

**6:00 P.M. – STRATEGIC PLAN REVIEW**

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**AUGUST 15, 2017**

**PLANNING & ZONING**

Home Depot Resubdivision of Lot 1

Rana Meal Solutions Plant 2

802 E. Devon Addition

**FINANCE & GOLF**

Home-Rule Sales Tax

**LICENSE & ORDINANCE**

Strategic Plan Review – 6:00 p.m.



# Agenda Item Executive Summary

Item Name Home Depot Resubdivision of Lot 1 Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The Petitioner is requesting:

**Preliminary/Final Resubdivision of Lot 1 of the Home Depot Subdivision  
Second Site Plan Amendment for Lot 1 of the Home Depot Subdivision  
Site Plan for Lot 2 of the Home Depot Resubdivision  
Special Use Permits (Lot 2):**

- a) To allow a drive-thru establishment; and
- b) To allow outdoor seating; and

**Variations:**

- a) Side yard (southern property line) building setback (Lot 2); and
- b) Side yard (southern property line) parking setback (Lot 2); and
- c) Rear yard (western property line) building setback (Lot 2); and
- d) Reduction in the required number of parking stalls (Lot 1)

All of the above requests are for Lot 1 of the Home Depot Subdivision at the Southwest corner of Route 59 and Stearns Road (West side of Route 59, south of the Mobil gas station)

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Ordinance #2000-85 Final Plat of Subdivision for the Home Depot Bartlett Subdivision, Proposed Preliminary/Final Resubdivision of Lot 1, Second Site Plan Amendment for Lot 1 of the Home Depot Subdivision, Site Plan for Lot 2 of the Home Depot Resubdivision, Elevations, Renderings and Landscape Plan.

## ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 8/3/2017

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-152**

DATE: August 3, 2017  
TO: Paula Schumacher, Acting Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#17-16) Home Depot Resubdivision of Lot 1**

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**PETITIONER**

Andrea Ragona on behalf of Cypress Property Group, LLC

**SUBJECT SITE**

Lot 1 of the Home Depot Subdivision- Southwest corner of Route 59 and Stearns Road  
(West side of Route 59, south of the Mobil gas station)

**REQUESTS**

Preliminary/Final Resubdivision of Lot 1 of the Home Depot Subdivision  
Second Site Plan Amendment for Lot 1 of the Home Depot Subdivision  
Site Plan for Lot 2 of the Home Depot Resubdivision  
Special Use Permits (Lot 2):

- a) To allow a drive-thru establishment; and
- b) To allow outdoor seating; and

Variations:

- a) Side yard (southern property line) building setback (Lot 2); and
- b) Side yard (southern property line) parking setback (Lot 2); and
- c) Rear yard (western property line) building setback (Lot 2); and
- d) Reduction in the required number of parking spaces (Lot 1)

**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>Commercial</b>	<b>B-4</b>
North	Commercial	Commercial	B-4
South	Commercial	Commercial	B-4
East	Commercial	Commercial	B-3
West	Commercial	Commercial	B-4

**ZONING HISTORY**

The subject property was annexed to the Village in 1963 and was zoned C (Commercial District). The Home Depot Subdivision was approved on August 15, 2000

by Ordinance #2000-85 (*An Ordinance Approving a Preliminary/Final Plat of Subdivision, Special Uses for Outdoor Storage, Outdoor Sales, Truck Rental, and Building Height (45')*, *Variances for a Reduction in the Number of Parking Spaces, Parking in the Front, Corner Side and Side Yards, a Variance to Reduce Interior Parkway Landscaping and Perimeter Landscaping, a Reduction in the Size of Parking Spaces and Fence Height and Site Plan Approval for the Home Depot Shopping Center*). The following building and parking setback variations were granted that pertain to the current petition:

- Front Building Setback: 60' (along Route 59)
- Front Parking Setback: 10' (along Route 59)
- Side Parking Setback: 5' (north property line)
- A parking variance was granted for Home Depot to reduce the number of required parking spaces from 551 to 450 based upon 110,082 customer floor area.

In 2001, Ordinance #2001-03 amended the Site Plan for Lot 1 of the Home Depot Subdivision eliminating a right-in right-out on Route 59, which was never constructed, and added an additional 68 parking spaces increasing the total number of parking spaces from 450 to 518. Also in 2001, Lot 2 of the Home Depot Subdivision was re-subdivided for the KFC/Taco Bell and First American Bank lots.

In 2003, Lot 5 was approved for the Fifth Third Bank by Ordinance #2003-152.

In 2004, Lot 3 was approved for Mr. Carwash by Ordinance #2004-54.

In 2008, Sonic was approved by Ordinance #2008-86.

In 2010, seasonal/temporary outdoor storage and sales was approved for Lot 1 of the Home Depot Subdivision by Ordinance #2010-29 to temporarily use approximately 92 parking spaces.

In 2011, a Chase Bank was approved by Ordinance #2011-69, *An Ordinance Approving a Preliminary/Final Plat of Resubdivision for the Home Depot Subdivision Lot 1; Granting a Special Use Permit for a Drive Through; Variations to Reduce the Stacking Required for the Drive Through, to Allow a Canopy to Encroach on the Side Yard and Reduction In the Required Parking For Home Depot; and Site Plan Approval for a Bank.* **However, the Preliminary/Final Plat of Resubdivision for Lot 1 of the Home Depot Subdivision was never recorded and Chase Bank was never built.**

## **CURRENT DISCUSSION**

1. The petitioner is requesting a **Preliminary/Final Resubdivision of Lot 1 of the Home Depot Subdivision** to create an outlet for a commercial retail building and a **Second Site Plan Amendment for Lot 1 of the Home Depot Subdivision** to create a new Lot 2. Home Depot proposes to add 11 parking spaces west of the building and 7 parking spaces in the northwest corner of the parking lot totaling 18 additional parking spaces. Lot 1 of the Home Depot Subdivision was required



to have 450 parking spaces per Ordinance #2000-85, when a variation was granted. Therefore, an additional **variation is requested to reduce the required parking spaces for Lot 1 of the Home Depot Resubdivision** from 450 to 399 spaces.

Below is a summary of the parking spaces provided on the site and those required in strict accordance with the Zoning Ordinance.

**Parking Summary**

	<b>Parking Required</b>	<b>Parking Provided</b>
Original Application with variation request approved	551	<b>450 spaces</b>
First Site Plan Amendment for Lot 1		Added 68 spaces
		<b>Total = 518 spaces</b>
Current Parking on Lot 1 of the Home Depot Subdivision		512 spaces (actually built)
Proposed Second Site Plan Amendment for Lot 1		Adding 18 spaces
Proposed Lot 2 of the Home Depot Resubdivision		Eliminating 131 spaces
		<b>Total = 399 spaces (Lot 1)</b>
Seasonal/ Temporary Outdoor Storage		Eliminating 96 spaces
		<b>Total = 303 spaces during the Summer (Lot 1)</b>

2. The Petitioner is requesting a **Site Plan for Lot 2 of the Home Depot Resubdivision** for a 39,747 square foot (0.91 acre) lot to be located along Route 59 directly south of the Mobil Gas Station. **A proposed 8,200 square foot commercial building is proposed and would be constructed for four future tenants.**
  
3. The proposed 8,200 square foot commercial retail building would be oriented towards Rt. 59 with a drive-thru lane located on the west and south sides of the building. The commercial retail outlet is physically separated from the Home Depot parking lot by two curbed medians along the west and south property lines. The western median creates a stacking lane and a bypass lane for the drive-thru located on the south side of the building, separating the drive-thru stacking from the Home Depot parking.

4. The proposed building will be constructed of white brick with beige and dark grey accents and would have a mean height of 25 feet.
5. Access to the site would be through two access points to the Home Depot's parking lot, which has an internal drive that connects to Stearns Rd. and Rt. 59, approved as part of the Original Home Depot Bartlett Subdivision. An additional access point will be via a new cross access easement with the Mobil gas station to the north which was recorded in 2010 but has not yet been constructed. (A portion of the existing fence on the Mobil property will be removed once the connection between the properties is made.) There will be no direct access to Rt. 59 from Lot 2.
6. **Three Variations** are being requested on Lot 2:
  - a) To reduce the 30 foot side yard building setback along the southern property line to 15'-6", and
  - b) To reduce the 30 foot side yard parking setback along the southeastern property line to 0', and
  - c) To reduce the 40 foot rear yard building setback along the western property line to 30'-8".
7. The petitioner is requesting a **Special Use Permit to allow outdoor seating** with about 12 seats. The outdoor seating area will also have bike racks and a 36" fence to separate the outdoor seating from the parking lot and drive-thru.
8. The petitioner is also requesting a **Special Use Permit to allow a drive-thru establishment**. The drive through pick-up window will be located on the south side of the building. The menu/order board will be located on the west side of the building and provide stacking for five (5) vehicles.
9. The Site Plan identifies a total of 55 parking spaces, including three (3) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 48 parking spaces.
10. The Traffic Impact Analysis estimates that the proposed outlot will still leave a surplus of parking for Home Depot. It also noted that there is a total of 10 stacking spaces provided from the pick-up window that will be located outside adjacent parking aisles. The report also notes that perhaps one or two additional stacked vehicles could be accommodated. The drive-thru area also has a desirable by-pass lane in advance of the menu/order board. The Traffic Impact Analysis states that the proposed retail outlot use will not adversely impact existing off-site access level of service.
11. The Landscape and Engineering Plans are currently under Staff Review.

**RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's requests to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
2. Background information is attached for your review and consideration.

alz/attachments

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Cypress Property Group, L.L.C.  
200 West Madison Street, Suite 4200  
Chicago, Illinois 60606

May 22, 2017

President Kevin Wallace &  
Members of the Board of Trustees  
Village of Bartlett  
228 S. Main Street  
Bartlett, Illinois 60103

RECEIVED  
COMMUNITY DEVELOPMENT

MAY 30 2017

VILLAGE OF  
BARTLETT

Re: Portion of Home Depot Property  
950 S. Illinois Route 59

Dear President Wallace and Members of the Board of Trustees:

Cypress Property Group L.L.C is the contract purchaser and proposed developer of a portion of the Home Depot parking lot owned by HD Development of Maryland, Inc. We propose to acquire an underdeveloped portion of the existing Home Depot parking lot comprising approximately 0.88 acres and subdivide it as a separate lot of record to be developed as a multi-tenant commercial building of approximately 8,200 square feet, approximately 2,020 square feet of which will be leased to a coffee shop with a drive-thru and outdoor seating. The balance of the building will be leased to other commercial tenants.

In conjunction therewith, we will be requesting preliminary and final subdivision approval, site plan approval for the modified Home Depot property and the proposed new outlot, special use approval for both the drive-thru and approximately 450 square feet of outdoor seating in conjunction with the proposed coffee shop, and variations in both building and parking setbacks for the rear yard and south side yard, the required a number of parking spaces, and foundation landscaping.

We respectfully request that this matter be referred to the Plan Commission and the Zoning Board of Appeals for further hearings. If you have any questions, please contact the undersigned. Thank you.

Very truly yours,

CYPRESS PROPERTY GROUP L.L.C.

BY:

 , proj. mgr.



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 17-16  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
MAY 23 2017  
**VILLAGE OF**  
**BARTLETT**

PROJECT NAME Bartlett Plaza Home Depot Outlot #2

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Cypress Property Group, L.L.C.

Street Address: 200 West Madison Street, Suite 4200

City, State: Chicago, Illinois

Zip Code: 60606

Email Address: andrea@nationalplazas.com

Phone Number: 312.332.4172

Preferred Method to be contacted: Email

### PROPERTY OWNER INFORMATION

Name: HD Development of Maryland, Inc.

Street Address: 2455 Paces Ferry Road, N.W. C-19

City, State: Atlanta, GA

Zip Code: 30339

Phone Number: (770) 384-2413

OWNER'S SIGNATURE: [Signature]

Date: 5-22-17

(OWNER'S SIGNATURE IS ACCOMPANIED BY A LETTER AUTHORIZING THE PETITION SUBMITTAL.)  
Jessie Bogen  
Senior Corporate Counsel

### ACTION REQUESTED (Please check all that apply)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final) RESUB
- Site Plan (please describe use: commercial, industrial, square footage):  
amendment for Home Depot property, review for outlot property
- Unified Business Center Sign Plan
- Other (please describe) \_\_\_\_\_
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: see attached
- Variation: see attached



**SIGN PLAN REQUIRED?** Yes

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Outlot of 950 S. IL Route 59

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-04-403-032

**Zoning:** Existing: B-4 **Land Use:** Existing: Commercial  
(Refer to Official Zoning Map)  
Proposed: B-4 Proposed: Commercial

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

**Acreage:** 0.88 acres

**For PUD's and Subdivisions:**

No. of Lots/Units: 2

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

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

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

**Attorney** Larry Freedman of Ash, Anos, Freedman and Logan  
77 West Washington Street, Chicago, Illinois  
312.346.1390 lmfreedman@aflaw.com

**Engineer** Tracy Richard of Manhard Consulting  
900 Woodlands Pkwy, Vernon Hills, IL 60061  
847.325.7205 trichard@manhard.com

**Other** David Mangurten of KMA Associates  
1161 Lake Cook Road, Deerfield, IL 60014  
847.945.6869 dmangurten@kmaarch.com

## **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.

Applicant proposes to construct a new multi-tenant commercial building of approximately 8,200 square feet, approximately 2,020 square feet of which will be leased to a coffee shop with a drive-thru and outdoor seating, and the balance of which will be leased to other commercial tenants. The coffee shop and other proposed commercial uses are all permitted in the existing B-4 zoning classification.

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

The proposed new building currently comprises an underused portion of the existing Home Depot facility, and, once approved as a separate lot and developed with the proposed new building, will continue to share access with the existing Home Depot facility. It has been designed so that parking, lighting, landscaping, and drainage will be compatible with the Home Depot facility as well as other adjacent commercial facilities.

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.

As supported by the traffic and parking study submitted by Applicant's consultant, the vehicular ingress and egress and on-site circulation have been designed to be compatible with that of the existing Home Depot facility and other adjacent commercial uses, and will provide safe, efficient, and convenient access to and from adjacent roadways.

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

The proposed building and parking locations have designed to safely provide for pedestrian access to and from the parking area and the proposed commercial facilities as indicated on the Site Plan.

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)

Applicant proposes to provide numerous planters which will provide sufficient plan material in lieu of foundation planting which will be in harmony with adjacent land uses and which will provide a pleasing appearance to the public.

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

There are no outside storage areas. The trash area is screened as shown on the Site Plan

## **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.

Approximately 2,020 square feet of the proposed approximately 8,200 square foot building to be constructed, is intended to be used as a coffee shop with a drive-thru and with approximately 450 square feet of outdoor seating. The property is located at the intersection of major arterials, Route 59 and Sterns Road, which generate a considerable number of potential customers for the proposed facility during the morning commute which is the peak period of use for the proposed coffee shop, and as such will provide a desirable facility which will contribute to the general welfare of the neighborhood and the community.

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

The proposed drive-thru facility and outdoor seating in conjunction with the proposed coffee shop will be compatible with all of the uses surrounding the subject property which are commercial in nature and which include the Home Depot, a fast food restaurant, and a gasoline service, and as such will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property value or improvements in the vicinity.

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 requested special uses may be granted for the subject property within the B-4 zoning district, and will be operated in conformance with any conditions which are imposed by the Village as part of such approval.

## **FINDINGS OF FACT FOR VARIATIONS**

### **(rear yard and south side yard building and parking setbacks)**

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.

The subject property currently constitutes an underused portion of the existing Home Depot parking lot, and once subdivided will be developed with a new mixed use commercial building, which will be located adjacent to the Home Depot parking facility, and will also be surrounded by other commercial uses, such as a service station and a fast food restaurant. The subject property, comprising a portion of the Home Depot parking lot, has a unique location and physical surroundings, and as such the strict application of the rear yard and side yard setbacks would result in a particular hardship for Applicant, in that the proposed building and parking setbacks are fully compatible with the adjacent Home Depot parking and other adjacent commercial uses.

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 development of the subject property, which currently constitutes an underused portion of the Home Depot parking lot, and the creation of a new lot to be developed with a commercial building, is a unique circumstance which is not applicable generally to other property within the B-4 zoning classification.

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

The purpose of the variation is to maximize development of the underused portion of the existing Home Depot parking lot for which continued use as a parking facility serves no purpose, and as such the purpose of the requested variation is not based exclusively on a desire to make more money from the property, but rather to maximize its development potential.



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 difficulty from which relief is sought results from a proposed development on what is currently an under used portion of the Home Depot parking lot, a hardship which is an existing condition which has not been created by Applicant.

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.

Inasmuch as the property, constituting a portion of the Home Depot parking lot, abuts other portions of the parking lot, the granting of the requested setback variations will not be detrimental to public welfare or injurious to other property improvements in the neighborhood in which the property is located.

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 location of the new commercial facilities to be constructed in an area which is presently a portion of the Home Depot parking lot is of sufficient distance from neighboring uses such that there will be no impairment of light or air to adjacent properties and as supported by Applicant's traffic and parking study, the proposed modification will not increase congestion of the public streets or endanger public safety. As indicated by the Site Plan, the proposed new facilities as designed will not substantially diminish or impair property values within the adjacent neighborhood.

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 proposed new facilities as designed will be surrounded by other commercial uses, such as a service station and fast food restaurant, and will be fully compatible with surrounding uses, and as such will not confer upon Applicant any special privilege which is not available for other land, structures, or buildings in the same district.

## **FINDINGS OF FACT FOR VARIATIONS**

### ***(Foundation Landscaping)***

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.

Foundation landscaping is required to provide visual relief from building foundations. Applicant proposes to provide numerous planters rather than foundation landscaping to achieve the described result. The proposed multi-tenant building will have multiple entrance lends itself to providing planters which will be better suited to achieve the desired result.

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 proposed building is a multi-tenant building with multiple entrances which constitutes a condition which would support planters in lieu of foundation landscaping. This condition is not generally applicable to other property in the B-4 district.

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

The purpose of the variation is not specifically the desire to make more money on the property, in that to substitution of planters for foundation planting will not result in an economic benefit to Applicant, but will rather achieve the desired result by more appropriate needs.

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 proposed building will have multiple entrances which lends itself to providing planters in order to provide landscaping relief rather than foundation planting, which hardship has not been created by Applicant.

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.

By providing appropriate plant material located in planters in various locations in order to screen the building foundation, the granting of the variation will not be detrimental to public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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 addition of the proposed planters will not impair light or air to adjacent property, and, as located, will not cause any increase in congestion or increase the danger of fire, endanger public safety, or substantially diminish or impair property values within the adjacent neighborhood.

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 allowance of planters in lieu of foundation plants will have the same screening impact as will foundation planting, such that there is no special privilege being granted to Applicant.

## **FINDINGS OF FACT FOR VARIATIONS**

*(Required number of parking stalls)*

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.

As supported by Applicant's traffic and parking study, the existing Home Depot parking lot provides for a greater amount of parking than needed to service the Home Depot facility, such that the granting of the proposed variation would allow the redevelopment of the underused portion of the Home Depot parking lot with additional commercial facilities while continuing to provide sufficient parking to service both the Home Depot as well as the new commercial facilities. To require Home Depot to continue to provide parking which is not necessary for its use would impose a particular hardship on the property owner.

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 conditions upon which the petition are based are unique to this property and are based upon the need and demand for parking for the Home Depot facility, and as such are not generally applicable to other properties within the same zoning classification.

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

The purpose of the variation is to maximize development of the underused portion of the existing Home Depot parking lot for which continued use as a parking facility serves no purpose, and as such the purpose of the requested variation is not base exclusively on a desire to make more money from the property, but rather to maximize its development potential.

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 provisions of the Village Code which mandate the amount of required parking has resulted in an excess of parking and an underused portion of the Home Depot parking lot, as demonstrated by Applicant's traffic and parking study. The requested variation will allow the underused portion of the parking lot to be developed with additional commercial facilities while continuing to provide sufficient parking to service both the Home Depot as well as the new commercial facilities.

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.

Inasmuch as the granting of the variation will merely eliminate an underused portion of the Home Depot parking lot while still providing sufficient parking for both the Home Depot facility and the additional commercial facilities, there will be no detrimental effect on the public welfare; nor will it be injurious to other property or improvements in the neighborhood in which the property is located.

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.

As indicated on the Site Plan, the proposed variation will not impair light or air to adjacent properties, inasmuch as the area to be developed currently is located within a portion of the Home Depot parking lot and is located at a sufficient distance from surrounding uses. As supported by Applicant's traffic and parking study, there will be no increase in congestion of public streets, and as such there will be no increase in the danger of fire, or endangerment of public safety, nor impairment of property values within the adjacent neighborhood.

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 granting of the variation would allow the maximum development of commercial uses on the property without reducing the amount of necessary parking to service both Home Depot and such new commercial development, and as such will not confer any special privilege by the granting of the variation.



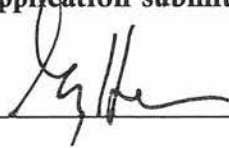
**ACKNOWLEDGEMENT**

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: George Hanus, Vice-President of Cypress Property Group, L.L.C.

DATE: 5/18/17

**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**: Andrea Ragona/Cypress Property Group, L.L.C.

ADDRESS: 200 West Madison Street, Suite 4200

Chicago, IL 60606

PHONE NUMBER: 312.332.4172

EMAIL: andrea@nationalplazas.com

SIGNATURE: \_\_\_\_\_



DATE: 5/18/17



# ZONING/LOCATION MAP

Home Depot Outlot 2

Case #17-16 - Preliminary/Final Resubdivision of Lot 1

Site Plan Review, Special Uses and Variations

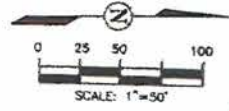
PIN: Part of 01-04-403-033





# FINAL PLAT OF SUBDIVISION OF THE HOME DEPOT - BARTLETT SUBDIVISION

P.I.N. 01-04-403-028  
01-09-201-005



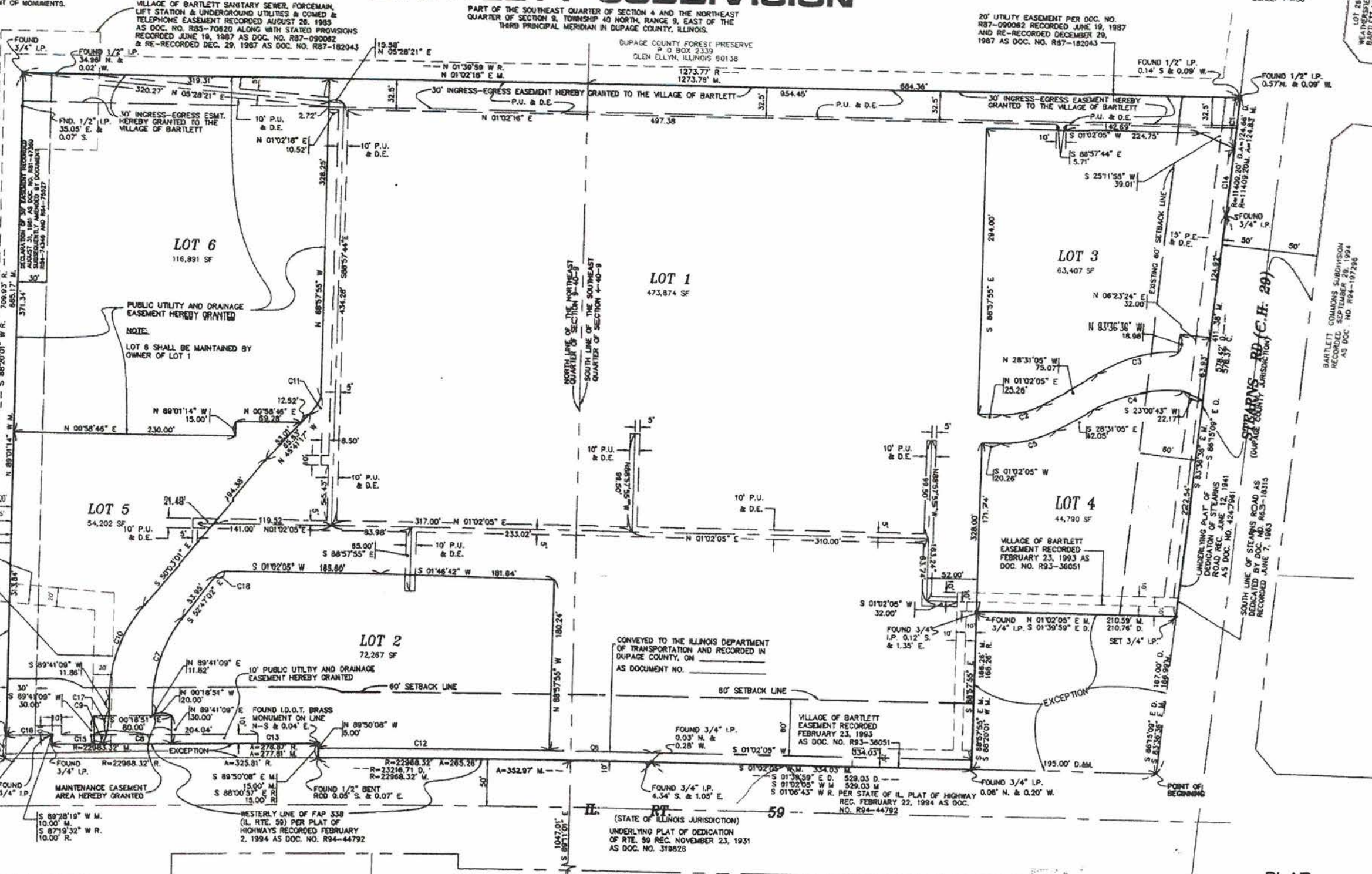
- NOTES:**
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  2. IRON PIPES AT ALL LOT CORNERS AND POINTS OF CURVATURE.
  3. ■ DENOTES CONCRETE MONUMENT SET.
  4. DASHED LINES (---) INDICATE PUBLIC UTILITY & DRAINAGE EASEMENTS (P.U. & D.E.).
  5. LONG DASHED LINES (---) INDICATE BUILDING LINES.
  6. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN 22 TO CONFORM TO ILL. COMPILED STATUTES CHAPTER 765 ICS 202/1 REGARDING PLACEMENT OF MONUMENTS.
  7. PRIOR TO SITE PLAN APPROVAL OR THE ISSUANCE OF A BUILDING PERMIT BY THE VILLAGE OF BARTLETT FOR LOTS 2, 3, 4 OR 5, A SEPARATE INSTRUMENT SHALL BE EXECUTED AND RECORDED TO, AMONG OTHER THINGS, CREATE RECIPROCAL ACCESS EASEMENTS BETWEEN THE LOTS OF THE HOME DEPOT - BARTLETT SUBDIVISION AND ESTABLISH CERTAIN COVENANTS WITH RESPECT TO THE OPERATION AND MAINTENANCE OF THE SHARED DETENTION FACILITY AND MONUMENT SIGNS LOCATED ON THE LOTS.
  8. THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOT 2 OR LOT 3.

**AREA SUMMARY**

GROSS AREA = 19.107 AC.  
R.O.W. AREA = 0.158 AC.  
NET AREA = 18.949 AC.

- LEGEND**
- SUBDIVISION BOUNDARY
  - EXISTING LOT LINE
  - CENTER LINE
  - LOT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - SECTION LINE

- FOUND MONUMENT (AS NOTED)
- ▲ RECORDED DIMENSION (L. RTE. OR PLAT OF HIGHWAYS)
- DEED DIMENSION (TITLE COMMITMENT DESCRIPTION)
- MEASURED DIMENSION
- CALCULATED DIMENSION



VILLAGE OF BARTLETT SANITARY SEWER, FORCE MAIN, LIFT STATION & UNDERGROUND UTILITIES & COMED & TELEPHONE EASEMENT RECORDED AUGUST 28, 1985 AS DOC. NO. R85-70820 ALONG WITH STATED PROVISIONS RECORDED JUNE 19, 1987 AS DOC. NO. R87-090082 & RE-RECORDED DEC. 29, 1987 AS DOC. NO. R87-182043

**LOT 6**  
116,391 SF

PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

NOTE:  
LOT 6 SHALL BE MAINTAINED BY OWNER OF LOT 1

**LOT 5**  
54,202 SF

**LOT 2**  
72,287 SF

**LOT 1**  
473,874 SF

**LOT 3**  
63,407 SF

**LOT 4**  
44,790 SF

POINT OF COMMENCING EXCEPTION

SOUTHERLY LINE OF PROPERTY OF VILLAGE OF BARTLETT SANITARY SEWER, FORCE MAIN, LIFT STATION & UNDERGROUND UTILITIES & COMED & TELEPHONE RECORDED AUGUST 28, 1985 AS DOC. NO. R85-70820 ALONG WITH STATED PROVISIONS RECORDED JUNE 19, 1987 AS DOC. NO. R87-090082 & RE-RECORDED DECEMBER 29, 1987 AS DOC. NO. R87-182043

30' PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

MAINTENANCE EASEMENT AREA HEREBY GRANTED

WESTERLY LINE OF FAP 338 (IL. RTE. 59) PER PLAT OF HIGHWAYS RECORDED FEBRUARY 2, 1994 AS DOC. NO. R94-44792

CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND RECORDED IN DUPAGE COUNTY, ON AS DOCUMENT NO. 534,031

VILLAGE OF BARTLETT EASEMENT RECORDED FEBRUARY 23, 1993 AS DOC. NO. R93-36051

VILLAGE OF BARTLETT EASEMENT RECORDED FEBRUARY 23, 1993 AS DOC. NO. R93-36051

UNDERLYING PLAT OF DEDICATION OF STEARNS ROAD RECORDED JUNE 12, 1941 AS DOC. NO. 4247981

STEARN'S ROAD (C.H. 29)  
DUPAGE COUNTY JURISDICTION

SOUTH LINE OF STEARNS ROAD AS DEDICATED BY DOC. NO. R63-18115 RECORDED JUNE 7, 1963

BARTLETT PLACE CONDOMINIUMS  
DOC. NO. R97-171535

APPLE VALLEY DRIVE

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

KENROY'S APPLE ORCHARD RESUBDIVISION UNIT B PHASE 1 RECORDED FEBRUARY 22, 1980 AS DOC. NO. R80-11182

PLAT  
R2000-175535  
NOV. 08. 2000  
2:29 PM

**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1987 HIGH GROVE LN • NAPERVILLE IL 60540 • (630) 365-3292

PREPARED FOR:  
**HOME DEPOT U.S.A., INC.**  
2455 PACES FERRY ROAD  
ATLANTA, GA 30339  
(800) 553-3199

NO. DATE DESCRIPTION		REVISIONS	
NO.	DATE	NO.	DATE
1	5-25-00	REV. PER VILLAGE REVIEW	
2	8-1-00	FOOD CONSTRUCTION	
3	8-1-00	REV. PER VILLAGE REVIEW	
4	9-8-00	REV. PER DOT REVIEW	
5	1-8-00	REV. SURVEYOR'S DEBT.	

THE HOME DEPOT - BARTLETT SUBDIVISION

FINAL PLAT OF SUBDIVISION R2000-175535

DRW/CHK BY: KER/WEH FILE: 48211PS2 P.L. BK./PG. 114/45 SHEET NO. 1 OF 2

ORDINANCE #2000-85 FINAL PLAT OF SUBDIVISION FOR THE HOME DEPOT BARTLETT SUBDIVISION





**OVERALL SITE DATA**

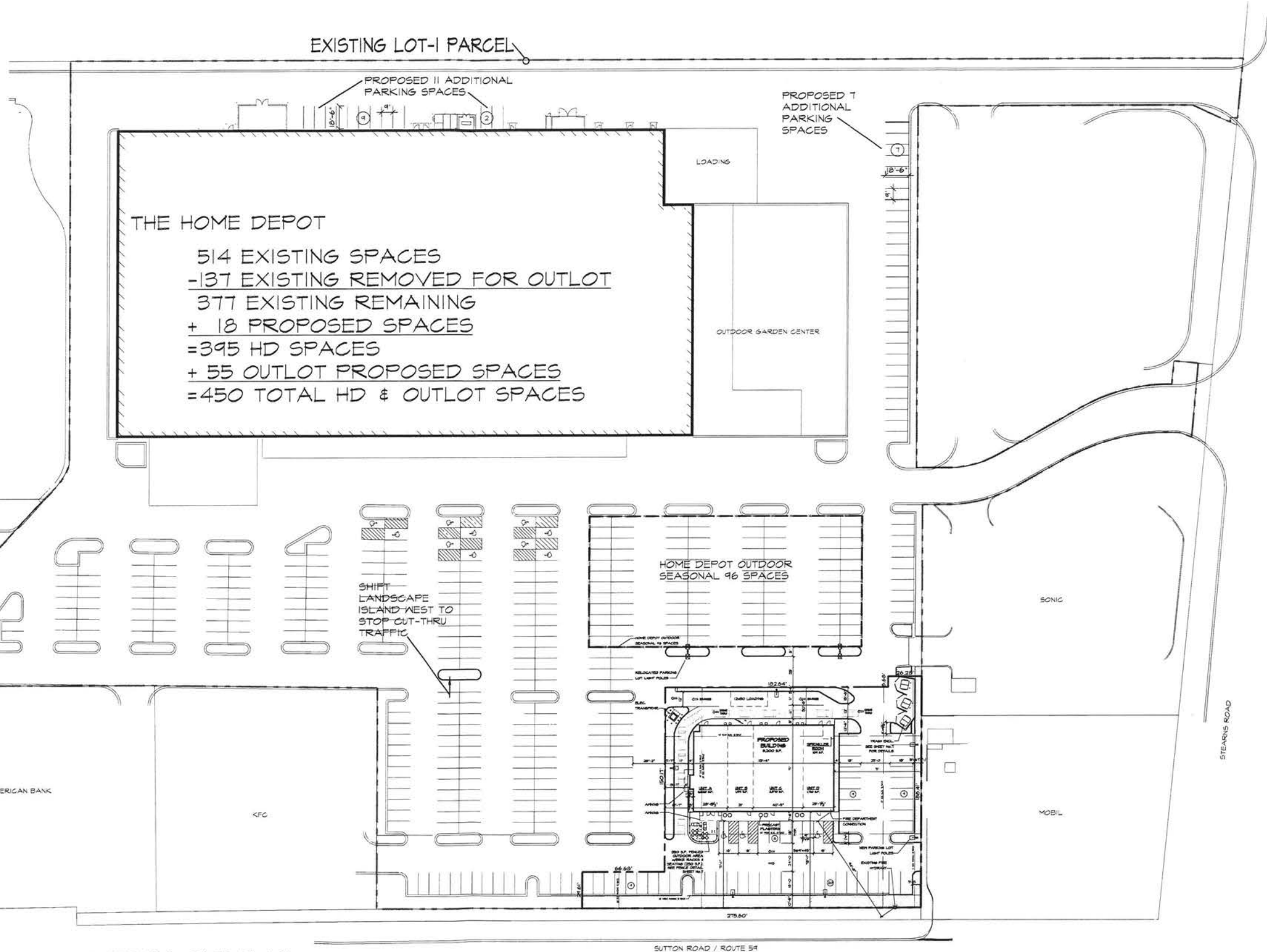
SITE AREAS (BY ZONING)	
PROPOSED OUTLOT SITE	39,147 S.F.
F.A.R. (0.5 MAX.)	0.2
OPEN SPACE (5% MIN.)	5,974 S.F. (15%)
PROPOSED HOME DEPOT SITE	433,361 S.F.
EXISTING LOT 1 PARCEL	443,108 S.F.

SET BACKS	REQ'D	PROPOSED
FRONT BUILDING	60'	71'-1"
FRONT PARKING	10'	10' (EXIST)
REAR BUILDING	40'	30'-8"
SIDE BUILDING (NORTH)	30'	7'
SIDE BUILDING (SOUTH)	30'	5'-1"
SIDE PARKING (NORTH)	5'	5' (EXIST)
SIDE PARKING (SOUTH)	30'	0' (EXIST)

PROPOSED BUILDING AREAS (GROSS)	
RETAIL (Proposed)	8,200 S.F.
HOME DEPOT (Existing)	116,021 S.F.
TOTAL (GROSS)	124,221 S.F.

PARKING RETAIL-REST. (Interior Areas per Zoning Code)	
Retail 6,000 (15%) Storage, Toilets, Non-Public, Etc.	27 CARS
Rest. 2,020 (100/54%) Storage, Toilets, Non-Public, Etc.	16 CARS
430 S.F. Interior/60 Rest.	5 CARS
230 S.F. Outdoor/60 Rest.	5 CARS
*for Restaurant Seats & Employees	
+6 emp/3= 2	
+33 int. seats/3= 11	
+12 outdoor season seats/3= 4	or *11 CARS
TOTAL REQUIRED per Area	48 CARS
TOTAL REQUIRED per Area w/Seats	44 CARS
TOTAL PROVIDED	55 CARS

PARKING HOME DEPOT	
REQUIRED before Variance	551 CARS
2000 Variance of 101 cars	-101 CARS
TOTAL REQUIRED	450 CARS
TOTAL PROVIDED	349 CARS
CARVE OUT PARKING	55 CARS
TOTAL PARKING PER DECLARATION	404 CARS



OVERALL SITE PLAN  
SCALE: 1"=40'

SITE PLAN 14F  
7/7/2017  
5/19/2017

SECOND SITE PLAN AMENDMENT FOR LOT 1 OF THE  
HOME DEPOT SUBDIVISION

**PROPOSED COMMERCIAL BLDG.**  
HOME DEPOT OUTLOT / IL RT. 59  
BARTLETT, IL

**AETNA DEVELOPMENT CORPORATION**  
200 W. MADISON STREET  
CHICAGO, ILLINOIS

**KMA & ASSOCIATES, INC. ARCHITECTS**  
1161 LAKE COOK ROAD  
DEERFIELD, ILLINOIS







LOCATION PLAN  
SCALE: 1"=5'

OVERALL SITE DATA

SITE AREA (B4 ZONING)	39,747 S.F.
PROPOSED OUTLOT SITE	0.2
F.A.R. (0.5 MAX.)	5,974 S.F. (15%)
OPEN SPACE (15% MIN.)	

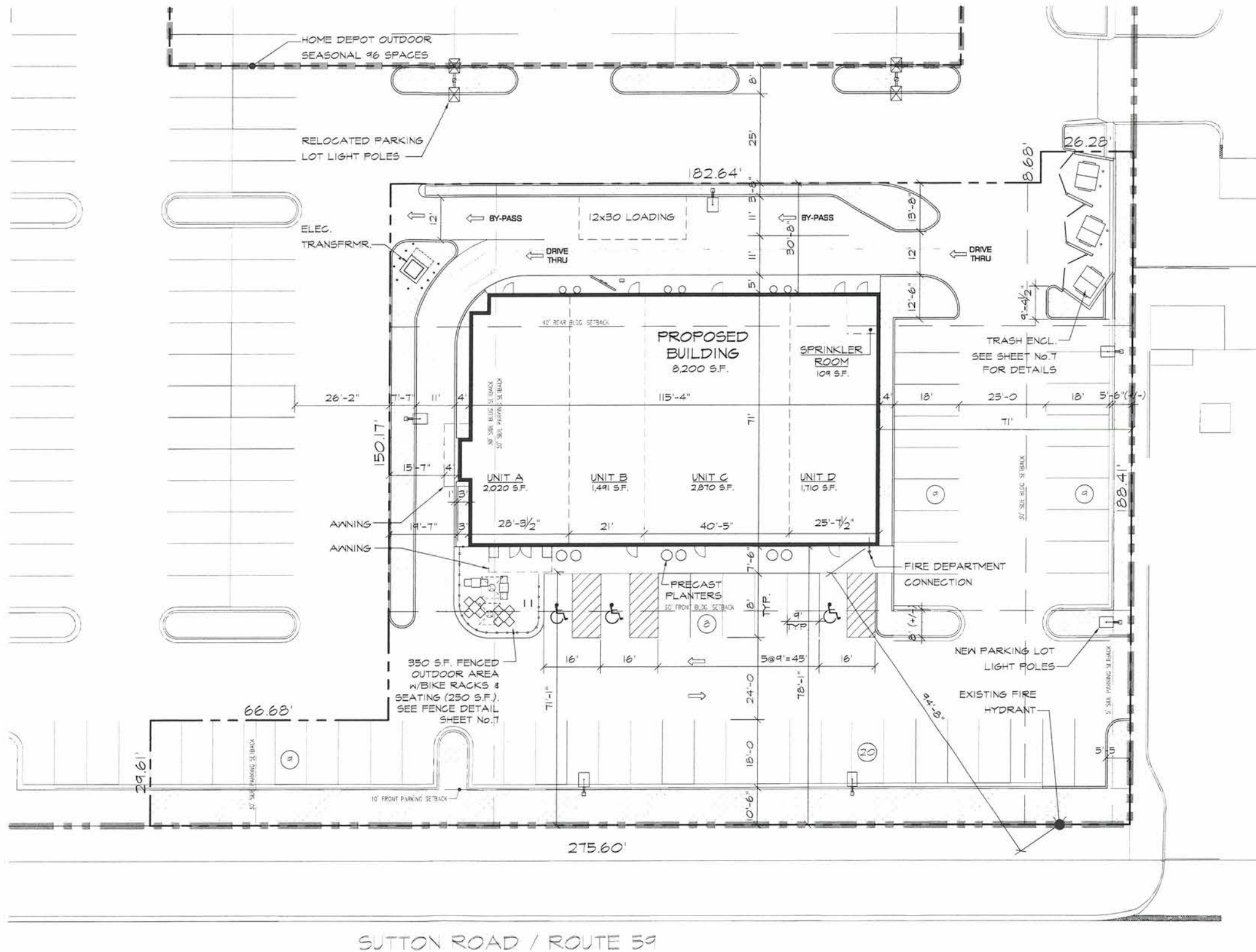
SET BACKS	REQ'D	PROPOSED
FRONT BUILDING	60'	71'-1"
FRONT PARKING	10'	10' (EXIST)
REAR BUILDING	40'	30'-8"
SIDE BUILDING (NORTH)	30'	71'
SIDE BUILDING (SOUTH)	30'	15'-1"
SIDE PARKING (NORTH)	5'	5' (EXIST)
SIDE PARKING (SOUTH)	30'	0' (EXIST)

PROPOSED BUILDING AREAS (GROSS)

RETAIL (Proposed) 8,200 S.F.

PARKING RETAIL-REST

(Interior Areas per Zoning Code)  
 Retail 8,180 (15%) Storage, Toilets, Non-Public, Etc.  
 5,253 S.F. (200 Retail) 27 CARS  
 Rest. 2,020 (100/54%) Storage, Toilets, Non-Public, Etc.  
 450 S.F. Interior/60 Rest. 16 CARS  
 250 S.F. Outdoor/60 Rest. 3 CARS  
 \*or Restaurant Seats & Employees  
 -6 emp/3+ 2  
 -33 nt. seats/3+ 1  
 -2 outdoor season seats/3+ 4 or 17 CARS  
**TOTAL REQUIRED per Area** 48 CARS  
**\*TOTAL REQUIRED per Area w/Seats** 44 CARS  
**TOTAL PROVIDED** 55 CARS



SUTTON ROAD / ROUTE 59

OUTLOT SITE PLAN  
SCALE: 1"=20'

SITE PLAN 14F

7/7/2017  
5/19/2017

SITE PLAN FOR LOT 2 OF THE  
HOME DEPOT RESUBDIVISION

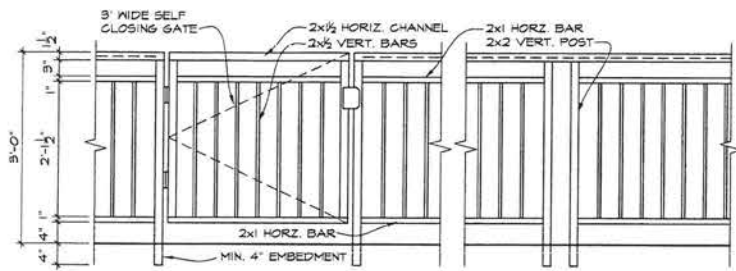
PROPOSED COMMERCIAL BLDG.

HOME DEPOT OUTLOT / IL RT. 59  
BARTLETT, IL

AETNA DEVELOPMENT CORPORATION  
200 W. MADISON STREET  
CHICAGO, ILLINOIS

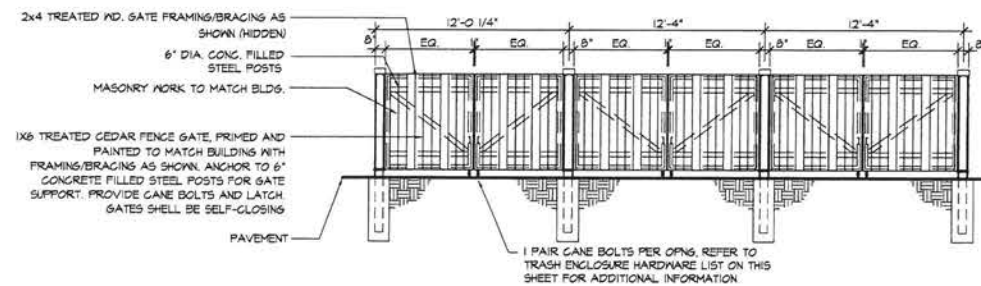
KMA & ASSOCIATES, INC. ARCHITECTS  
1161 LAKE COOK ROAD  
DEERFIELD, ILLINOIS



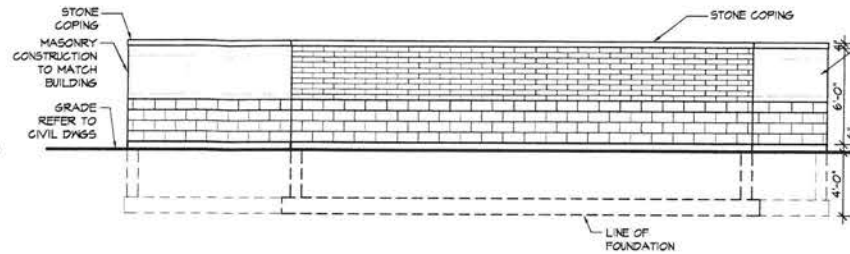


**TENANT PATIO FENCE**  
SCALE: 3/4" = 1'-0"

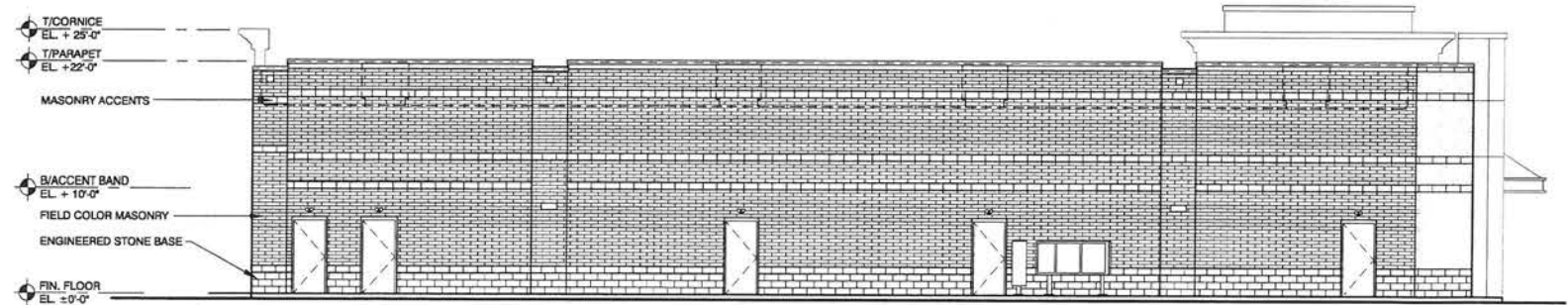
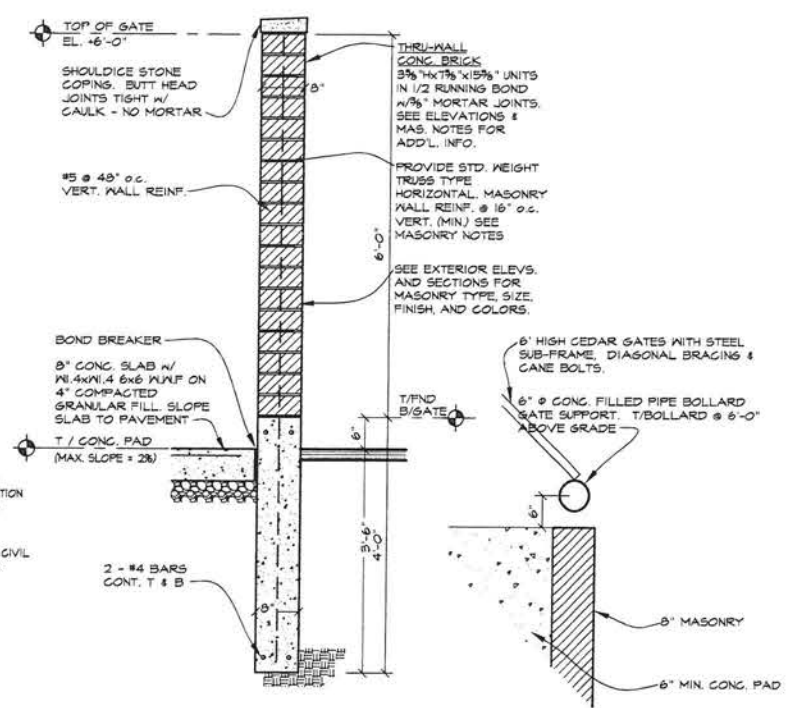
EXTERIOR FINISH LIST	
MASONRY FIELD COLOR	ECHELON MASONRY "ROCKTON BEIGE"
MASONRY ACCENTS AND COPING	ECHELON MASONRY SMOOTH-FACE COLOR: "WHITE"
STONE BASE	ECHELON MASONRY SPLIT-FACE COLOR: "WHITE"
EIFS ENTRANCE AND DRIVE THRU	DRYVIT "GRAY FLANNEL"
EIFS CORNICE	DRYVIT "MOONLIGHT"
METAL AWNINGS	BLACK
METAL COPING	PAC-GLAD "STONE WHITE"
PATIO FENCE	BLACK
TRASH ENCLOSURE GATES	CEDAR PAINTED SH6108 "LATTE"
STOREFRONT ALUMINUM	CLEAR ANODIZED ALUMINUM
STOREFRONT GLAZING	1" CLEAR INSULATED GLASS
HOLLOW METAL DOORS AND FRAMES	PAINT TO MATCH ADJACENT MASONRY
WALL MTD LIGHT FIXTURES	COLOR TO MATCH ALUM. STOREFRONT



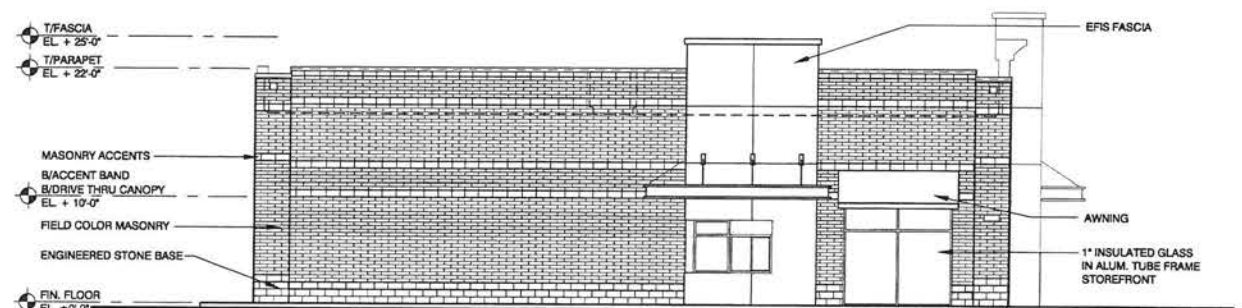
**TRASH ENCLOSURE ELEVATIONS**  
SCALE: 3/16" = 1'-0"



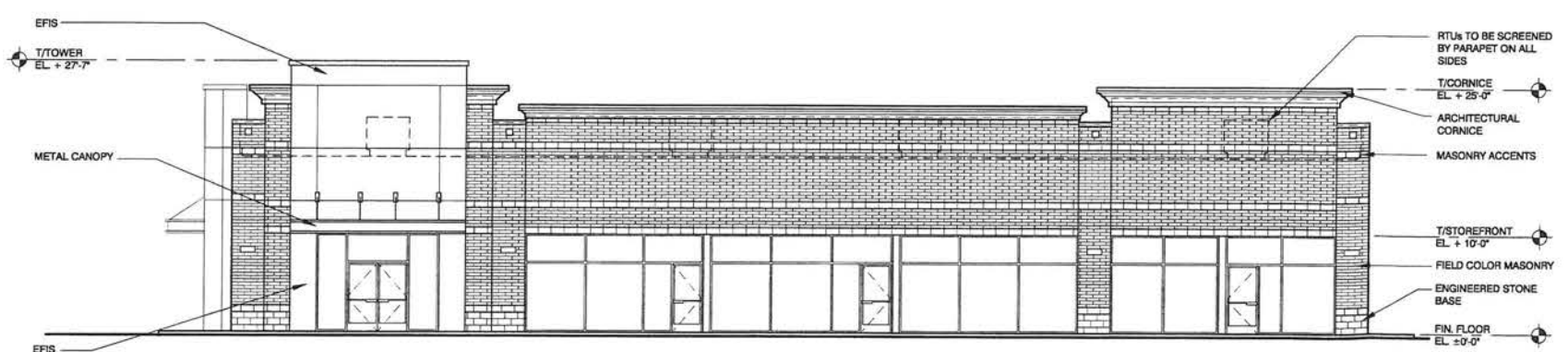
**TRASH ENCLOSURE DETAIL & SECTION**  
SCALE: 3/4" = 1'-0"



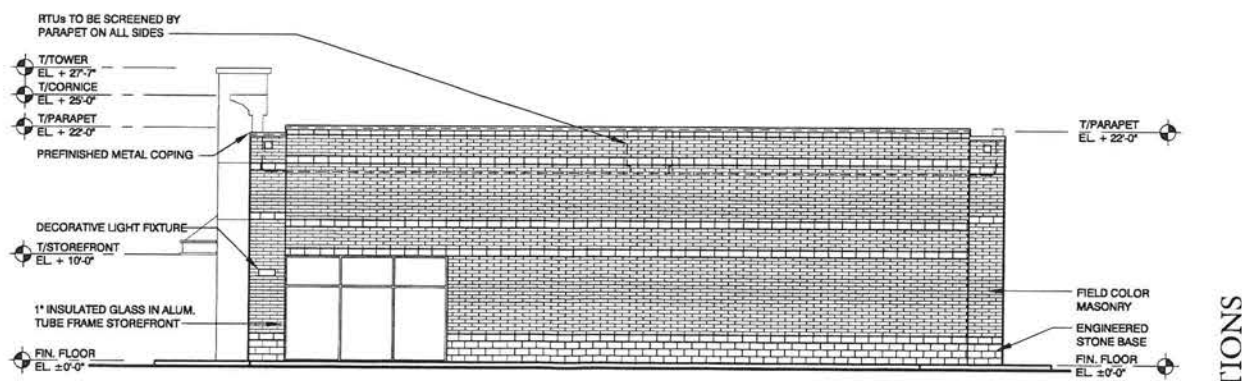
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

ELEVATIONS







**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

\*BUILDING SIGNAGE WILL BE PURSUANT TO VILLAGE CODE

ELEVATIONS

5/19/2017

# PROPOSED COMMERCIAL BLDG.

HOME DEPOT OUTLOT / IL RT. 59  
BARTLETT, IL

## AETNA DEVELOPMENT CORPORATION

200 W. MADISON STREET  
CHICAGO, ILLINOIS

## KMA & ASSOCIATES, INC. ARCHITECTS

1161 LAKE COOK ROAD  
DEERFIELD, ILLINOIS

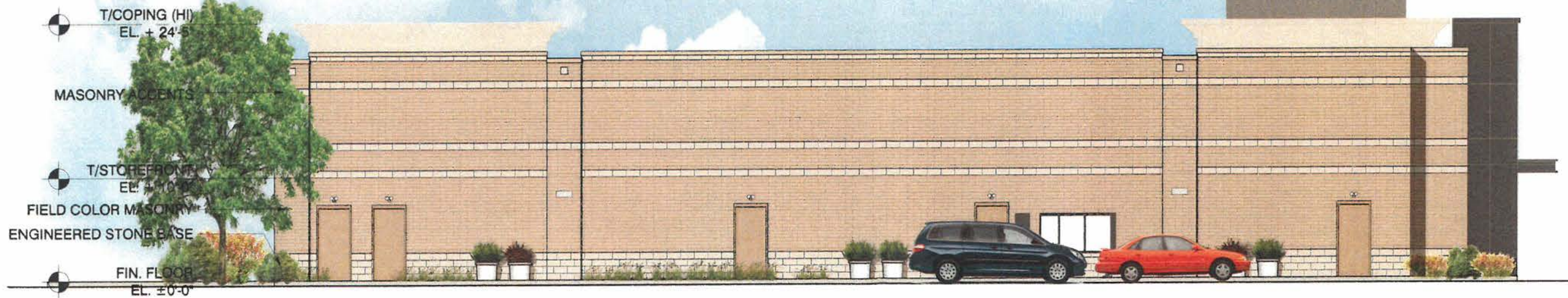






**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

\*BUILDING SIGNAGE WILL BE PURSUANT TO VILLAGE CODE

ELEVATIONS

5/19/2017

**PROPOSED COMMERCIAL BLDG.**

HOME DEPOT OUTLOT / IL RT. 59  
BARTLETT, IL

**AETNA DEVELOPMENT CORPORATION**

200 W. MADISON STREET  
CHICAGO, ILLINOIS

**KMA & ASSOCIATES, INC. ARCHITECTS**

1161 LAKE COOK ROAD  
DEERFIELD, ILLINOIS











# Agenda Item Executive Summary

Item Name Rana Meal Solutions Plant 2 Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The Petitioner is requesting a **Preliminary/Final PUD Plan** and a **Special Use Permit** for a PUD (Planned Unit Development) to allow for a second principal building on one zoning lot, directly west of the existing building located at the northwest corner of Spitzer Road and Brewster Creek Boulevard in the Brewster Creek Business Park.

Rana is also requesting two **Variations**: (1) to allow an eight (8) foot high fence to be located in the front yard along the perimeter of the property; and (2) a reduction in the number of required parking spaces on the site.

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Preliminary/Final PUD Plan, Color Renderings, Elevations, Floor Plans and Landscape Plans.

## ACTION REQUESTED

- For Discussion Only - To discuss the Petitioner's requests and forward to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: August 4, 2017



**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-148**

DATE: August 4, 2017  
TO: Paula Schumacher, Acting Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#17-11) Rana Med Solutions Plant 2**

---

**PETITIONER**

Salvatore Trupiano on behalf of Rana

**SUBJECT SITE**

Part of Lots 4, 6 & 7 in the Brewster Creek Business Park (Directly west of the existing Rana building located at 550 Spitzer Road)

**REQUESTS**

Preliminary/Final PUD Plan;  
Special Use Permit for a PUD;  
Variations: (a) Fence height in the front yard; and  
(b) Reduction in the number of required parking spaces

**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/Food Manufacturing</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
North	Industrial/Vacant	Mixed Use Business Park	I-2 EDA
South	Industrial Spec Building	Mixed Use Business Park	I-2 EDA
East	Industrial	Mixed Use Business Park	I-2 EDA
West	Industrial	Mixed Use Business Park	I-2 EDA

**ZONING HISTORY**

The Site Plan for the original 100,000 sq. foot spec building was approved by Ordinance #2006-99 *An Ordinance Approving the Site Plan for Lots 7 D/G and Parts of Lots 7E/F in the Brewster Creek Business Park.*

In 2011, two Site Plan Amendments were approved for additions to the west side of the building. The first addition consisted of 5,768 sq. feet (Ordinance #2011-37) and the second addition was for 5,485 sq. feet (Ordinance #2011-65).

In 2013 the Petitioners were granted approval for a Third Site Plan Amendment (Ordinance #2013-54) along the east side of the building consisting of 3,723 sq. feet; however, the petitioner only built approximately 2,457 sq. feet. This east side addition was primarily to house mechanicals and provide additional storage space which then freed up space within the production area for additional food processing.

The Fourth Site Plan Amendment was for a 17,352 square foot, 2-story addition also located along the east side of the building but encompassed the entire east elevation. This amendment was approved on December 15, 2015 by Ordinance #2015-102.

## **DISCUSSION**

1. The Petitioner is requesting a **Preliminary/Final PUD Plan** to construct a second building directly west of the current Rana facility along Brewster Creek Boulevard. The new building and associated parking area would be located on the west 11.7 acres of the 18.25 acre subject property and would be built to accommodate Rana's new lasagna line.
2. As outlined in the Zoning Ordinance, two principal buildings located on one zoning lot requires a PUD application and therefore the Petitioner is also requesting a **Special Use Permit** for the PUD (Planned Unit Development) overlay on the subject property.
3. No changes are proposed to the existing building, consisting of approximately 133,879 square feet and located on the east 6.5 acres of the site.
4. The new 326,652 square foot building would consist of three (3) stories and be approximately 44'10" in height. It would be constructed with precast concrete panels painted white with a grey accent band and aluminum frames placed around the windows to match the windows on the existing building. A future painted mural is also proposed along the south elevation as depicted on the attached color rendering.
5. Three (3) new curb cuts proposed along the western half of the property would provide access to the new facility and employee parking lot. Two curb cuts would be located along Hecht Drive (north and west property lines) and one along Brewster Creek Boulevard (south property line). An internal access drive north of the new facility would link both buildings for vehicular and emergency access.
6. Pedestrian linkages have also been provided on the subject property. Employees would be able to utilize a five (5) foot wide sidewalk beginning within the parking lot leading to the west, north and south sides of the new building; as well as providing access to the existing building, if needed. In addition, a missing segment of the eight (8) foot wide bike path will be installed along the north side of Brewster Creek Boulevard providing a walking path from Stearns Road to east of Spitzer Road as part of the overall Brewster Creek Business Park bike path network.
7. Six (6) new loading docks, as well as seven (7) drive-in doors would be located along the east elevation and will be covered with canopies to protect the food products being loaded onto the trucks. These loading areas would coordinate with the loading

areas of the existing building which are oriented westward, creating one internal loading area on the subject property. Access to the loading areas would be via a direct route from either the north, Hecht Drive, or from the south, Brewster Creek Boulevard, with security gates provided at both curb cut locations.

8. The new building will primarily consist of the production lines on the ground floor with several office areas proposed. The 2<sup>nd</sup> and 3<sup>rd</sup> floors will also include some offices, but will primarily house mechanical equipment (i.e. silos, cooling towers, etc.)
9. An eight (8) foot high, black vinyl chainlink fence is proposed around the perimeter of the west half of the 18 acre site, including the front yard which will require a **Variation** request. This fence is needed for security purposes and matches the fence currently located on the eastern half of the subject property for the existing building. Each of the curb cuts associated with the new parking lot will be gated and employees would need key cards to access this site. Visitors to the property would still enter at the existing guard house which will now be moved slightly southward from its present location to allow for improved maneuverability in the loading area and added security into the adjacent passenger vehicle parking lot.
10. A second **Variation** is being requested for a reduction in the number of required parking spaces from 403 to 393 (including eight accessible spaces). The Petitioner has stated that the new building will have approximately 90 employees on one shift, with a maximum of 180 employees at a shift change. Staff believes the parking spaces identified on the plan will meet the demand for this new facility. The existing building currently has approximately 120 employees and 114 parking spaces provided on site (the approved 108 temporary parking spaces will be eliminated with the construction of the new building) for a total of 507 spaces to be shared by both facilities.
11. Landscaping and Engineering plans are currently being reviewed by the Staff.

### **RECOMMENDATION**

1. Staff recommends forwarding the Petitioner's requests to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
2. Background information is attached for your review and consideration.

rbg/attachments



RECEIVED  
COMMUNITY DEVELOPMENT

MAY 23 2017

VILLAGE OF  
BARTLETT

To : President and Board of Trustee

Hello, and thank you for taking the time in helping RANA in our future expansion, the new state of the art facility will be almost 290,000 sq/ft with enough on-site parking to accommodate 382 parking spaces.

The first phase of the project will consist of 3 story office space, mechanical equipment rooms coolers for raw and finished product and our first lasagna line in America.

The existing plant and new plant will have on-site sidewalk connecting both buildings to help the two plants management to get back and forth easier.

Thanks again for your time and please contact me if you have any questions or concerns.

Have a nice day

Salvatore Trupiano / Construction Project Manager

Rana Meal Solutions/ 550 Spitzer Rd Bartlett IL 60103/

630-277-0415 / [strupiano@ranausa.us](mailto:strupiano@ranausa.us)



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
 Case # 17-11  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
*(Village Stamp)*  
 APR 11 2017  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** Rana Meal Solutions Plant 2

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Salvatore Trupiano

**Street Address:** 550 Spitzer Rd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** strupiano@ranausa.us

**Phone Number:** 630-277-0415

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Angelo Iantosca ( Owner Rep )

**Street Address:** 1400 16th St Suite 275

**City, State:** Oak Brook IL

**Zip Code:** 60523

**Phone Number:** 630-233-2313

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** 04/10/17

*(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): 326,000 sq/ft
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning  to  PUD
  - Special Use for: \_\_\_\_\_
  - Variation: Request service door access off Hecht, and reduce setback.



**SIGN PLAN REQUIRED?** Yes



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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Brewster creek pkwy

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-05-202-005-0000

**Zoning:** Existing: See Dropdown I-ZEDA Land Use: Existing: See Dropdown MIXED USE BUSINESS PARK  
(Refer to Official Zoning Map)  
Proposed: See Dropdown I-ZEDA Proposed: See Dropdown MIXED USE BUSINESS PARK

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

**Acreage:** 18.26

**For PUD's and Subdivisions:**

No. of Lots/Units: 2

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

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

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

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

**Engineer** Manhard consulting 700 Springer Dr, Lombard 630-891-8500  
Joe Iovenelli  
\_\_\_\_\_  
\_\_\_\_\_

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

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

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

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

The planned deveopment will be used for reciveing of raw materials production and shipping of finished goods.

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

The PUD will not be a detrimental to health to the workers.

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

The PUD will conform to all regulations.

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

The PUD conforms to the general planning policies to the village for this parcel.

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

Each of the proposed uses is permitted for special use in the district of the PUD.

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

The PUD is designed and located and proposed to be operated and maintained for the public health.

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

The PUD shall not substantially lessen or impede to the suitability for the permitted use of the development.

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

The impact donations will be paid to the Village in accordance with all applicable ordinances.

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

The PUD plans include all utilities and drainage drawings.

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

The plans include adequate parking and ingress.

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

The PUD have adequate site area in the district in which the proposed site is located.

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

The PUD will be completed to schedule and adequately maintained.

**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 PUD will be desirable to provide service to the public convenience and will contribute to the general welfare of the neighborhood and community.

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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 cause any health issues to the vicinity or property.

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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 PUD will conform to the regulations and conditions specified in this stipulation and conditions for the Village board of Trustees.

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**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.

The physical surroundings and shape to the specific propert involved will not result to hardship to the owner.

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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 conditions upon which the petition is not based opun a unique use for the property.

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

The PUD is not to make more money out of the property but to help speed up the contruction process.

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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.

No hardship has been caused to the person with interest in this property.

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 PUD use will not be detrimental to the public.

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 PUD will not impair the light and air quality to the property or increase congestion to the public streets.

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 PUD will not confer any special privilege in the same district.

**ACKNOWLEDGEMENT**

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

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

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

SIGNATURE OF PETITIONER: \_\_\_\_\_

PRINT NAME: Salvatore Trupiano

DATE: 04/10/17

**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: Salvatore Trupiano

ADDRESS: 550Spitzer Rd Bartlett, IL 60103

PHONE NUMBER: 630-277-0415

EMAIL: strupiano@ranausa.us

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



Case #17-11 Rana Plant 2  
Preliminary/Final PUD, Special Use, Variations





RECEIVED  
COMMUNITY DEVELOPMENT

AUG 02 2017

VILLAGE OF  
BARTLETT

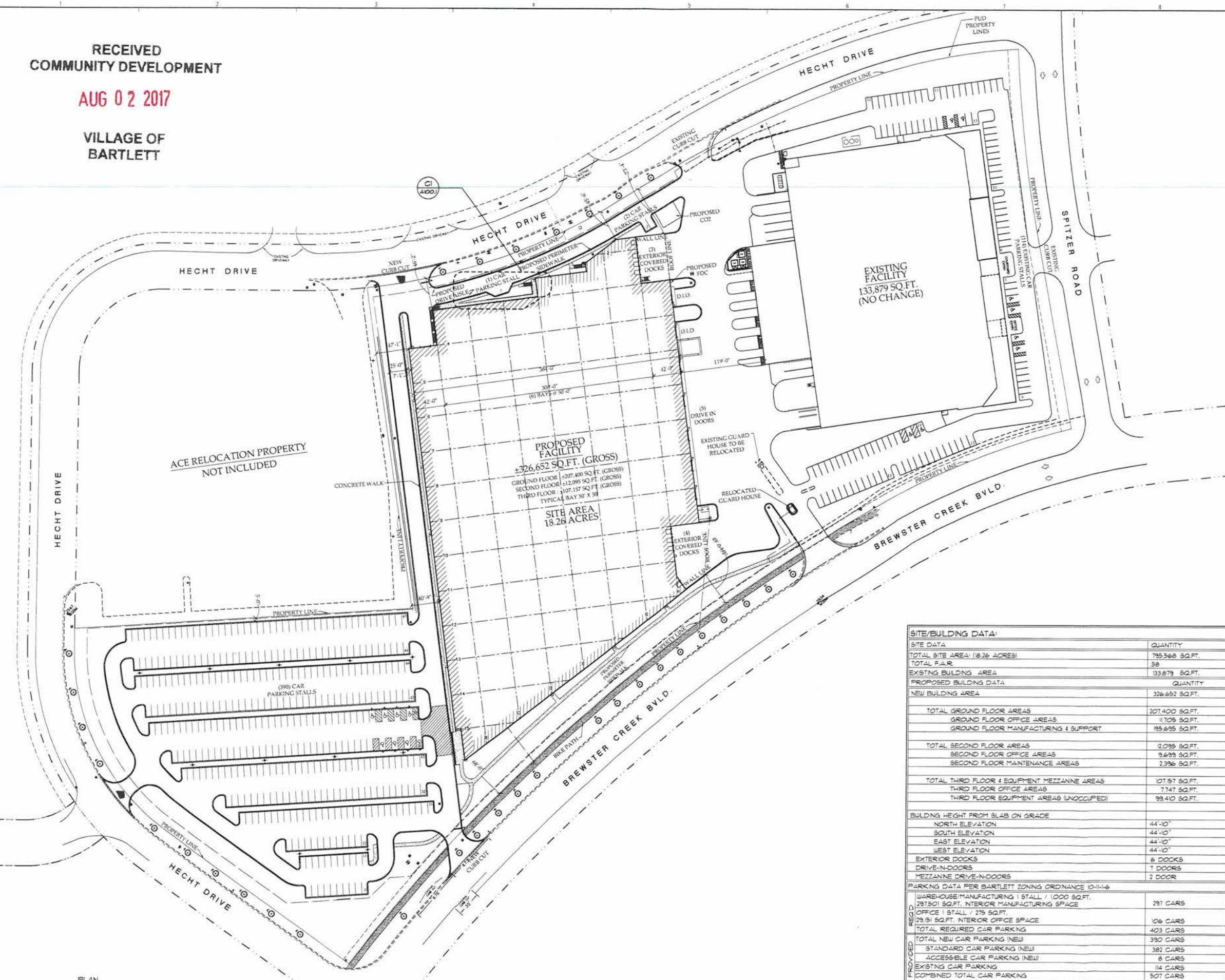


1152 SPRING LAKE DRIVE  
ITASCA, ILLINOIS 60143  
PHONE 630.773.8363  
FAX 630.773.8365

ARCHITECTS ENGINEERS INTERIOR DESIGNERS LAND PLANNERS

GENERAL NOTES:

1. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLANS.
2. BUILDING AND SITE LAYOUT TO BE VERIFIED BY LICENSED SURVEYOR AND WRITTEN VERIFICATION TO BE FORWARDED TO OWNER.
3. ALL DRIVE APPROACHES SHALL BE INSTALLED PER CITY AND STATE STANDARDS.
4. ALL PAVED AREAS TO BE ASPHALT UNO. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
5. G.C. TO INSTALL SIGNAGE FOR ACCESSIBLE PARKING PER CITY AND STATE STANDARDS. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
6. ALL EXTERIOR CONCRETE TO BE 4000 PSI MIN. WITH AIR ENTERTAINMENT UNO. TO BE GREATER.
7. PROVIDE DEPRESSIONED CONCRETE GUTTER AT DRIVEWAYS WITH TWO #6 BARS AND 1/2" EXPANSION JOINT AT CENTER OF DRIVEWAY UNO. OTHERWISE SEE CIVIL DRAWINGS FOR LOCATIONS.
8. CONCRETE WALKS TO BE A MINIMUM 5'-0" IN WIDTH & 3" THICK ON 4" CA-6 GRAVEL BASE. PROVIDE THREE #400 LONG REINFORCING BARS AT UTILITY CROSSING UNO.
9. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADES, STORM DRAINAGE UTILITIES, DIMENSIONS AND BEARING ANGLES.
10. ALL SIDEWALK, PARKING LOT SLOPES AND GRADES TO BE VERIFIED WITH CIVIL ENGINEERING DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR NON-COMPLIANCE. PER ANSI, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
11. THE WATER MAIN SERVING THE FIRE SPRINKLER SYSTEM TO BE FLUSHED AT A RATE APPROPRIATE TO ITS SIZE PRIOR TO CONNECTION TO THE SYSTEM. NOTIFY THE LOCAL AUTHORITY 24 HOURS IN ADVANCE OF THE FLUSHING TO WITNESS.
12. GENERAL CONTRACTOR TO PROVIDE A MIN. OF 6" TOP SOIL IN PLANTING AREAS UNLESS NOTED OTHERWISE.
13. "KNOXBOX" KEYBOX - LOCATION TO BE VERIFIED W/G.C. AND FIRE DEPT. #1 TO BE INSTALLED 5'-6" ABOVE GRADE.
14. STREET NUMBERS TO HAVE 5" LETTERING HEIGHT AND BE IN A COLOR THAT IS CONTRASTING FROM THE BUILDING. SCRIPT LETTERING SHALL NOT BE ALLOWED. VERIFY ADDRESS LOCATION AND SIZE WITH FIRE DEPARTMENT.



ACE RELOCATION PROPERTY  
NOT INCLUDED

PROPOSED FACILITY  
±326,652 SQ. FT. (GROSS)  
GROUND FLOOR ±207,400 SQ. FT. (GROSS)  
SECOND FLOOR ±112,095 SQ. FT. (GROSS)  
THIRD FLOOR ±107,157 SQ. FT. (GROSS)  
TYPICAL BAY 50' X 30'  
SITE AREA  
18.26 ACRES

SITE/BUILDING DATA:	
SITE DATA	
TOTAL SITE AREA (18.26 ACRES)	795,960 SQ. FT.
TOTAL F.A.R.	50
EXISTING BUILDING AREA	
EXISTING BUILDING AREA	133,879 SQ. FT.
PROPOSED BUILDING DATA	
NEW BUILDING AREA	
TOTAL GROUND FLOOR AREAS	207,400 SQ. FT.
GROUND FLOOR OFFICE AREAS	11,709 SQ. FT.
GROUND FLOOR MANUFACTURING & SUPPORT	195,695 SQ. FT.
TOTAL SECOND FLOOR AREAS	
SECOND FLOOR OFFICE AREAS	12,095 SQ. FT.
SECOND FLOOR MAINTENANCE AREAS	9,699 SQ. FT.
SECOND FLOOR EQUIPMENT AREAS (UNOCCUPIED)	2,396 SQ. FT.
TOTAL THIRD FLOOR AREAS	
THIRD FLOOR OFFICE AREAS	107,157 SQ. FT.
THIRD FLOOR EQUIPMENT AREAS (UNOCCUPIED)	7,147 SQ. FT.
BUILDING HEIGHT FROM SLAB ON GRADE	
NORTH ELEVATION	44'-10"
SOUTH ELEVATION	44'-10"
EAST ELEVATION	44'-10"
WEST ELEVATION	44'-10"
EXTERIOR DOCKS	6 DOCKS
DRIVE-IN DOORS	7 DOORS
MEZZANINE DRIVE-IN DOORS	2 DOOR
PARKING DATA PER BARTLETT ZONING ORDINANCE 10-11-16	
WAREHOUSE/MANUFACTURING 1 STALL / 1,000 SQ. FT.	297 CARS
29,150 SQ. FT. INTERIOR MANUFACTURING SPACE	
OFFICE 1 STALL / 275 SQ. FT.	106 CARS
29,151 SQ. FT. INTERIOR OFFICE SPACE	
TOTAL REQUIRED CAR PARKING	403 CARS
TOTAL NEW CAR PARKING (NEW)	390 CARS
STANDARD CAR PARKING (NEW)	382 CARS
ACCESSIBLE CAR PARKING (NEW)	8 CARS
EXISTING CAR PARKING	114 CARS
COMBINED TOTAL CAR PARKING	507 CARS
NOTE: OWNER TO PROVIDE EMPLOYEE COUNT LETTER	

DATE	REVISION DESCRIPTION
7-25-2017	PER VILLAGE COMMENTS
7-20-2017	UPDATED PROGRESS PLANS
7-20-2017	UPDATED PROGRESS PLANS
7-19-2017	REVISED PER REVIEW COMMENTS
6-29-2017	PROGRESS PLANS
6-20-2017	PROGRESS PLANS
4-6-2017	SITE REVISIONS
4-5-11-2017	RE-ISSUED FOR PUD
3-30-2017	ISSUED FOR PUD
2-27-2017	FOR SITE PLANNING REVIEW
1-2-10-2017	FOR SITE PLANNING REVIEW
no.	date
no.	revision description

date 02-03-2017  
drawn JAO  
checked MB

RANA MEAL SOLUTIONS  
BUILD-TO-SUIT  
BREWSTER CREEK BOULEVARD  
BARTLETT, ILLINOIS 60103

PRELIMINARY / FINAL  
PUD PLAN

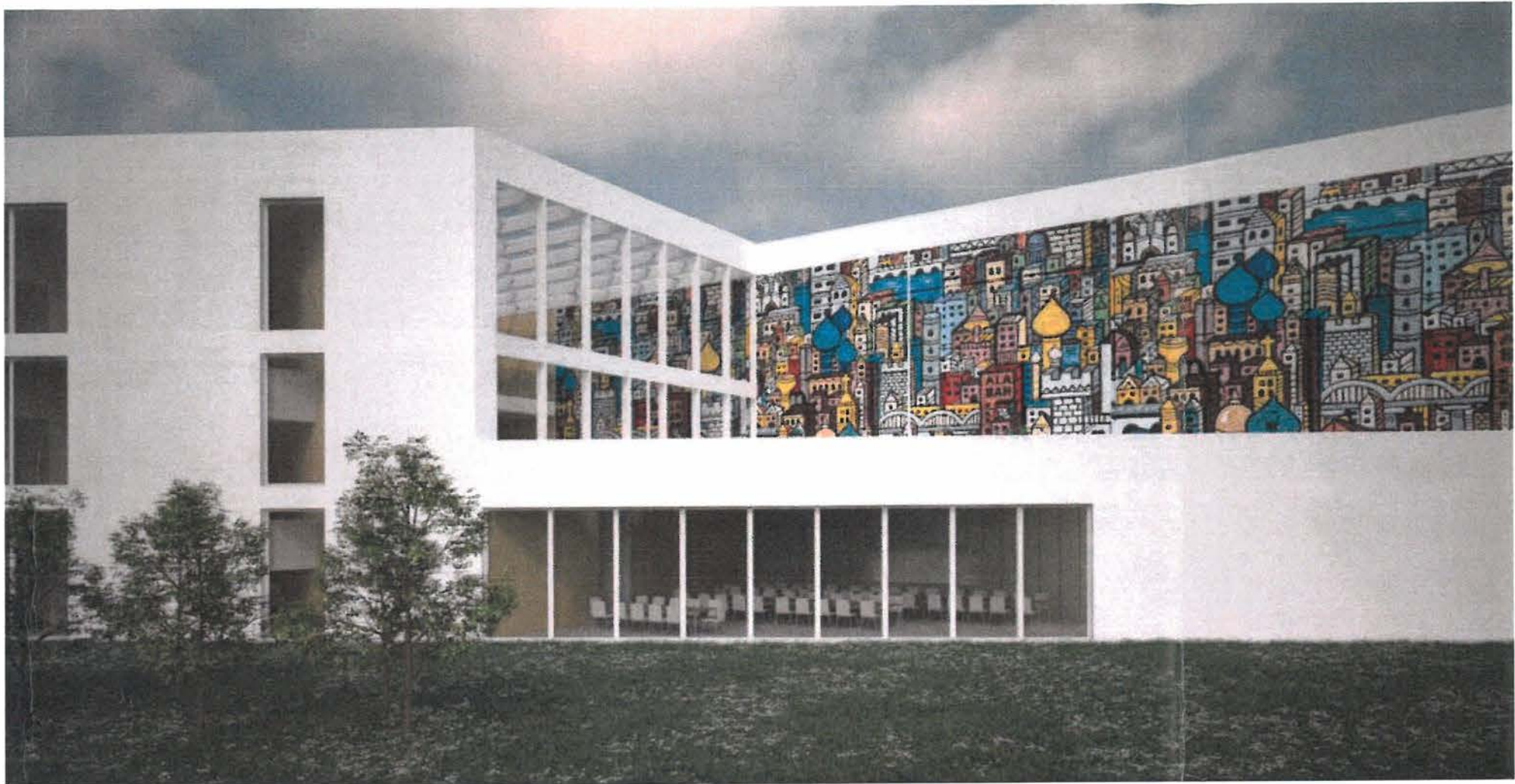
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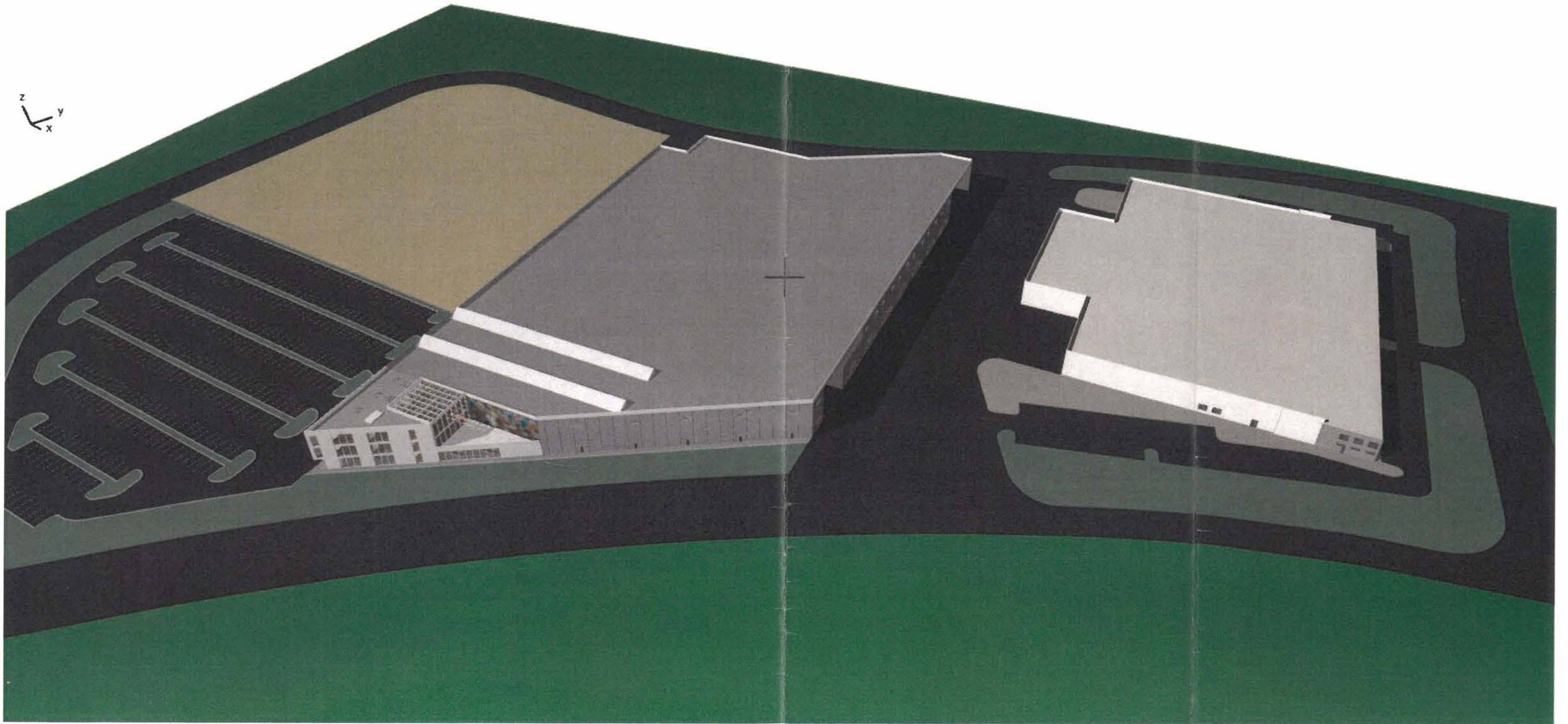








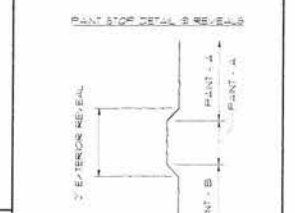






**GENERAL NOTES:**

1. PRECAST PAINT TO BE APPLIED IN SMALL WORKUP AREAS FOR OWNER AND ARCHITECT TO REVIEW AND APPROVE PRIOR TO STARTING ENTIRE BUILDING.
  2. ALL EXTERIOR PRECAST TO BE PAINTED.
- BUILDING COLOR KEY:**
- BUILDING COLORS: VERRY WOODNER
  - COLOR #1: WHITE
  - COLOR #2: GRAY
  - ALL COVER-BAD DOORS TO BE SHOP PRESSED AND PAINTED
  - ALL METAL MAN DOORS & FRAMES TO BE PRESSED AND PAINTED
  - CORING COLOR TO MATCH GRAY PAINT.
  - 3. ALL ROOFTOP UNITS PROVIDED ARE TO BE SCREENED.



PRECAST WALL -  
NOTE SEE EXTERIOR ELEVATIONS FOR PAINT PATTERN.

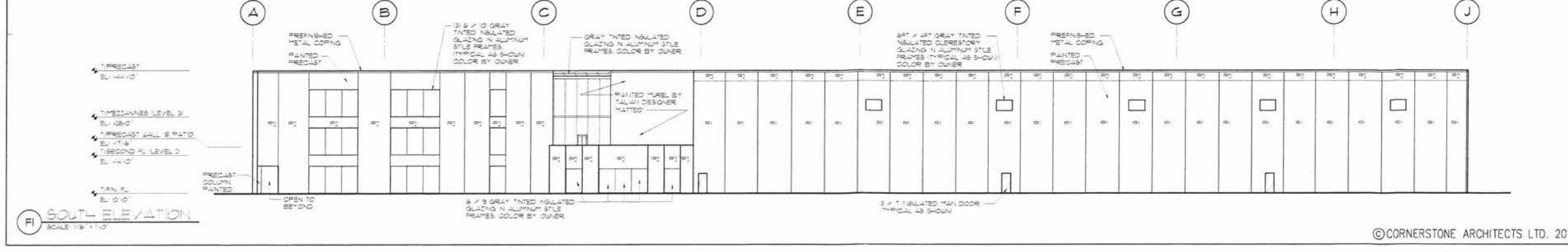
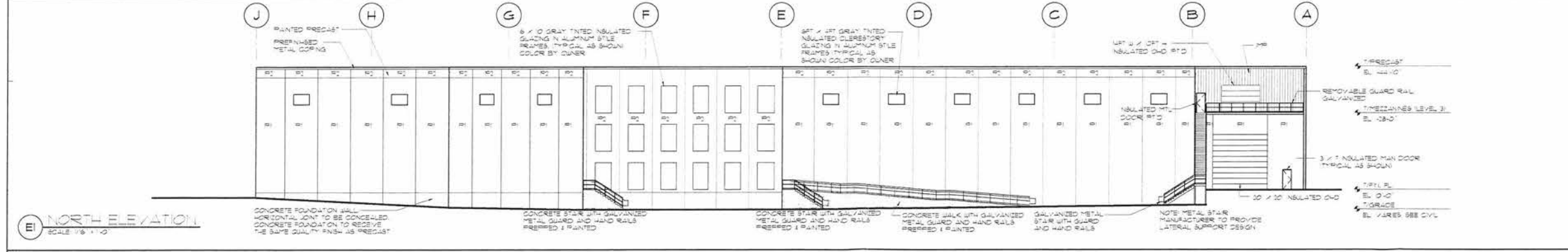
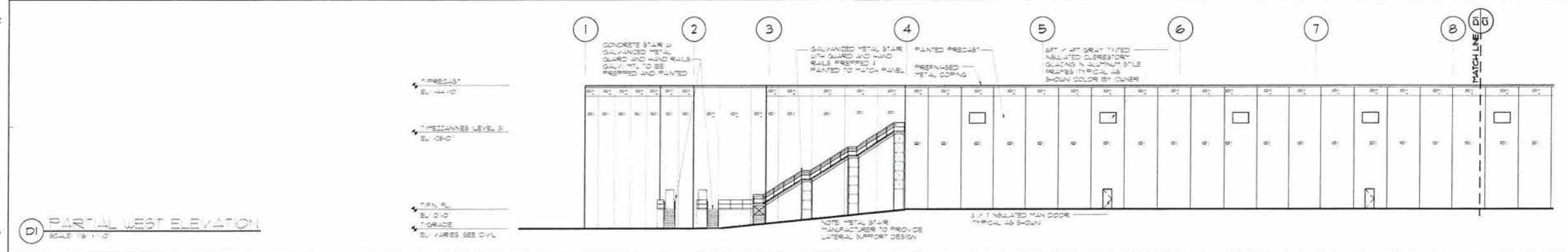
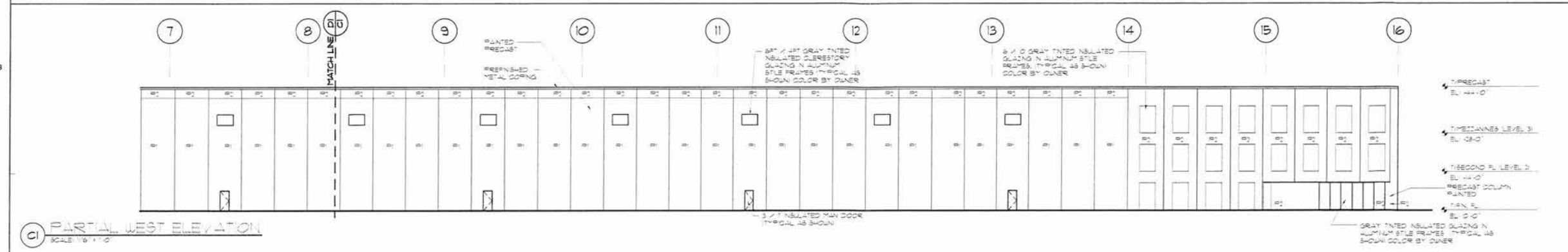
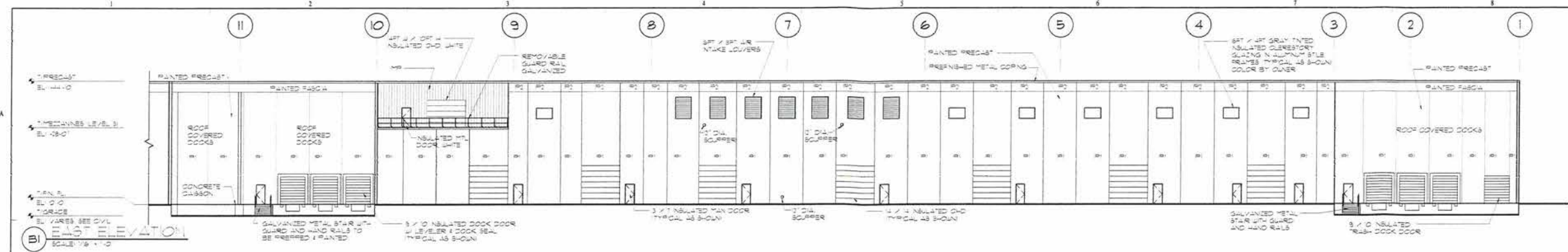
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7-20-2017		UPDATED PROGRESS PLANS
6-28-2017		PROGRESS PLANS
6-20-2017		PROGRESS PLANS
4	5-11-2017	RE-ISSUED FOR PUD
2	3.30.2017	ISSUED FOR PUD
1	1.13.2017	RFP

date : 01-05-2017  
drawn by : JLS  
checked by : JLS

**BUILD-TO-SUIT**  
**RANA MEAL SOLUTIONS**  
BREWSTER CREEK BOULEVARD  
BARTLETT, ILLINOIS 60103

EXTERIOR ELEVATIONS

job no.	sheet no.
16207	A200





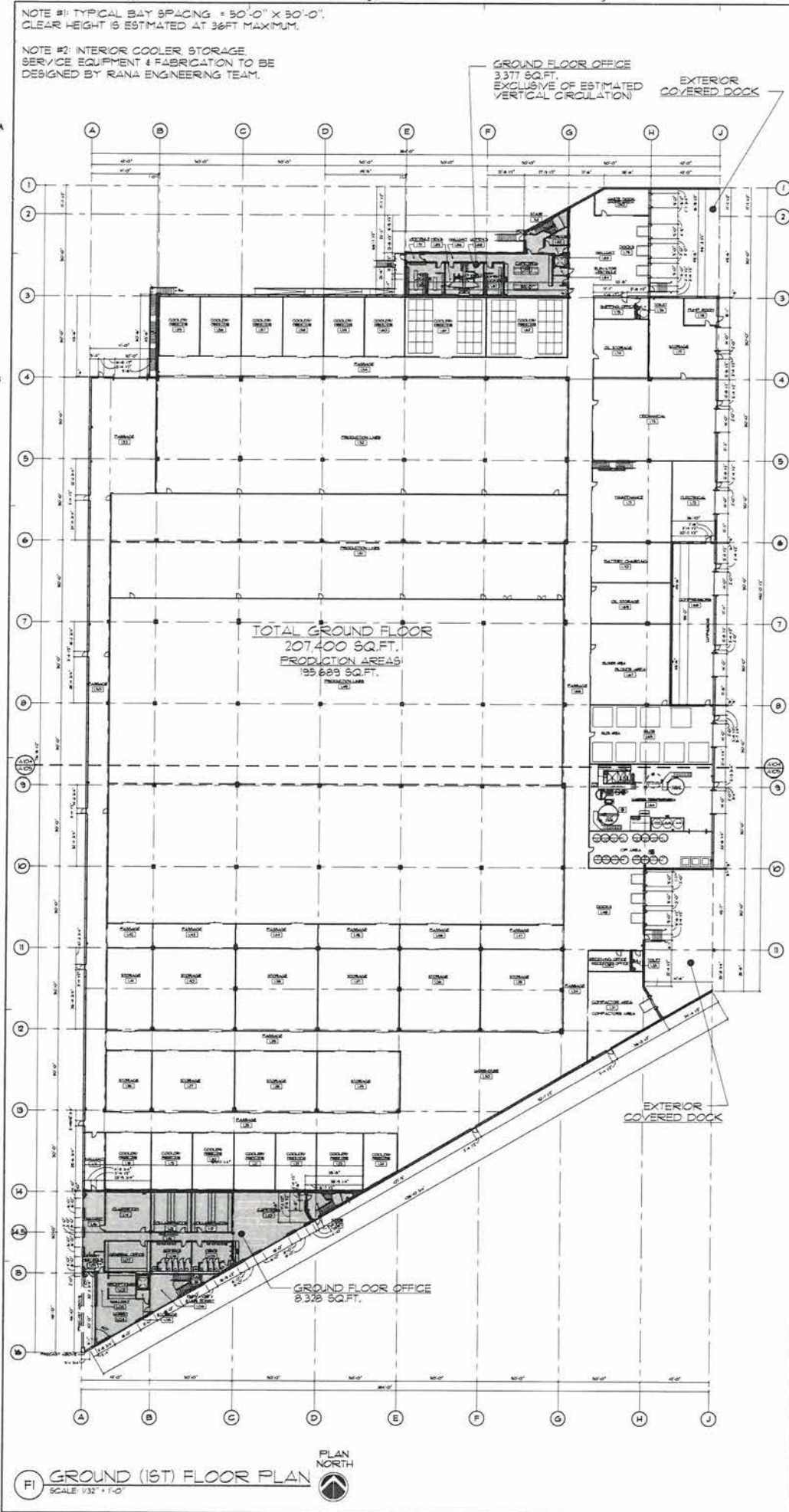
**GENERAL NOTES:**

7-25-2017	PER VILLAGE COMMENTS	
7-20-2017	UPDATED PROGRESS PLANS	
6-29-2017	PROGRESS PLANS	
6-20-2017	PROGRESS PLANS	
4 5-11-2017	RE-ISSUED FOR PUD	
3 5.01.2017	REVISED SCOPE	
2 3.30.2017	ISSUED FOR PUD	
1 1.13.2017	RFP	
no.	date	revision description
date: 01-05-2018		
drawn: JLD		
checked: MJB		

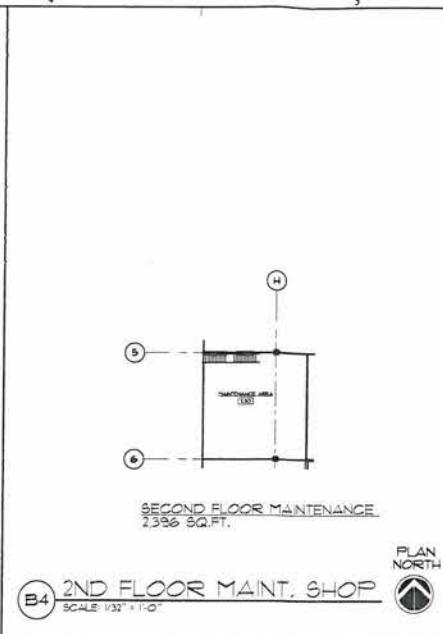
**BUILD-TO-SUIT**  
**RANA MEAL SOLUTIONS**  
BREWSTER CREEK BOULEVARD  
BARTLETT, ILLINOIS 60103

SCOPE PLANS

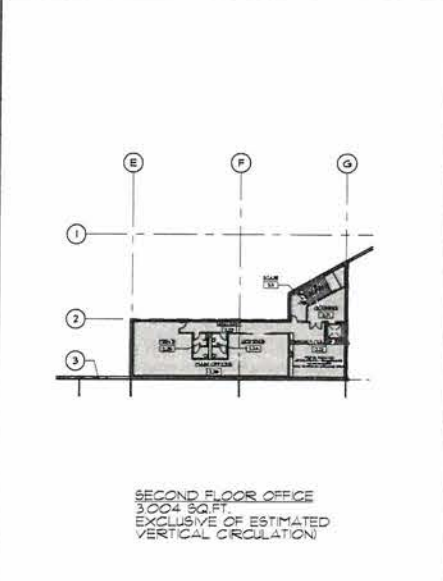
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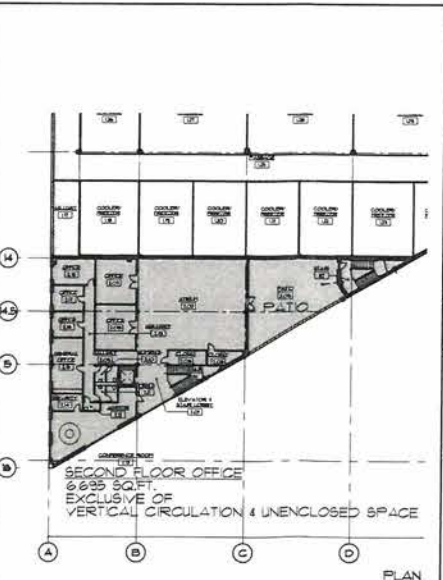
**F1 GROUND (1ST) FLOOR PLAN**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH



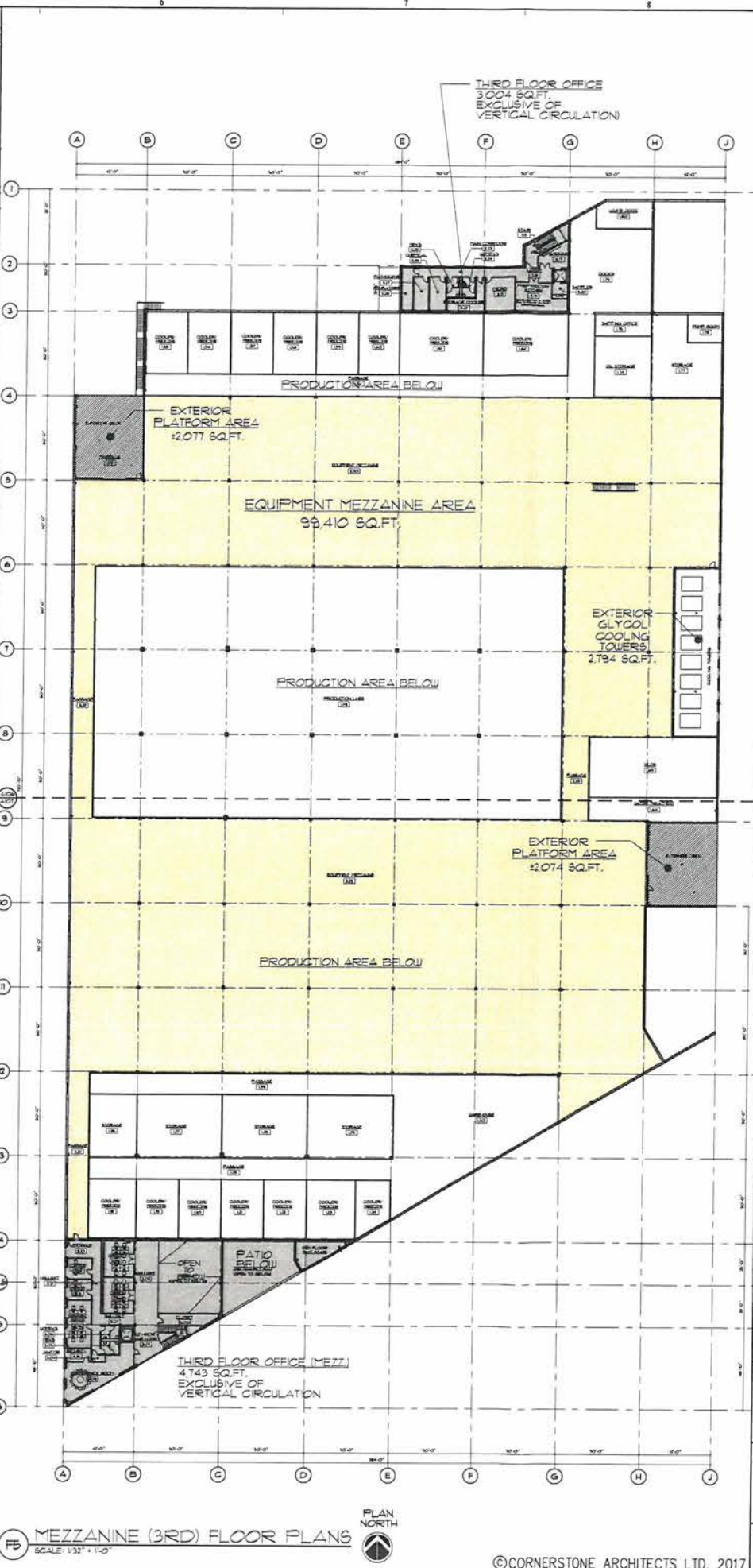
**B4 2ND FLOOR MAINT. SHOP**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH



**D4 2ND FLOOR OFFICE PLAN**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH

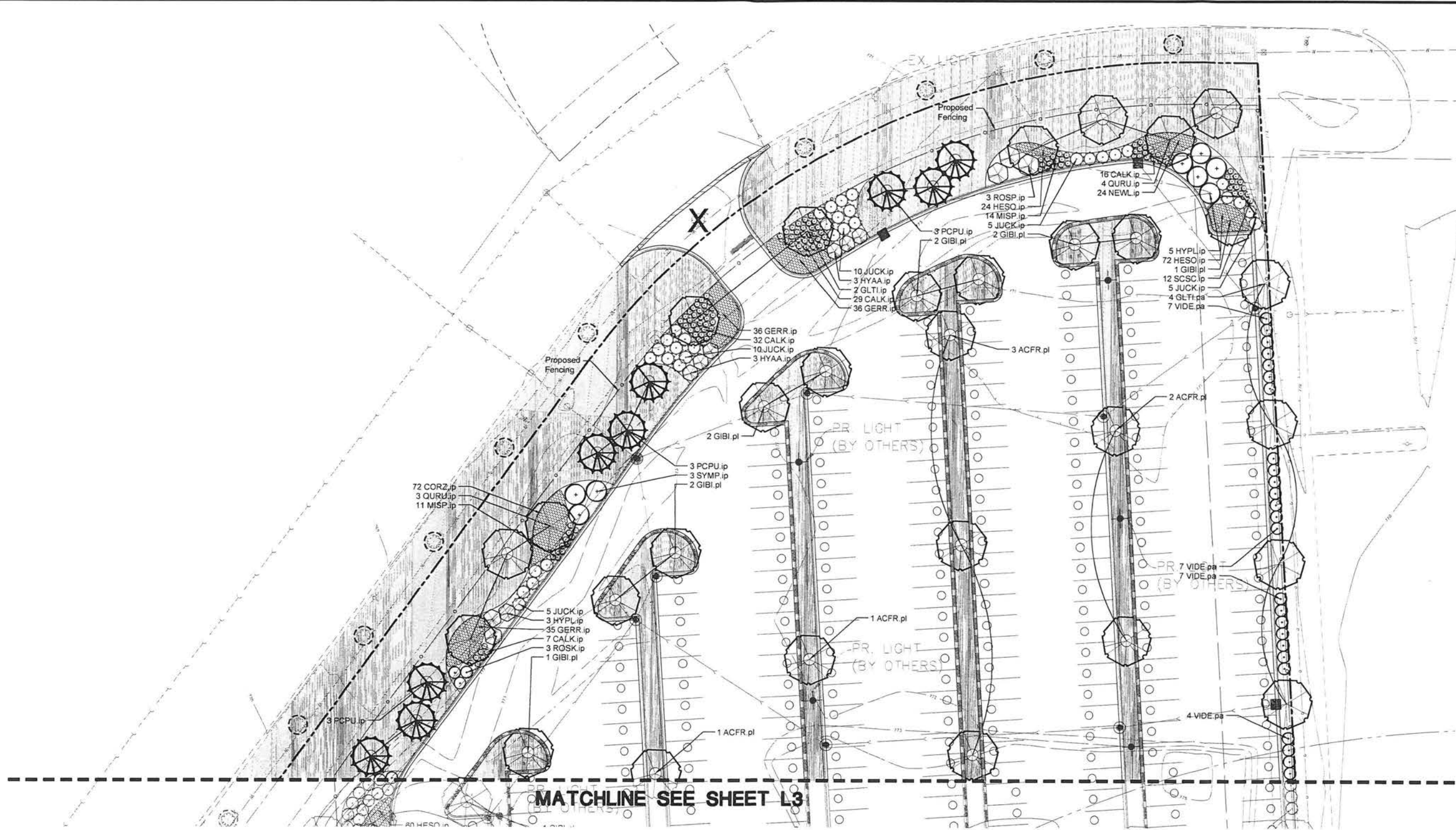




**F4 2ND FLOOR OFFICE PLAN**  
SCALE: 1/32" = 1'-0"  
PLAN SOUTH



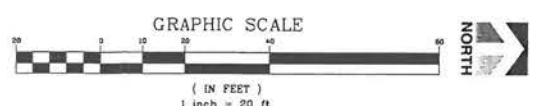
**FB MEZZANINE (3RD) FLOOR PLANS**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH





-  Existing tree to be preserved. Protect with construction fencing at a 4' radius from trunk unless noted otherwise on plan. See Sheet L7, Detail 7.
  -  Existing tree to be removed for construction.
- Note: 33 Existing trees to be preserved. 2 Existing trees to be removed

SEAL  
 Glenn M Christensen, ASLA, RLA  
 Illinois Registered Landscape Architect # 157-000223



DATE	DESCRIPTION	BY
07/26/17	REVISED PER SITE PLAN ADJUSTMENTS	JBD

**Manhard CONSULTING LTD.**  
 1000 North Lincoln Road, Suite 100, Chicago, IL 60614  
 312.467.1100  
 www.manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Stream Delineation • Environmental Scientists • Landscape Architects • Planners

RANA MEAL SOLUTIONS BUILD-TO-SUIT  
 VILLAGE OF BARTLETT, ILLINOIS  
 LANDSCAPE PLAN

PROJ. NO.: JPD  
 PROJ. ASSOC.: JM  
 DRAWN BY: MN  
 DATE: 5/05/17  
 SCALE: 1:20  
 SHEET  
**L2 OF L8**  
 06GBLIL

PENDING APPROVAL/NOT FOR CONSTRUCTION USE



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L5

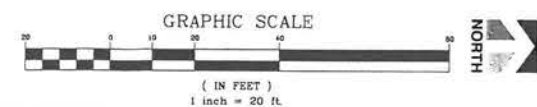
BREWSTER CREEK BOULEVARD

- Existing tree to be preserved. Protect with construction fencing at a 4' radius from trunk unless noted otherwise on plan. See Sheet L7, Detail 7
- Existing tree to be removed for construction

Note: 33 Existing trees to be preserved. 2 Existing trees to be removed

SEAL

Glenn M Christensen, ASLA, RLA  
Illinois Registered Landscape Architect # 157-000223



RANA MEAL SOLUTIONS BUILD-TO-SUIT  
VILLAGE OF BARTLETT, ILLINOIS  
LANDSCAPE PLAN

PROJ. NO.: 20  
PROJ. ASSOC.: JM  
DRAWN BY: MN  
DATE: 6/05/17  
SCALE: 1:20  
SHEET  
L3 OF L8  
GDGBLL

**Manhard CONSULTING LTD.**

700 Bringer Drive, Lisle, IL 60148  
630.831.8500  
manhard.com

Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: 07/26/17  
REVISION: PER SITE PLAN ADJUSTMENTS

PENDING APPROVAL/NOT FOR CONSTRUCTION USE





MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L6

BREWSTER CREEK BOULEVARD

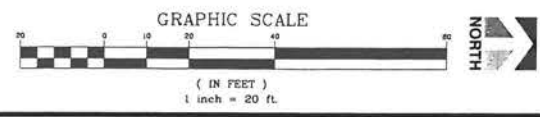
Existing tree to be preserved. Protect with construction fencing at a 4' radius from trunk unless noted otherwise on plan. See Sheet L7, Detail 7.

Existing tree to be removed for construction

Note: 33 Existing trees to be preserved. 2 Existing trees to be removed

SEAL

Glenn M Christensen, ASLA, RLA  
Illinois Registered Landscape Architect # 157-000223



3 ACFR.ip  
35 CALK.fn  
17 JUCK.fn  
108 HESO.fn

3 GLTI.ip  
17 SORB.fn  
3 ACFR.ip  
6 JUCK.fn

1 GLTI.fn

4 VIDE.fn  
3 HYPL.fn  
5 PCPU.fn  
11 SCSC.fn

7 HYAA.fn  
11 SCSC.fn  
3 VIDE.fn  
48 HESO.fn

1 PIST.fn  
3 ROSEP.fn  
12 RHAG.fn  
40 PEAH.fn

DATE	REVISIONS
07/26/17	REVISED PER SITE PLAN ADJUSTMENTS

**Manhard CONSULTING LTD.**

700 Springer Drive, Lombard, IL 60148  
708.930.8911 FAX 708.930.8911  
200 Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

RANA MEAL SOLUTIONS BUILD-TO-SUIT  
VILLAGE OF BARTLETT, ILLINOIS  
LANDSCAPE PLAN

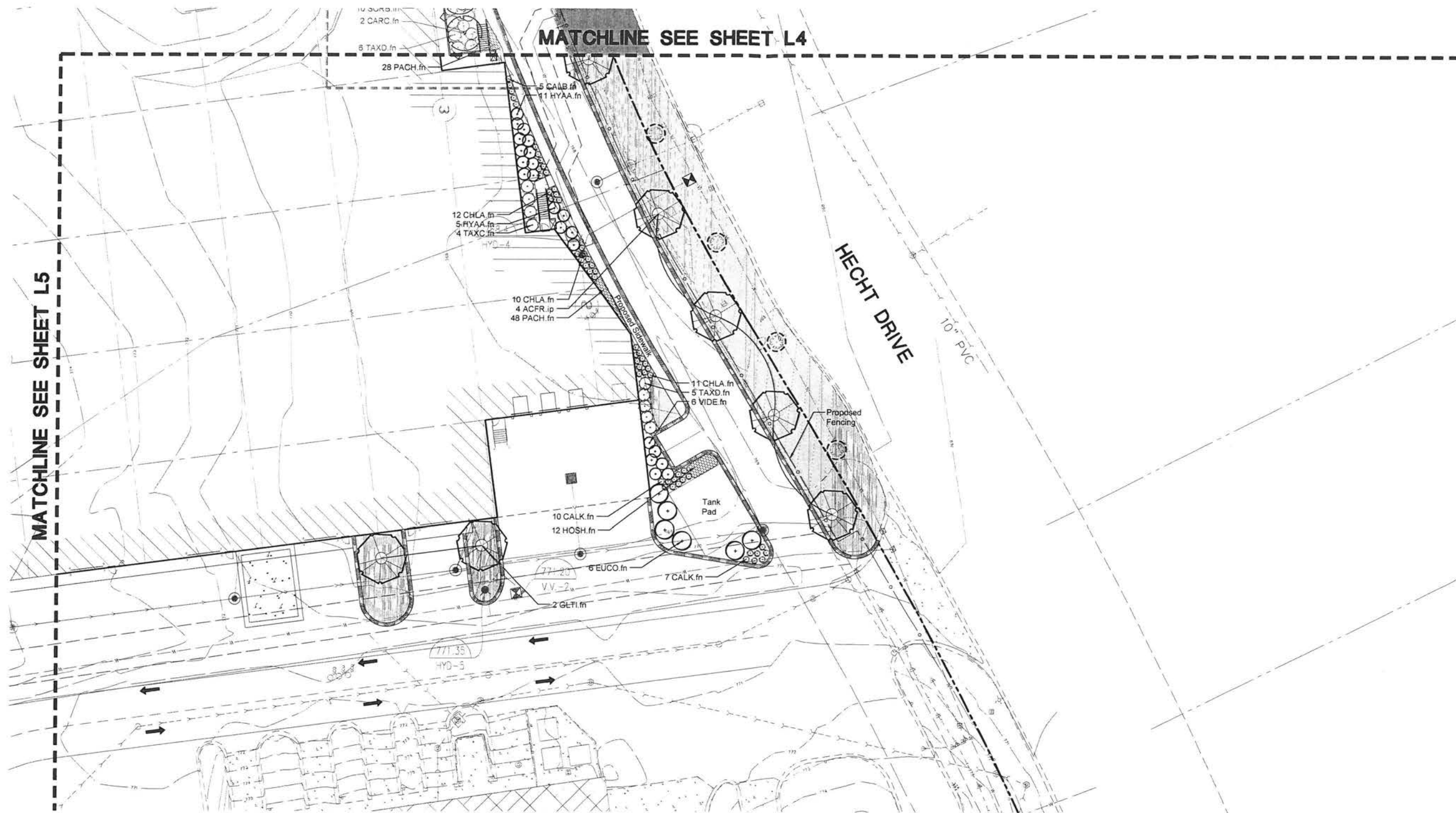
PROJ. MGR. PD  
PROJ. ASSOC. JM  
DRAWN BY. MN  
DATE. 6/05/17  
SCALE. 1:20

SHEET  
**L5** OF **L8**  
G00BLIL

PENDING APPROVAL/NOT FOR CONSTRUCTION USE

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L4

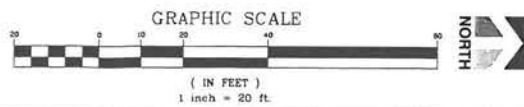


Existing tree to be preserved. Protect with construction fencing at a 4' radius from trunk unless noted otherwise on plan. See Sheet L7, Detail 7

Existing tree to be removed for construction

Note: 33 Existing trees to be preserved. 2 Existing trees to be removed

SEAL  
Glenn M Christensen, ASLA, RLA  
Illinois Registered Landscape Architect # 157-000223



RANA MEAL SOLUTIONS BUILD-TO-SUIT  
VILLAGE OF BARTLETT, ILLINOIS  
LANDSCAPE PLAN

PROJ. MGR. JD  
PROJ. ASSOC. MJ  
DRAWN BY: MN  
DATE: 8/05/17  
SCALE: 1:20  
SHEET  
L6 OF L8  
GDGBLIL

**Manhard CONSULTING LTD.**  
203 Paper Drive, Lombard, IL 60148  
312-461-8800  
www.manhard.com  
Civil Engineers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	BY
07/28/17	REVISED PER SITE PLAN ADJUSTMENTS	JD

PENDING APPROVAL/NOT FOR CONSTRUCTION USE



# Agenda Item Executive Summary

Item Name 802 E. Devon Avenue Addition Committee or Board Committee

## BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

## EXECUTIVE SUMMARY

The Petitioner is requesting:

**Third Site Plan Amendment**

**Special Use Permit:**

To disturb a wetland; and

**Variation:**

Reduction in the required number of parking spaces

802 E. Devon Avenue, about 0.8 miles east of Newport Boulevard (formerly the Main Steel building)

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, 1986 Site Plan, 1988 Site Plan, Third Site Plan Amendment, Elevations, Renderings and Landscape Plan.

## ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 8/3/2017



**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-159**

DATE: August 3, 2017  
TO: Paula Schumacher, Acting Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#17-17) 802 E. Devon Avenue Addition**

---

**PETITIONER**

Dimitri Pouloukefalos

**SUBJECT SITE**

802 E. Devon Avenue, about 0.8 miles east of Newport Boulevard (formerly the Main Steel building)

**REQUESTS**

Third Site Plan Amendment  
Special Use Permit:  
    Disturbing a wetland; and  
Variation:  
    Reduction in the number of required parking spaces

**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>Industrial</b>	<b>Industrial</b>	<b>I-1</b>
North	Industrial	Streamwood- Industrial	I-2 PUD*
South	Single Family Residential	Suburban Residential	SR-4
East	Industrial	Industrial	SR-6 PUD
West	Multi-Family Residential	Attached Residential	I-1

\* Village of Streamwood- General Industrial District

**ZONING HISTORY**

The subject property was annexed to the Village in 1963 and was zoned R-1 (Single Family Residence District) by Ordinance #1963-17. The Bartlett Industrial Park Subdivision was approved on February 27, 1969 by Ordinance #1969-06 creating 5 industrial lots zoned Mg (Manufacturing District).

The current building was built in 1969 with additions added in 1986 and 1988 (see attached site plans).

In 1987 a variation was granted per Ordinance #1987-73 for a 25 foot variation from the 50 foot required transitional side yard adjoining a residence. When the building was built in 1969 the side yard requirement was 10 feet. In 1978, through a text amendment, the property to the west was re-classified as SR-6 Multi-Family District. The 1978 re-classification created a new side yard setback of 50 feet pursuant to the Village Code. Therefore, through no fault of the petitioner, the building was considered legal non-conforming and a variation was granted to allow a 25 foot variation from the 50 foot requirement.

The Village Board was made aware of the future additions to this site when it came to the Village Board on July 19, 2016 requesting support from the Village of Bartlett for the Class 6B Reclassification incentive from Cook County.

This building has been vacant since Main Steel vacated the building in 2011.

### **CURRENT DISCUSSION**

1. The Petitioner is requesting a **Third Site Plan Amendment** for the existing 52,182 square foot industrial building to add an additional 67,735 square feet in additions on a 6.78 acre lot in the Bartlett Industrial Park. This building would be constructed for four future tenants.
2. The proposed building additions will be constructed of red masonry walls with darker red accents. The four proposed office areas will be located on the east side of the building. The building has three heights, 25'-3", 32'-0" and 37'2", all below the 45' height maximum per the Zoning Ordinance.
3. A building permit has been issued for a partial exterior remodel, roof repair and partial demolition. Work has already commenced and new brick has been added to the south and west elevations and two portions of the warehouse have been removed.
4. The Site Plan shows 13 exterior docks on the east side of the building and 1 drive-in door on the north side of the building to be utilized for building maintenance, not day-to-day operations. All the docks are facing away from the residential zoning districts.
5. The existing curb cut off E. Devon Avenue will be widened and utilized for all site traffic, passenger cars and trucks.
6. The petitioner is requesting a **variation to allow a reduction in the number of required parking spaces from 140 to 95 parking spaces.** The Site Plan identifies

95 parking spaces, including four (4) handicapped accessible spaces. The Zoning Ordinance requires 113 spaces for the warehouse and 28 parking spaces for the office space totaling 141 parking spaces. There are also 6 truck parking spaces provided on the north side of the building.

7. The Engineering and Landscape Plan are currently under Staff Review.

**RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's requests to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
2. Background information is attached for your review and consideration.

alz/attachments

x:\comdev\mem2017\159\_Dimitri 802 E. Devon Avenue\_vbc.docx



**S.K.I.**

ARCHITECTURE

1645 W OGDEN AVE SUITE 523 CHICAGO, IL 60612  
C.S. 312.953.5142 cesarch\_220@hotmail.com  
B.K. 708.369.1614 bkkalala@comcast.net

March 23, 2017

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

Re: Proposed Redevelopment of Existing Office/Warehouse Complex  
802 E. Devon Ave.  
Bartlett, IL 60103

Dear President Wallace and Members of the Board,

Please find attached our team's submittal for the proposed development project of the existing property at 802 W. Devon Avenue. The project consists of an expansion of an existing office/warehouse facility and related site improvements. We have been working with members of your Community Development Department and Planning and Zoning Department, as well as the Village Engineer to complete this project submittal for your review.

Our request includes a review of the development project and related Zoning Variations. Since the project is the renovation and expansion of an existing, vacated facility, we are seeking Zoning Variations to bring into conformance two existing, non-conforming conditions of encroachment of the existing building, parking and driveway areas into required front and side yard setbacks.

We welcome your input and look forward to working with you and your staff to complete a successful project.

Sincerely,



Charles Schwartz  
Architect of Record  
On behalf of the Development Team

RECEIVED  
COMMUNITY DEVELOPMENT

JUN 01 2017

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
 Case # 17-17  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 JUN 01 2017  
 VILLAGE OF  
 BARTLETT

PROJECT NAME 302 E. DEVON ADDITION

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: DIMITRI POULOKEFALOS

Street Address: 27 CUTTER RUN

City, State: 84 S. BARRINGTON IL

Zip Code: 60010

Email Address: DPOULOS@ACTTAPES.COM

Phone Number: 630.327.6312

Preferred Method to be contacted: See Dropdown

### PROPERTY OWNER INFORMATION

Name: DIMITRI POULOKEFALOS

Street Address: 27 CUTTER RUN

City, State: SOUTH BARRINGTON.

Zip Code: 60010

Phone Number: 630.327.6312

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

Date: 3/17/17

### 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): SITE IMPROVEMENTS AND ADDITION (68,012 S.F.)
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: SIDE, FRONT SETBACKS & PARKING.

**SIGN PLAN REQUIRED?** See Dropdown

(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: 802 E. DEYON AVE

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-400-009-0000

Zoning: Existing: See Dropdown I-1 Land Use: Existing: See Dropdown Industrial  
(Refer to Official Zoning Map)

Proposed: See Dropdown I-1 Proposed: See Dropdown

Comprehensive Plan Designation for this Property: See Dropdown

(Refer to Future Land Use Map)

Acreage: 6.778

**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 BONO CONSULTING INC. CIVIL ENGINEERS  
1018 BUSSE HIGHWAY PARK RIDGE IL 60068  
847.823.3300

Other S.K.I ARCHITECTURE - CHARLES SCHWARTZ  
1645 W. OGDEN AVE SUITE # 523  
CHICAGO IL 60607 - 312.953.5142



**FINDINGS OF FACT FOR SITE PLANS**

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

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

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

the proposed use of this project is a new warehouse/manufacturing facility, which is permitted in the I-1 Zoning district.

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

The proposed arrangement of the building, parking, access, drainage, etc. for this project is based on the previously existing layout, and should have minimal disturbance to the surrounding parcels.

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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.

The vehicular ingress and egress to and from the site remains from the previously existing location. It provides for the most safe, efficient, and convenient movement of traffic feasible for this site.

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

The site plan layout we have developed will provide for safe movement of pedestrians within the site. Pedestrian movement will be limited to mainly access to and from parking, which we attempted to isolate from the traffic route of trucks within the site.

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)

We have attempted to keep most of the existing sodded retention area on the south end of the site, and enhance the drainage culvert at the east end of the site to maintain and improve the landscaping conditions. In addition, we will add grass areas between the building and the parking area, and clear and improve the northeast corner of the site. Landscape improvements will conform to Chapter 10-11A of the Landscape Requirements.

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

There are no outdoor storage areas proposed on this site.

**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 proposed use of this project will develop, enhance, and expand the previously existing use of this site. The new warehouse/manufacturing facility will encourage economic growth, provide tax income, and bring business to the community. It will also provide much needed improvement to the subject site.

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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 proposed use will not be detrimental to the health, safety, morals, or general welfare of the community or neighboring properties. The improvements will be aesthetically pleasing and create improved and efficient site and building conditions, which will have a positive effect on the neighboring area and community.

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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 proposed use shall conform to the regulations and conditions specified for this use, and specifically for its stipulations and conditions, as authorized

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## 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.

The physical surroundings and shape of the property would result in a hardship for the owner in the fact that as the property exists today, it does not conform to the Zoning Ordinance. This existing, non-conforming condition consists of parking and access to the site that exist in the required front and rear yard setbacks, and their removal would not be feasible to this project.

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 conditions for the petition for variation are unique to this property only. The property and existing conditions being non-conforming, and the property being an individual, developed lot within the Village.

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

The purpose of the variation is not to make more money, but to legalize an existing, non-conforming condition. In addition, it will help the development toward attaining the required number of parking spaces for this use, and allow a large portion of the existing property and facility to be salvaged and re-used.

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 hardship that is caused by the provisions of this title are the existing, non-conforming conditions of the previous development. No person with interest in this property was associated with the previous development.

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.

Granting of the requested variation will not be detrimental to the public welfare, or have any negative effects on the surrounding neighborhood. We hope to legalize an existing, non-conforming condition while improving and modernizing the property, and updating the infrastructure and landscaping.

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 requested variation will not impair the adequate amount of light or air, increase congestion or danger of fire, endanger public safety, or diminish property value, as its goal is to only legalize an existing, non-conforming condition while improving the property.

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.

Granting of the requested variation will not confer any special privilege on the owner, but rather assist in the improvement of a vacated property and facility by legalizing an existing, non- conforming condition. In addition, it will allow the applicant to save and renovate a portion of the property and facility that would otherwise need to be entirely razed.

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: \_\_\_\_\_

DATE: \_\_\_\_\_

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



# ZONING/LOCATION MAP

802 E. Devon Addition

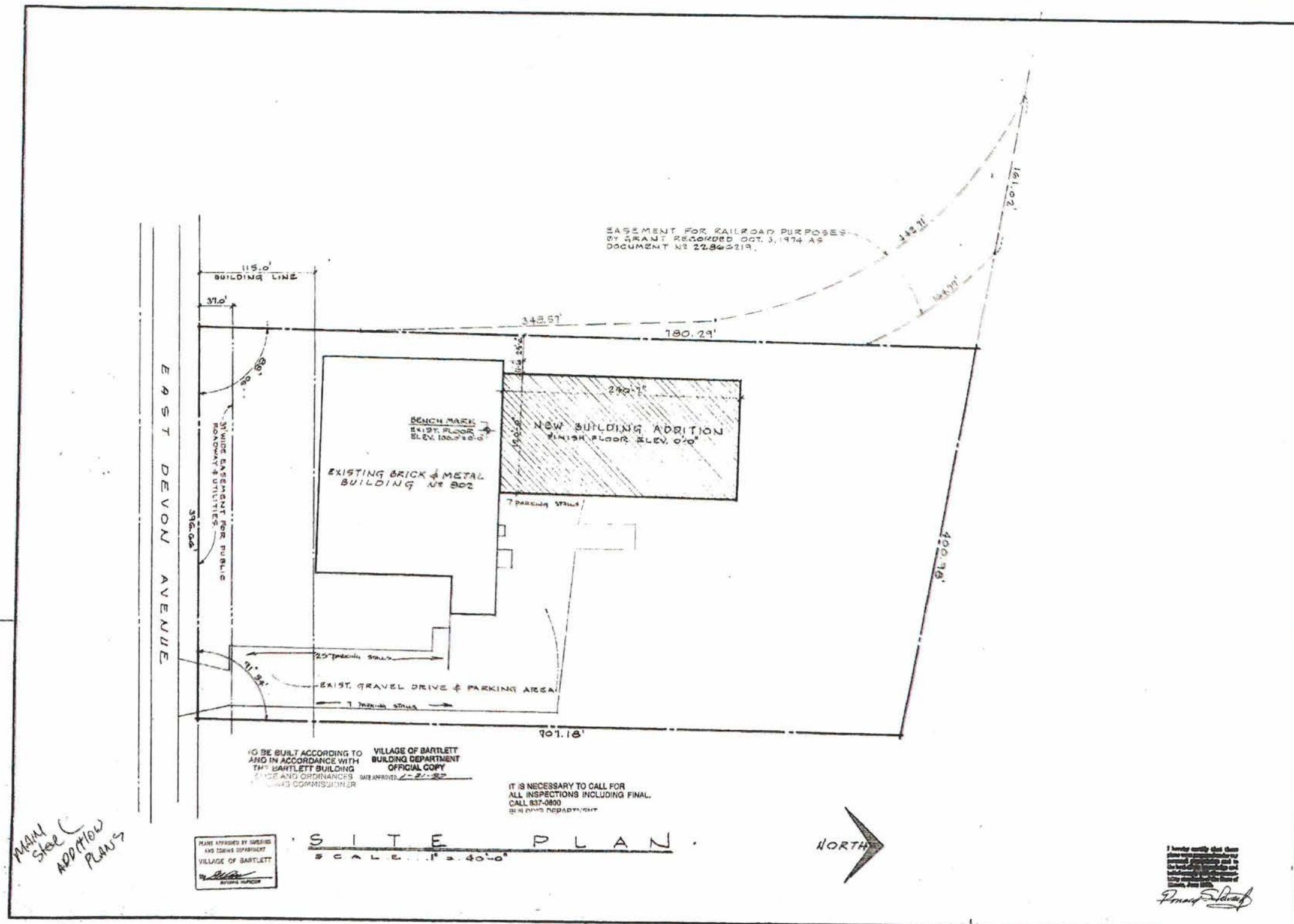
Case #17-17 - Site Plan Review, Special Uses and Variations

PIN: 06-35-400-009



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the User Community





MAIN Steel ADDITION PLANS

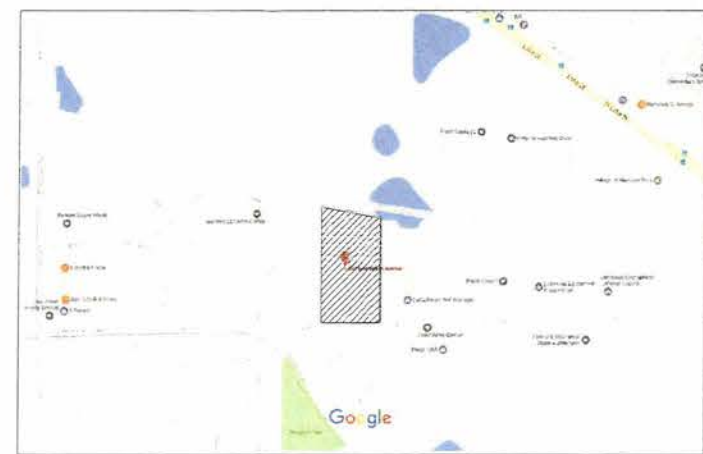
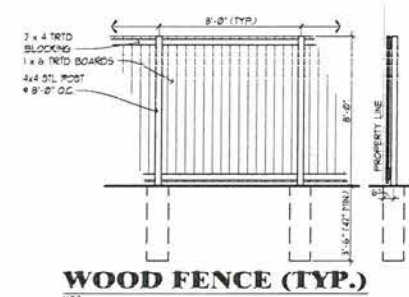
REVISIONS
PROPOSED WAREHOUSE ADDITION TO MAIN STEEL POLISHING CORPORATION 202 EAST DEVON AVE. BARTLETT, ILL.
SITE PLAN

1986 SITE PLAN









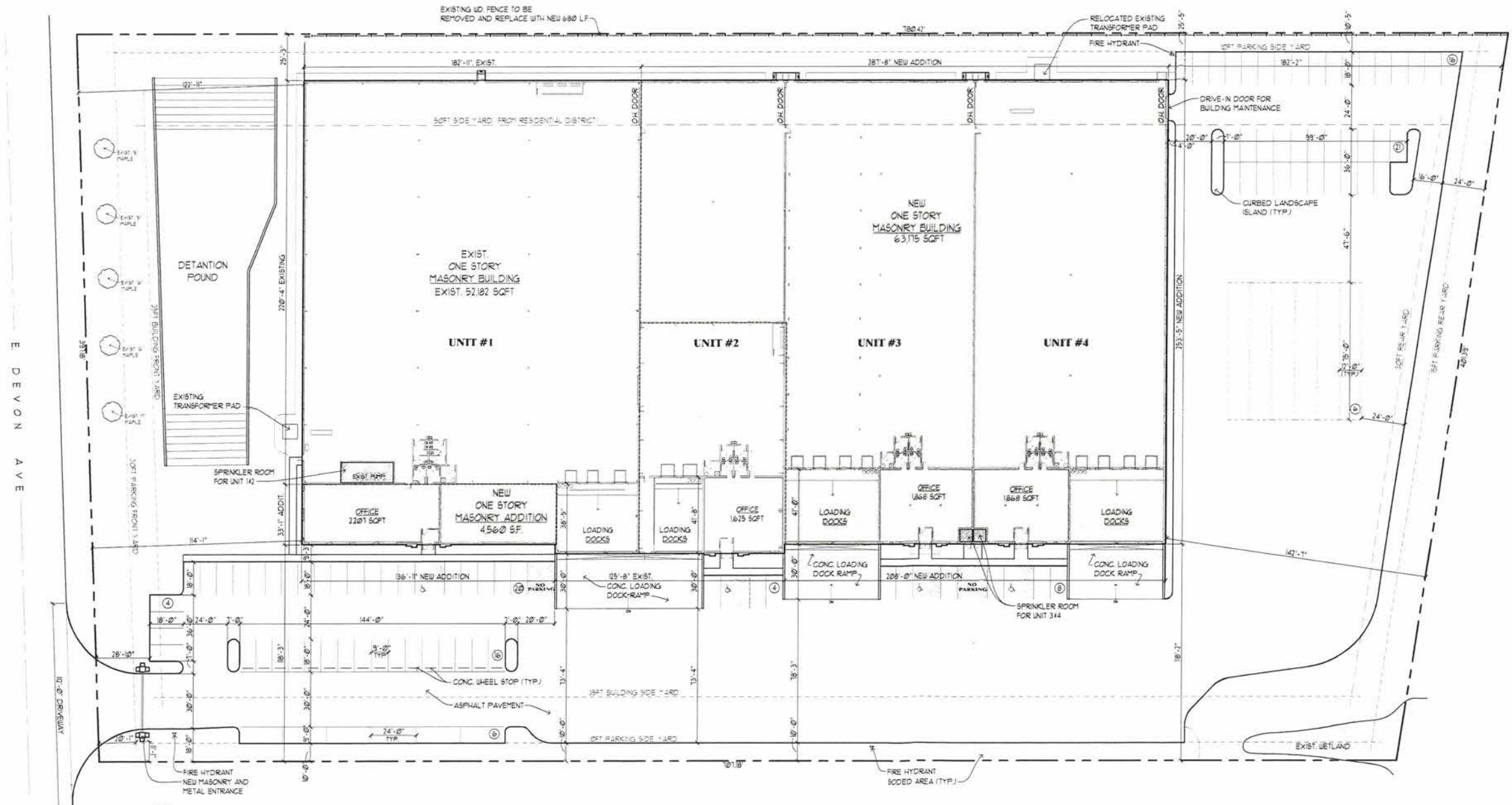
**SITE MAP**

REVISIONS / RELEASE	INITIALS/DATE
DESIGN SET	
APPLICATION REV#	
DATE	
5-30-17	
7-26-17	
DATE	
5-30-17	
7-26-17	
DATE	
5-30-17	
7-26-17	

**BARTLETT, IL**

**PROPOSED ADDITION TO EXISTING BUILDING**

**802 E. DEVON AVE**



**ZONING DATA**

EXISTING ZONING	1-1 (LIGHT INDUSTRY DISTRICT)
EXISTING LOT AREA	299,249 SQFT
LOT AREA	6.78 ACRES
FAR (50%)	147,624 SQFT
EXIST. BUILDING AREA	52,882 SQFT
NEW ADDITION	61,735 SQFT
TOTAL BUILDING AREA	114,617 SQFT
IMPERVIOUS AREA	
EXIST. IMPERVIOUS AREA	81,363 SQFT
NEW IMPERVIOUS AREA	10,718 SQFT
TOTAL IMPERVIOUS AREA	92,081 SQFT
REQ'D LANDSCAPE AREA (10%)	59,050 SQFT
PROVIDED AREA (74%)	72,905 SQFT
BUILDING HEIGHT	37'-2"
REQUIRED PARKING:	
OFFICE AREA (17566/75)	28
WAREHOUSE AREA (173249/200)	12
REQUIRED CAR PARKING	140 PARKING SPACES
PROVIDED CAR PARKING	35 PARKING SPACES
PROVIDED TRUCK PARKING	6 PARKING SPACES
LOADING DOCKS	5
DRIVE-IN DOOR	1

**BUILDING DATA**

- CONSTRUCTION TYPE CLASSIFICATION
- USE GROUP: S-1 (WAREHOUSE)
- CONSTRUCTION TYPE: 2B
- FIRE PROTECTION SYSTEMS:
  - SPRINKLER SYSTEM - EXISTING & NEW
  - ALARM SYSTEM - EXISTING & NEW

	CODE	PROVIDED
MAX. BLD. AREA (FAR 50%)	147,624 SQFT	114,617 SQFT
LANDSCAPE AREA (FAR 10%)	59,050 SQFT	72,905 SQFT
FRONT SETBACK	35'-0"	14'-1"
REAR SETBACK	30'-0"	147'-1"
SIDE SETBACK (EAST SIDE)	35'-0"	11'-3"
SIDE SETBACK (WEST SIDE)	50'-0"	75'-3"
BUILDING HEIGHT	45'-0"	37'-2"
PARKING		
FRONT SETBACK	20'-0"	28'-0"
REAR SETBACK	5'-0"	24'-0"
SIDE SETBACK (EAST SIDE)	10'-0"	10'-0"
SIDE SETBACK (WEST SIDE)	10'-0"	10'-5"
ENTRANCE		
FRONT SETBACK		10'-1"
SIDE SETBACK (EAST SIDE)		17'-1"
HEIGHT		33'-8"

**INDEX OF DRAWINGS**

A-1	SITE PLAN
A-2	FLOOR PLANS
A-3	BUILDING ELEVATIONS
A-4	SITE ENTRANCE & ELEVATIONS
A-5	COLOR RENDERING
A-6	COLOR RENDERING
L-1	LANDSCAPE PLAN
E-1	PHOTOMETRICS
A	TRUCK TURNING EXHIBIT

**SITE PLAN**  
SCALE: 1"=30'-0"

PROJECT #  
PRINT DATE: 5-30-17  
**A-1**

**S.F.A.I. ARCHITECTURE**  
1845 W. OGDEN AVE. SUITE # 523  
CHICAGO, ILLINOIS 60607  
PH: 773.554.5444  
WWW.SFAIARCHITECT.COM  
E: info@sfaia.com

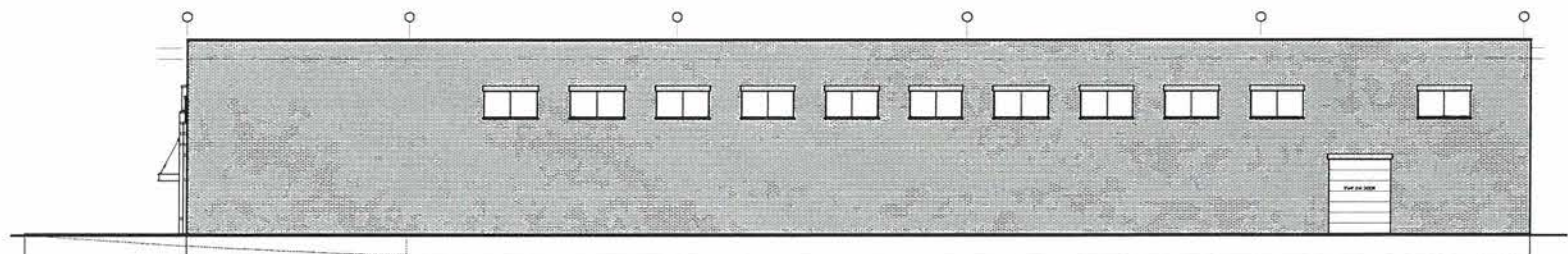
THIRD SITE PLAN AMENDMENT



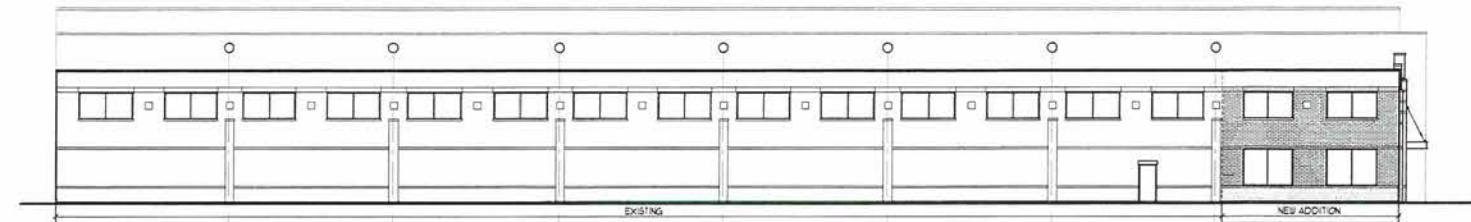


NO.	REVISIONS / RELEASE	DATE	BY
1	INITIAL APPROVAL		
2	DESIGN SET	5-30-17	
3	APPLICATION REVIEW	7-26-17	

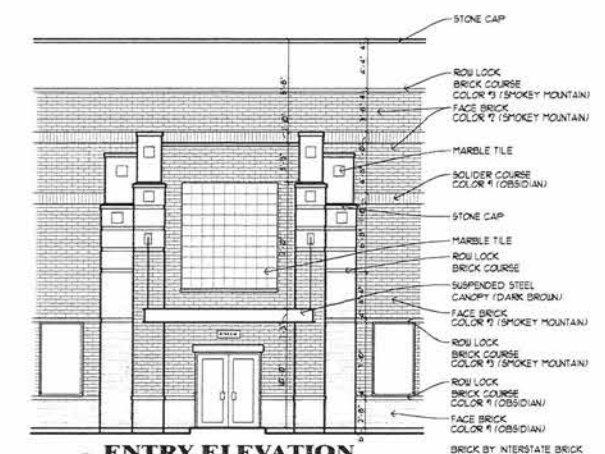
**PROPOSED ADDITION TO EXISTING BUILDING**  
**BARTLETT, IL**  
**802 E. DEVON AVE**



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

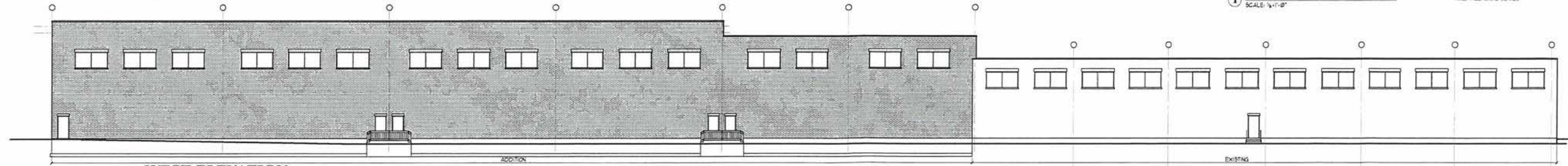


**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**ENTRY ELEVATION**  
 SCALE: 1/4"=1'-0"

- STONE CAP
- ROW LOCK BRICK COURSE COLOR 9 (SPOKEY MOUNTAIN)
- FACE BRICK COLOR 9 (SPOKEY MOUNTAIN)
- MARBLE TILE
- ROU LOCK BRICK COURSE COLOR 4 (OBSSIDIAN)
- STONE CAP
- MARBLE TILE
- ROU LOCK BRICK COURSE
- SUSPENDED STEEL CANOPY (DARK BROWN)
- FACE BRICK COLOR 9 (SPOKEY MOUNTAIN)
- ROU LOCK BRICK COURSE COLOR 9 (SPOKEY MOUNTAIN)
- ROU LOCK BRICK COURSE COLOR 4 (OBSSIDIAN)
- FACE BRICK COLOR 4 (OBSSIDIAN)
- BRICK BY INTERSTATE BRICK ARCHITECTURAL SERIES



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



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

ALL ROOFTOP MECHANICAL UNITS ARE TO BE SCREENED ON ALL SIDES. SCREENING SHALL BE OF NONCOMBUSTIBLE MATERIAL AND OF THE SAME CHARACTER AND DESIGN AS THE BUILDING, UPON WHICH THE SCREENING IS ERECTED (TITLE 5-5.1 OF THE BUILDING CODE)

**S.K.I. ARCHITECTURE**  
 1845 W. OGDEN AVE, SUITE # 523  
 CHICAGO, ILLINOIS 60607  
 PH: 312.226.0000 FAX: 312.226.0001  
 WWW.SKIARCH.COM

PROJECT #  
 PRINT DATE: 5-30-17  
**A-3**









**PROPOSED ADDITION TO  
EXISTING BUILDING**

**802 E. DEVON AVE BARTLETT, IL**

**S.K.I. ARCHITECTURE**  
1645 W. OGDEN AVE. SUITE # 202  
CHICAGO, ILLINOIS 60607  
312.467.2442 312.467.4444  
www.skiarchitecture.com

PROJECT #  
PRINT DATE: 5-30-17

**A-5**

MARK	DATE	REVISIONS / RELEASE	INITIALS/APPD
	5-30-17	BUDGET SET	
	5-30-17	ATTENTION REVIEW	

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MARK	DATE	REVISIONS / RELEASE	INITIALS/APP'D
	5-30-17	DESIGN SET	
	7-27-17	APPLICATION REVIEW	

**PROPOSED ADDITION TO  
EXISTING BUILDING**  
802 E. DEVON AVE  
BARTLETT, IL

**S.K.I. ARCHITECTURE**  
168 W. OGDEN AVE. SUITE # 523  
CHICAGO, ILLINOIS 60607  
TEL: 773.334.8888  
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PROJECT #:  
PRINT DATE: 5-30-17  
**A-6**

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# Village of Bartlett

## Finance Department Memo

### 2017 - 25

**DATE:** August 4, 2017

**TO:** Paula Schumacher, Acting Village Administrator

**FROM:** Todd Dowden, Finance Director 

**SUBJECT:** Home-Rule Sales Tax

The 2017/18 Budget was approved on April 4<sup>th</sup>. The budget included the use of General Fund unassigned fund balance of just over \$400,000 and holding four additional positions unfilled for the year at a savings to the General Fund of over \$340,000. On July 6<sup>th</sup> the State passed their budget that reduced the amount of income tax shared with the Village by 10% or approximately \$410,000 for the coming year.

The Village currently receives a 1% tax on all general merchandise sales and qualifying food and drugs sold within the Village. The 2017/18 budgeted amount is \$2,400,000. The State collects these funds and distributes them to the Village. Most of the surrounding communities have a local sales tax in addition to the base sales tax. The local rates are listed on the next page. Rates must be in increments of 0.25%. An increase of 0.25% would add approximately \$400,000 in revenue. The additional tax would not apply to qualifying food and drug purchases. A home-rule sales tax approved before October 1 could be implemented January 1 with the Village receiving the first distribution in April. Added to the home rule sales tax rate chart is a comparison of Bartlett's utility tax rates with the surrounding communities. The last chart gives the rate history for the Village's electric and gas utility taxes along with the average annual tax per household. The 2017/18 budget for the electric tax is \$160,000 and the gas tax is \$500,000.

At the July 18<sup>th</sup> Committee of the Whole meeting, staff recommended implementing a 0.50% home rules sales tax. The estimated revenue generated would be \$800,000. This would cover the General Fund's current year use of fund balance and the reduced share of income tax from the State. A 0.50% tax would not cover filling positions that have been held open or increases in costs in the coming fiscal year.

Electric and gas utility taxes were also discussed during the July 18<sup>th</sup> Committee of the Whole meeting. The current annual budgeted amount of revenue from these taxes is \$660,000. Just over \$60,000 was rebated to seniors this summer leaving a net amount of \$600,000. An additional 0.25% home rule sales tax could be added to cover a \$400,000 reduction in these taxes and still have a total sales tax rate at or below most of our surrounding communities.

### Tax Rate Comparisons

	Bartlett	Elgin	Hanover Park	Streamwood	Carol Stream	West Chicago	Bloomingtondale
Home-Rule Sales Tax	0%	1.25%	0.75%	1%	0.75%	0.75%	0.50%
Elec Use Tax/kWh	.074¢	.628¢	.628¢	.462¢	.581¢	.572¢	0¢
Gas Use Tax/therm	2.5¢	3.0¢	1.5¢	3.25¢	2.5¢	2.5¢	0¢
Gas Sales Tax	0%	5.15%	0%	5.15%	0%	0%	0%

### Estimated Revenue

Home-Rule Tax	0.25%	0.50%	0.75%	1.00%	1.25%
Estimated Revenue	\$400,000	\$800,000	\$1,200,000	\$1,600,000	\$2,000,000

### Utility Tax Rate History

Bartlett History	Date	Rate	Avg/Yr	Date	Rate	Avg/Yr	Date	Rate	Avg/Yr
Gas Use Tax	6/1/12	5.0¢/therm	\$55	No Change			5/1/16	\$2.50/therm	\$27.50
Electric Use Tax	6/1/12	.294¢/kWh	\$30	5/1/15	.146¢/kWh	\$15	5/1/16	.074¢/kWh	\$7.50