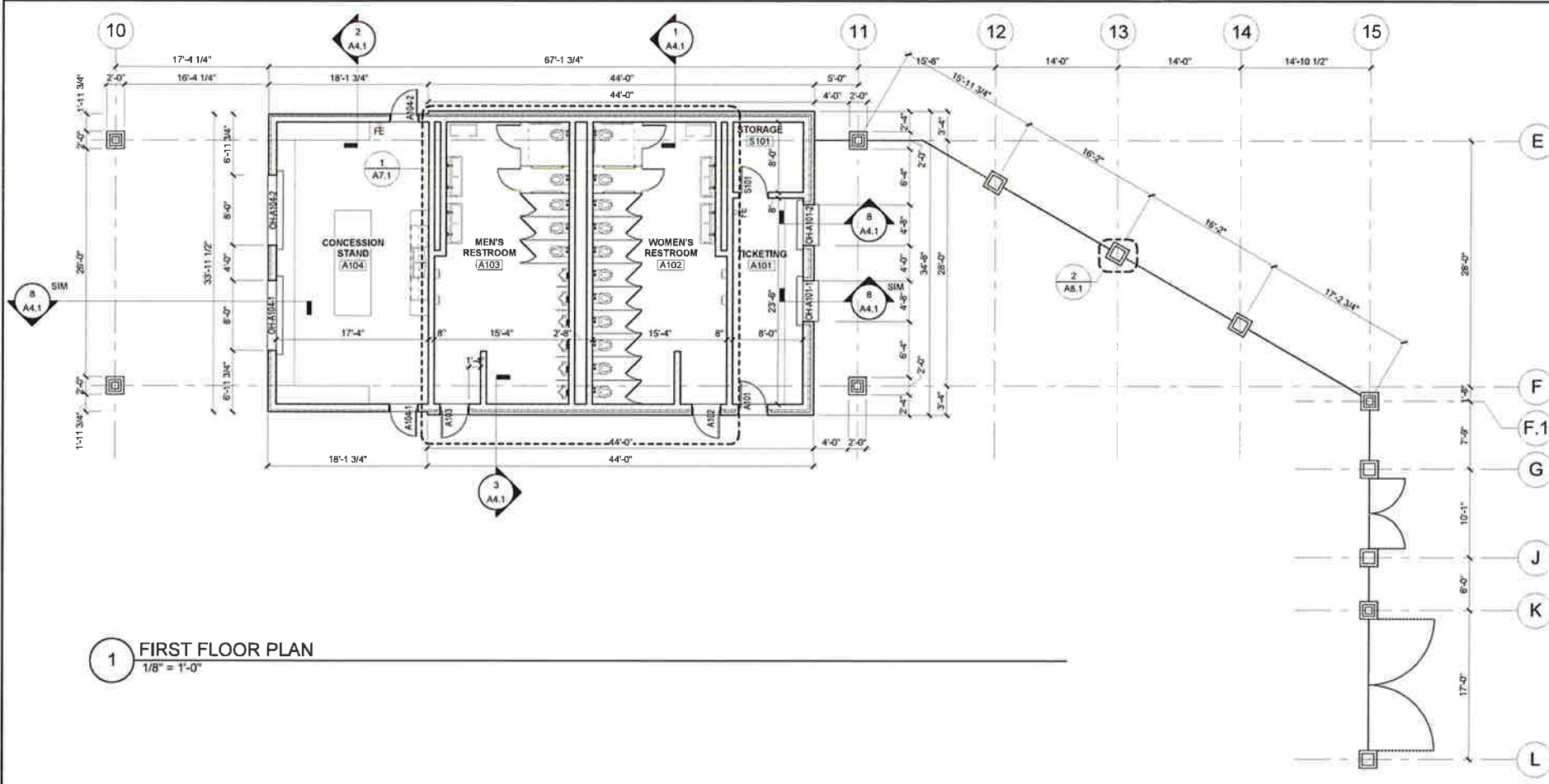


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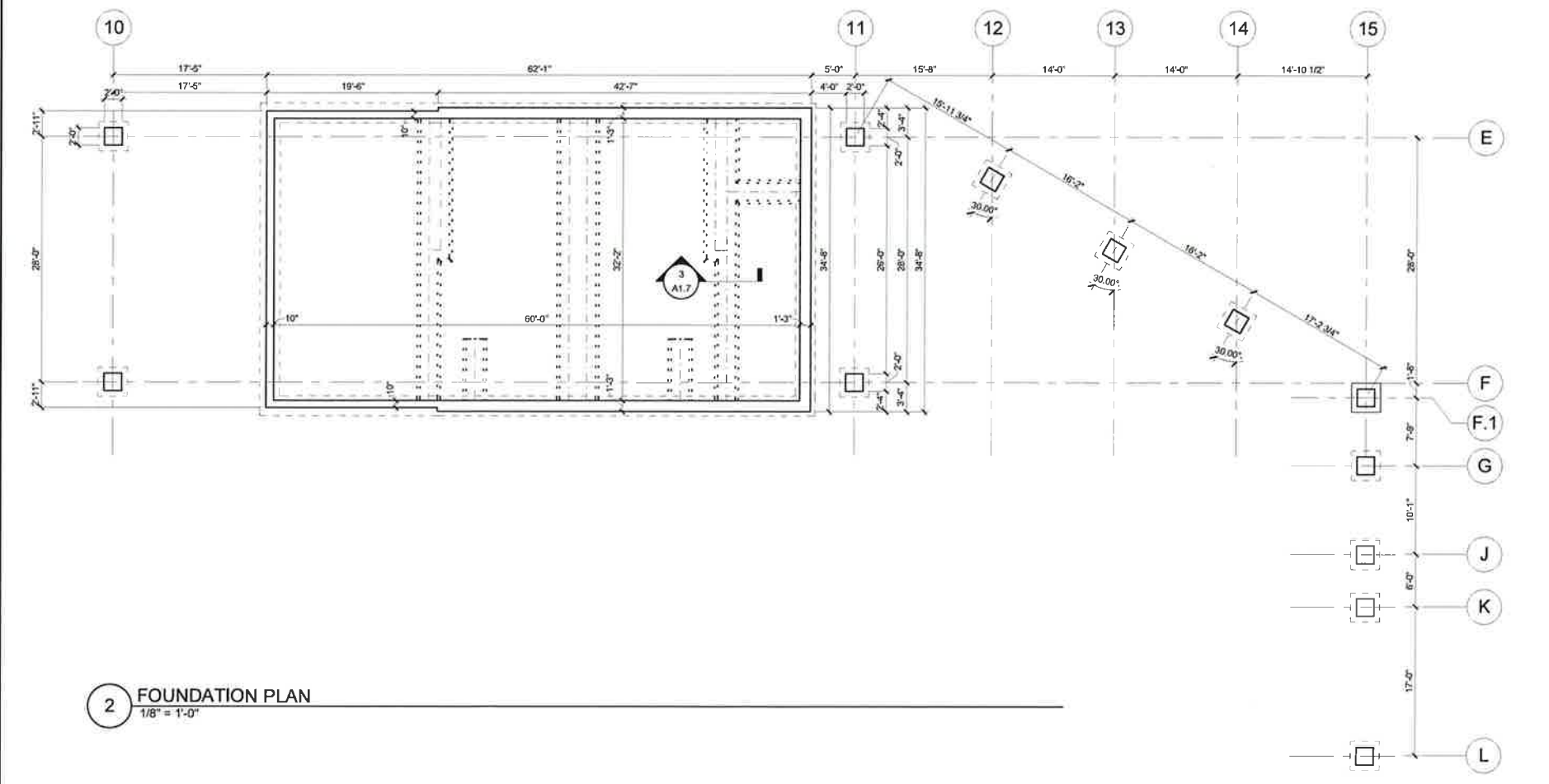
SCHOOL DISTRICT U-46 PROJECT NO. 204
BARTLET HIGH SCHOOL STADIUM IMPROVEMENTS
701 W SCHICK ROAD
BARTLETT, IL 60103

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COMMUNITY DEVELOPMENT
JUL 17 2017
VILLAGE OF
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MARK	DATE
ZONING SET	
PROJECT No.	2017.18
DATE	JULY 10, 2017
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET	A3.1



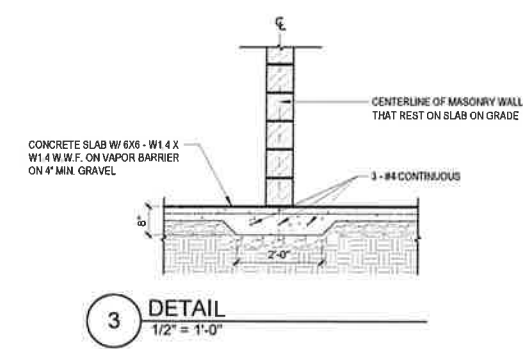
1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 FOUNDATION PLAN
1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- SEE SHEET G0 2 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
 - SEE SHEET A6 1 FOR WALL TYPE DETAILS, ALL NEW INTERIOR WALLS TYPE "A" UNLESS NOTED OTHERWISE.
 - SEE SHEET G0 2 FOR TYPICAL MOUNTING HEIGHTS OF BUILDING ELEMENTS AND EQUIPMENT.
 - SEE SHEET A10 1 FOR DOOR AND FRAME SCHEDULE.
 - SEE ROOM FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
 - CONSTRUCT ALL WALLS TO UNDERSIDE OF THE DECK JOG.
 - ALL NEW WALL PENETRATIONS MUST BE SEALED AGAINST THE PASSAGE OF SMOKE. ALL NEW WALL PENETRATIONS THROUGH A FIRE RATED WALLS MUST BE SEALED TO MAINTAIN THE SPECIFIED RATING.
 - PROVIDE CALK ALONG ENTIRE PERIMETER OF JOINT BETWEEN STEEL LINTELS AND MASONRY, TYPICAL AT ALL INTERIOR STEEL LINTELS.
 - ALL EXPOSED OUTSIDE CORNERS OF CMU WALLS AND EXPOSED DOOR AND WINDOW JAMBS ARE TO BE BULLNOSE BLOCK UNO.
 - ALL INTERIOR MASONRY WALLS TO HAVE CONTROL JOINTS AT 2'-0" OC MAX. SEE SHEET A6 1.
 - NEW MASONRY TO BE TOOTHED-IN WHERE INTERSECTING EXISTING MASONRY LOCATIONS, BONDING AND COLORING SHALL MATCH EXISTING.
 - PATCH ALL AREAS DISTURBED BY CONSTRUCTION WHETHER OR NOT INDICATED ON PLANS. PATCH OR PROVIDE NEW MATERIALS TO MATCH EXISTING ADJACENT CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR.
 - PATCH ALL HOLES WHERE ITEMS HAVE BEEN REMOVED FROM WALLS. INFILL ALL VOIDS AFTER REMOVAL OF EXISTING DUCTS, PIPING, CONDUIT, ETC. TO MATCH EXISTING ADJACENT CONSTRUCTION.
 - ALL DOOR RETURNS TO BE 4" UNLESS NOTED OTHERWISE.
 - ALL ROOM NAMES AND NUMBERS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY. OWNER WILL PROVIDE NEW NAMES AND NUMBERS THAT SHALL BE USED FOR THE PROGRAMMING OF ALL SYSTEMS.
 - CLASSROOM AND OFFICE FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY. THESE ITEMS WILL BE PROVIDED BY THE OWNER BUT MAY REQUIRE SOME ELECTRICAL CONNECTION AS INDICATED ON THE ELECTRICAL AND TECHNOLOGY DRAWINGS. FINAL SIZE AND LOCATION OF FURNITURE SHALL BE COORDINATED IN FIELD.
 - NEW INFILL WALLS TO BE FLUSH AND ALIGN WITH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

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BARTLETT



3 DETAIL
1/2" = 1'-0"