



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
September 14, 2017  
7:00 P.M.**

- I. Roll Call
- II. Approval of the August 10, 2017 meeting minutes
- III. (#17-05) Balance Chiropractic  
Site Plan Review
- IV. (#17-11) Rana – Plant 2  
Preliminary/Final PUD Plan and  
Special Use Permit for a PUD  
**PUBLIC HEARING**
- V. (#17-16) Home Depot Outlot 2  
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**PUBLIC HEARING**
- VI. (#17-17) 802 E. Devon  
Third Site Plan Amendment, and  
Special Use Permit for disturbing a wetland  
**PUBLIC HEARING**
- VII. (#17-22) Get Fresh - Brewster Creek Business Park - Lot 9N1  
Site Plan Review
- VIII. Old Business/New Business
- IX. Adjournment

**Village of Bartlett  
Plan Commission Meeting  
Minutes  
August 10, 2017**

Chairman Lemberg called the meeting to order at 7:02 pm.

**Roll Call**

**Present: J. Lemberg, J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins, T. Connor and J. Kallas**

**Absent: J. Allen**

**Also Present: R. Grill, Assistant CD Director**

**Approval of Minutes**

**A motion was made to approve the minutes of the July 13, 2017 meeting.**

**Motioned by: J. Miaso**

**Seconded by: A. Hopkins**

**Roll call**

**Ayes: J. Lemberg, J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins and T. Connor**

**Abstain: J. Kallas**

**Motion carried.**

**Case # 17-19** Bartlett High School Stadium Improvements  
Second Site Plan Amendment  
Special Use Permits:  
a) Public Stadium Fixed Seating;  
b) Structure Height (70' Stadium Light Poles)  
**PUBLIC HEARING**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Public Hearing Notice in Newspaper**

**Exhibit D - DuPage County Forest Preserve Letter**

**Petitioners Greg Berna and William Templin were sworn in by J. Lemberg.**

**R. Grill** stated this property was annexed to the Village and rezoned to the P-1 (Public Lands) District in 1995. A Site Plan Amendment was approved for this site in 1997 which added a cogeneration building and some small changes to the parking lot. The Petitioner is requesting a Second Site Plan Amendment for the 66 acre high school site to allow for proposed stadium improvements. These improvements will take place in four general phases.

**Phase 1** would include the permanent home grandstands located west of the existing track/football field, and the required additional detention. The press box and stadium lights would also be included in Phase 1 if funding is available.

**Phase 2a** would include a concessions/washroom/ticket building, located just to the north, and stadium entry feature. **Phase 2b** would be the visitors' grandstands and a pathway to the stands.

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

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

The stadium entry feature, would consist of black aluminum fencing with a gate and brick columns. This feature would architecturally complement the proposed concessions/ticket building previously mentioned. The ticket and concessions building, will consist of brick materials as well. The existing and proposed detention areas on the site have been designed to accommodate the storm water run-off for all future phases of development. New trees and shrubs are proposed along the new stadium entrance area and along the new black aluminum fence. A Variation is being requested and was reviewed by the Zoning Board of Appeals for a side yard setback, to reduce the 25 foot side yard to 10 feet and was recommended for approval.

Two Special Use Permits are being requested. The first is to allow for public stadium fixed seating. The second, is for structure height of 70 feet for four (4) new lights. Engineering plans are currently being reviewed by the Staff.

Staff recommends approval of the Petitioner's requests for a Second Site Plan Amendment and the Special Use Permits subject to the following conditions and findings of fact outlined in the report. The Petitioners were present if anyone had any questions.

**J. Lemberg** asked the Petitioners if there was anything that they would like to add.

**W. Templin** stated R. Grill covered their request very well. They are asking for the Special Use Permits for stadium fixed seating and replacing the 60 foot light poles with four, 70 foot light poles.

**J. Lemberg** asked if the Board members had any questions for Staff.

**J. Miaso** asked what was the reason for using artificial turf instead of natural grass. **W. Templin** stated right now it is natural grass but eventually it will be artificial turf. Since the field will be used for multiple sports and longer playing seasons artificial turf is better than natural grass. Other schools have used it and it works out well. **D. Negele** asked if artificial turf is less costly to maintain than natural grass. **W. Templin** stated yes. **A. Hopkins** asked if there will be new drainage pipes to help drain into the retention pond and will there be any kind of drainage put in prior to putting in the new field. **W. Templin** stated yes drainage will be put in prior to Phase 4. **A. Hopkins** asked with the visitors and the main grandstand what the total number of seats and the total number of parking spaces. **W. Templin** stated close to 2000 seats. **R. Grill** stated there are just under 1200 parking spaces, which meets the Village criteria. There are no changes to the front parking lot.

**M. Hopkins** asked if the detention bottom will be grass. **W. Templin** responded the bottom will be a wetland grass seed mix.

**T. Ridenour** asked if there will be fencing so they control the ticketed verses non-ticketed attendees. **W. Templin** stated as part of Phase 1 they will be fencing in the back side of the bleachers with a 6 foot high fence.

**J. Kallas** asked when the project will be completed. **W. Templin** stated for Phase 1, should be about 6 to 8 months and hopefully have some home games. **T. Ridenour** asked for comparison sake are the home side bleachers as big as Streamwood's? **W. Templin** stated they are comparable to South Elgin's bleachers.

**J. Lemberg** asked if there were any other comments or questions.

**J. Kallas** asked why this wasn't built when the High School was originally constructed. **G. Berna** stated the amount of land needed was not available at the time. **D. Negele** added the stadium and equipment is all funded by private donations and fundraisers and not part of U-46 funds. **J. Kallas** wanted to know how much this is going to cost the tax payers now when it could have been done back when the school was built at a lower cost. **D. Negele** stated this will not cost the tax payers anything. The money comes from donations.

**J. Lemberg** asked if there were any other comments or questions at this time. No one came forward.

## **PUBLIC HEARING**

**Valerie Salmons** who resides at 1179 Litchfield Lane stated she was delighted to see this project going forward. There has been extensive site analysis and they also met with South Elgin, being they just did a similar project. **V. Salmons** stated they had great insight and ideas. This stadium will generate a sense of community. This facility will not just be for football but for soccer and lacrosse. There has been tremendous positive response from the community. Fundraisers have raised almost a million dollars, which is not enough to finish the project but a great start.

**George Kantzavelos** who resides at 1306 Geneva Lane stated he has been working on this project for close to seven years. He has 3 children that will be going through Bartlett High School system. Most of the donations have come from Bartlett families or businesses. On the west side of town they raised \$180,000.00 from one group, \$500,000.00 from Greco Foods and Cheese Merchants. There was also a family in town who donated \$125,000.00. With the help of the Rotary Club the

new score board has already been paid for. All funding that is done is private funding. **G. Kantzavelos** went on to say the Bartlett Community and businesses are excited about this project. They want the attendees of the facility to use the businesses in town such as the Dogfather before or after the games, keeping dollars within the community. **G. Kantzavelos** added a comment regarding artificial turf, they will use the field for P.E., soccer, football, lacrosse and baseball can use it in March since it's a synthetic, and it can and will get a lot of use, dollars well spent. **T. Connor** asked if the current funding will be enough to cover phase one. **G. Kantzavelos** stated he is optimistic, the numbers they have now are a little more than what they have, by perhaps \$200,000.00. He is hoping when the bids come back that number may be on the lower side. **D. Negele** asked if there is any other income that may come in from businesses for advertising at the stadium. **G. Kantzavelos** stated the advertising should generate \$15,000.00 to \$20,000.00 per year. **T. Connor** asked if the district requires you to split the revenue with other schools or does it all stay at the High School. **G. Kantzavelos** stated the district will review the businesses to ensure they are reputable but the monies will stay at the Bartlett High School. **A. Hopkins** stated as a former Bartlett High School graduate he is glad to see something like this is moving along.

**J. Lemberg** asked if anyone had any other questions. No one came forward. **Public Hearing** portion of the meeting was closed. **J. Lemberg** asked the Board if there were any other questions or comments for Staff.

**J. Lemberg** asked for a motion to approve the Petitioner's requests for a Second Site Plan Amendment and Special Use Permits subject to the following conditions and Findings of Fact. The Special Use Permits are for Public Stadium Fixed Seating and Structure Height (70' Stadium Light Poles).

**Motioned by: D. Negele**  
**Seconded by: J. Miaso**

**Roll call**

**Ayes: J. Miaso, A. Hopkins, D. Negele, T. Ridenour, M. Hopkins, T. Connor and J. Kallas**

**Nays: None**

**All in favor.**

**Motion Carried.**

**J. Lemberg wished the petitioner good luck.**

**Old Business/New Business**

**R. Grill** stated there will be a meeting in September.

**J. Lemberg** asked if anyone had any questions or comments. No one came forward.

**Motion to adjourn.**

**Motioned by: D. Negele**

**Seconded by: J. Miaso**

**Meeting adjourned at 7:30 P.M.**

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-182**

DATE: September 8, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Angela L Zubko, Community Development Planner  
RE: **(#17-05) Balance Family Chiropractic**

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**PETITIONER**

Julie Salyers, J & B Builders, Inc. on behalf of Balance Family Chiropractic

**SUBJECT SITE**

366-368 S. Main Street, about 0.1 mile north of Devon Avenue on the west side of Main Street

**REQUESTS**

Site Plan Review

**EXISTING AND PROPOSED CONDITIONS**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3</b>
North	Commercial	Commercial	B-3
South	Commercial	Commercial	B-3
East	Commercial	Commercial	B-3
West	Residential	Village Center Residential	SR-3

**ZONING HISTORY**

1. The existing building was built around 1987, (sometimes referred to as the Bormann Building) and has had many uses over the years, including an animal hospital, advertising agency and tutoring center.

**DISCUSSION**

1. The Petitioner is requesting a **Site Plan Review** to demolish the existing two-story

building located at 366-368 S. Main Street to construct a new 6,152 square foot building consisting of a chiropractic office (4,285 sq. feet) on the first floor and two residential apartments (1,867 sq. feet) on both the first and second floors toward the back of the building.

2. The proposed building will have a prairie style look and be constructed of materials similar to neighboring residential properties with HardiPlank siding and a stone veneer along the bottom of the building. The height of the building would be 26'-2" at the corners of the building with a median height of 23'-5", meeting the Zoning Code.
3. The Petitioner is also requesting the following Variations:
  - a) a 30 foot reduction from the required 50 foot front yard building setback,
  - b) an 18 foot reduction from the required 50 foot front yard parking setback,
  - c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
  - d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
  - e) a 25 foot reduction from the required 30 foot rear yard parking setback

*(Staff was unable to locate any previous variation requests for the existing site.)*

*(The Variation requests were discussed by the Zoning Board of Appeals at their meeting on September 7, 2017 and all were recommended for approval.)*

4. Currently the property has a curb cut in the middle of the site along Main Street and one shared access drive along the north property line. There is a recorded cross-access easement agreement shared between this property and the property to the north. The petitioner proposes to eliminate the curb cut in the middle of the site along Main Street and utilize the shared curb cut to the north for all traffic. Eliminating curb cuts along Main Street is also a recommendation from the Downtown Transit Oriented Development (TOD) Plan.
5. The Petitioner has shown a cross-access easement on the west side (rear) of the lot to connect the parking lot to the property to the south when/if it develops.
6. The Petitioner proposes to have 25 parking stalls including 1 handicapped parking stall. This exceeds the parking requirement of 24 parking stalls.
7. The Petitioner also proposed to install a bike rack which is a recommendation from the Downtown TOD Plan.



8. The Petitioner proposes to add a trash enclosure west of the building in the existing parking lot. The previous owners/tenants shared the trash enclosure located on the Main Street Plaza shopping center lot directly to the north of the proposed trash enclosure.
9. **The Downtown TOD Plan included planning strategies for the revitalization of older properties in the Downtown that would enhance the visual appeal along the Main Street Corridor. This project accomplishes that objective not only with the updated architecture of the building but also by bringing the building closer to the street frontage, locating a majority of the parking to the rear of the building, adding a bike rack and eliminating a curb cut.**
10. The Petitioner has been operating out of a tenant space at Westgate Commons since 2006. If approved, the Petitioner will be relocating to this new building.
11. Engineering and Landscape plans are currently being reviewed by the Staff.

### **RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's request subject to the following conditions and Findings of Fact:
  - A. Staff approval of the Engineering Plans and Landscape Plan;
  - B. Building permits shall be required for all construction activities;
  - C. The cross access easement shall be recorded;
  - D. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
  - F. Landscaping must be installed within one year of the issuance of a building permit;
  - G. Findings of Fact (Site Plan):
    - i. That the proposed office/apartments are a permitted use in the B-3 Zoning District;
    - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
    - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
    - iv. That the site plan provides for the safe movement of pedestrians

within the site;

- v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. Background materials are attached for your review and consideration.

alz/attachments

X:\Comdev\mem2017\182\_Balance Family Chiropractic\_pc.doc



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2000 W. Main Street, Unit H  
St. Charles, IL 60174  
630.587.9900 630.587.8566 fax  
www.jbuilders.com

March 27, 2017

TO: Mr. Kevin Wallace, Village of Bartlett President  
Ms. T.L. Arends, Village of Bartlett Trustee  
Mr. Michael E. Camerer, Village of Bartlett Trustee  
Mr. Vince Carbonaro, Village of Bartlett Trustee  
Mr. Raymond H. Deyne, Village of Bartlett Trustee  
Mr. Adam J. Hopkins, Village of Bartlett Trustee  
Mr. Aaron H. Reinke, Village of Bartlett Trustee

RE: 366 – 368 S. Main Street  
Bartlett, IL

Dear Mr. Wallace and Village Trustees:

This letter is in reference to the proposed redevelopment of the property located at 366 – 368 S. Main Street.

The existing property is located on S. Main Street approximately 0.1 miles north of Devon Avenue. The current property is zoned B-3, Neighborhood Shopping District. An existing two story commercial brick building currently is located on the property.

We are proposing to redevelop the property including the demolition of the existing building and the construction of a new building for Balance Family Chiropractic. The new building would contain office space as well as two residential, one bedroom apartments. Balance Family Chiropractic has been in Bartlett since 2006 and will relocate to the new space.

Sincerely,  
J&B BUILDERS, INC.

A handwritten signature in black ink, appearing to read 'Julie R. Salyers'.

Julie R. Salyers, P.E.  
President



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

Revised (p. 1)

For Office Use Only
Case # <u>17-05</u>
<b>RECEIVED COMMUNITY DEVELOPMENT</b>
<b>FEB 16 2017</b>
<b>VILLAGE OF BARTLETT</b>

**PROJECT NAME** Balance Family Chiropractic

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Julie Salyers, J&B Builders, Inc.

**Street Address:** 2000 West Main Street, Unit H

**City, State:** St. Charles, IL

**Zip Code:** 60174

**Email Address:** julie@jbbuilders.com

**Phone Number:** 630-587-9900

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Dr. Robin Ackerman

**Street Address:** 776 W. Bartlett Road

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** 630-837-3707

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation  | <input type="checkbox"/> Text Amendment  |
| <input type="checkbox"/> PUD (preliminary)   | <input type="checkbox"/> Rezoning See Dropdown to See Dropdown                         |
| <input type="checkbox"/> PUD (final)   | <input type="checkbox"/> Special Use for: _____  |
| <input type="checkbox"/> Subdivision (preliminary)   | <input checked="" type="checkbox"/> Variation: <u>Building &amp; Parking Set Backs</u> |
| <input type="checkbox"/> Subdivision (final)   |  |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage): _____<br>Commercial, Chiropractic Office (4285 sf) and 2 Residential Apartments (1867 sf) |  |
| <input type="checkbox"/> Unified Business Center Sign Plan   |  |
| <input type="checkbox"/> Other (please describe) _____   |  |

**SIGN PLAN REQUIRED?** No

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 366-368 Main Street / S. Main St & E. Devon Ave

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-34-414-070-0000

**Zoning:** Existing: B-3 (Refer to Official Zoning Map) **Land Use:** Existing: Commercial

Proposed: B-3 Proposed: Commercial

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

**Acreage:** 0.47 acres

**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** Silver Edge Consultants LLC  
215 Fulton Street  
Geneva, IL 60134

**Other** 222 Architects  
222 South Morgan Street, Suite 4B  
Chicago, IL 60607

## **FINDINGS OF FACT (Standards)**

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

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

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

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

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

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

## FINDINGS OF FACT FOR SITE PLANS

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

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

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

The proposed commercial office space and two residential apartments are a permitted use in a Commercial district.

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

The proposed building arrangement, off-street parking, access and drainage is compatible with other commercial buildings in particular the CVS Pharmacy.  
Lighting and landscaping will be compatible with the CVS Pharmacy.

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 proposed access location was located based on the current Easement Agreement (Doc 061315132) with the adjacent property Owner. The location will provide efficient and convenient movement of traffic for the site.

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

The site plan includes sidewalks to provide safe movement of pedestrians from the parking lot areas to the building.

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

The proposed landscaping will provide a mixture of grass and various shrub varieties as well as a magnitude of perennial plants to provide an overall pleasing landscape with various colors and textures that is in compliance with the Landscape Requirements.

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

The proposed site includes a dumpster location that will be designed in accordance with the standards specified in the ordinance and will be screened with walls and enclosure gates that will utilize similar materials and colors as the proposed building.



**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: Julie Salviers

DATE: 2/15/17

**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: J&B Builders, Inc.

ADDRESS: 2000 W. Main Street, Unit H  
St. Charles, IL 60174

PHONE NUMBER: 630-587-9900

EMAIL: julie@jbbuilders.com

SIGNATURE: 

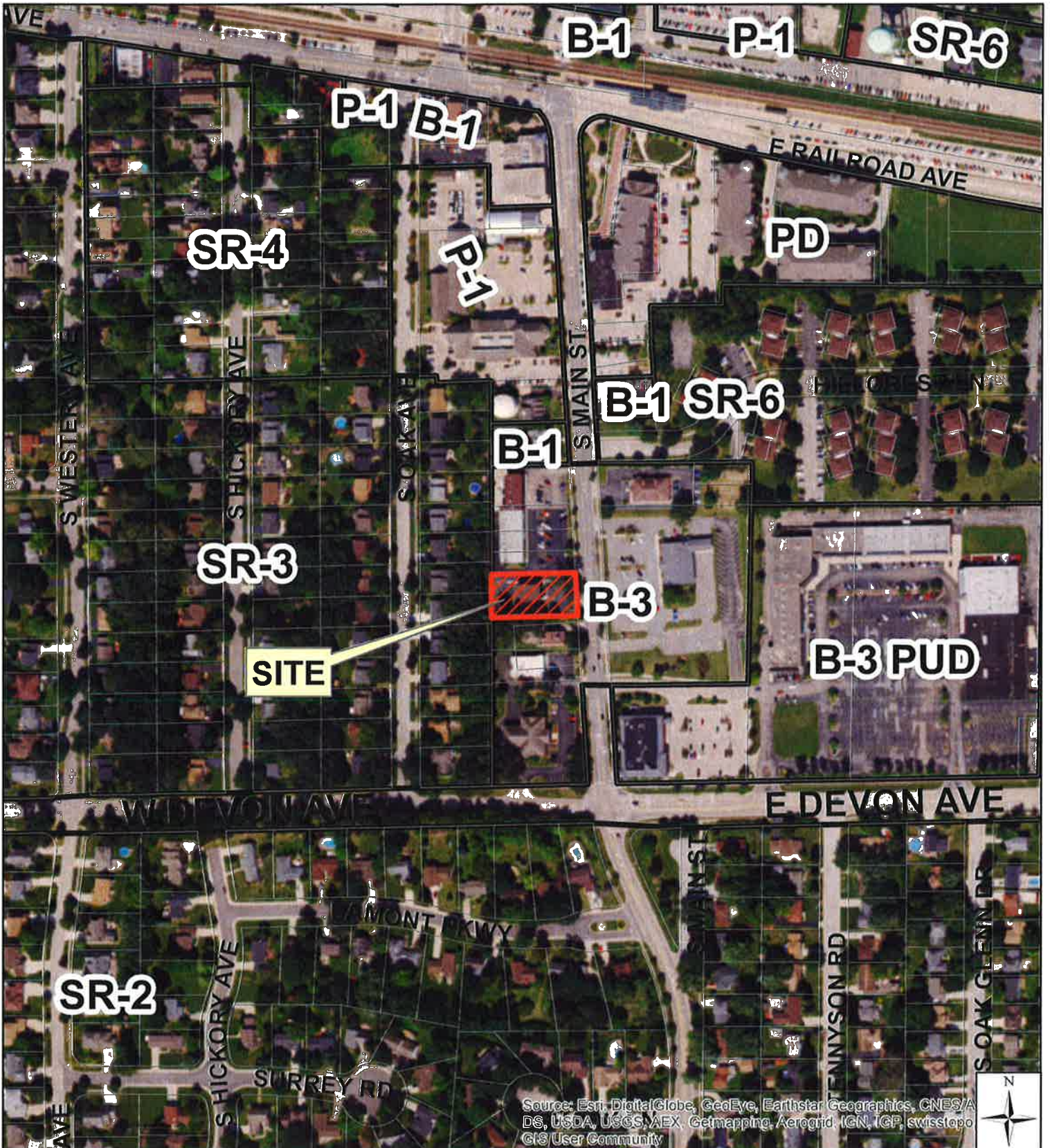
DATE: 2/15/17

# ZONING/LOCATION MAP

Balance Family Chiropractic

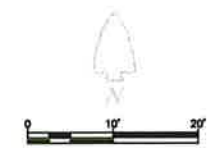
Case #17-05

Site Plan Review & Variations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, GIS User Community

**MAIN STREET PLAZA**



**LEGEND**

- BOUNDARY LINE
- EASEMENT LINE
- PARKING / BUILDING SETBACK LINE
- EXISTING FENCE
- PROPOSED SIGN
- TRAFFIC FLOW ARROW

**PARKING SUMMARY**

24	REGULAR SPACES
1	HANDICAPPED SPACES
25	TOTAL SPACES PROVIDED
7	REQUIRED OFFICE & TREATMENT SPACES
3	REQUIRED RESIDENTIAL SPACES
5	REQUIRED WAITING AREA SPACES
6	REQUIRED EMPLOYEE SPACES
21	TOTAL SPACES REQUIRED

Residential Units: 1.5 parking spaces for every efficiency, studio or 1 bedroom dwelling unit = 3 parking spaces required  
 Chiropractic Office: 1 parking space for each office (2 offices), examination room or treatment room (7 rooms), plus 1 parking space for each 100 square feet of waiting room (535sf), plus 1 for each employee (6 employees) = 21 parking spaces required

**FLOOR AREA RATIO**

Floor Area Ratio = Building Floor Area / Lot Size  
 Floor Area Ratio = 6152 / 20473.00 = 0.3

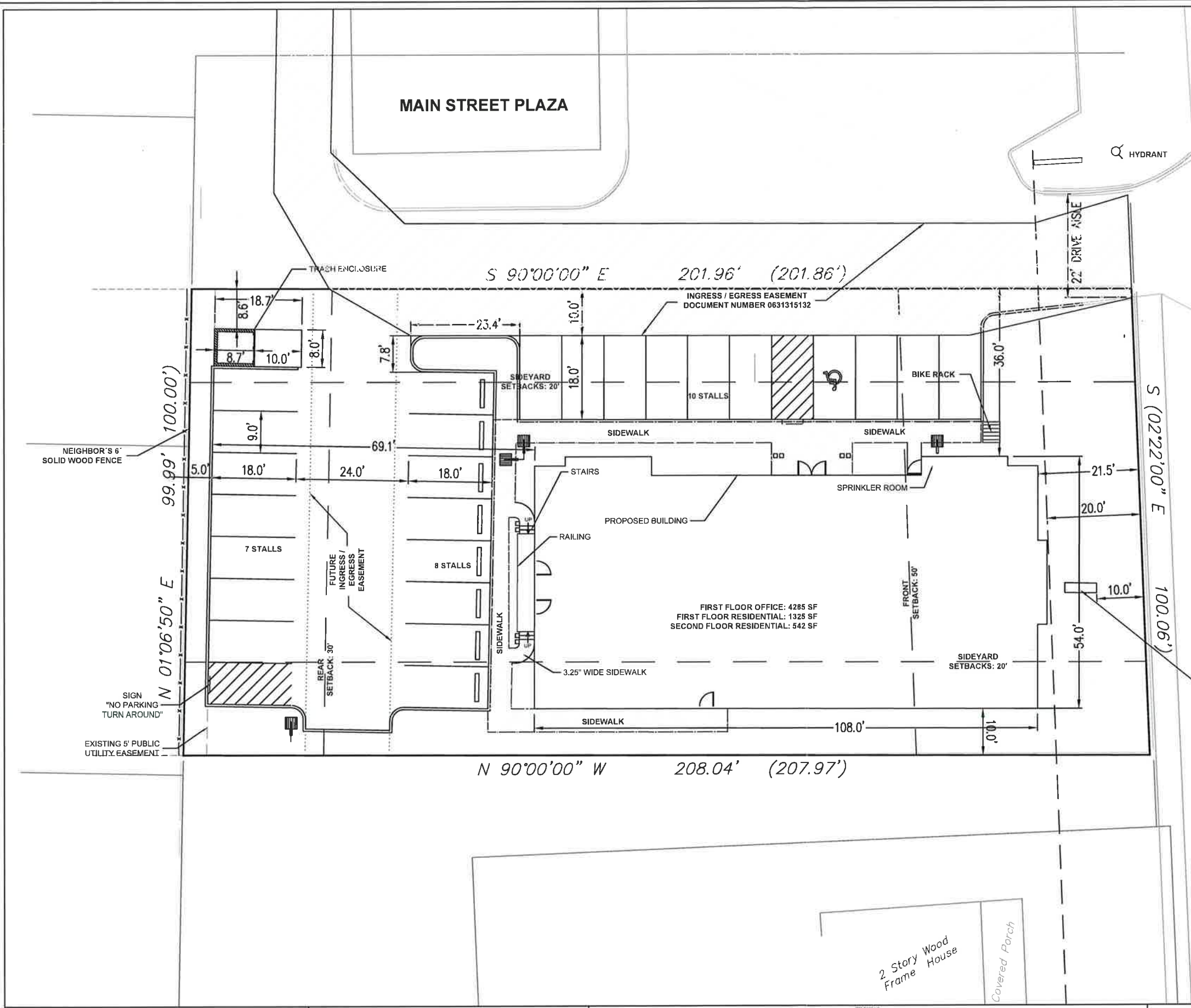
**TOTAL SITE AREA: 0.47 AC.**

**LOCATION MAP**



MONUMENT SIGN

SITE LOCATION



2 Story Wood Frame House  
 Covered Porch

PREPARED FOR:  
**J & B BUILDERS, INC.**  
 2000 WEST MAIN STREET  
 ST. CHARLES, IL 60174  
 (630) 587-9000

PREPARED BY:  
**SILVER EDGE CONSULTANTS LLC**  
 215 FULTON STREET  
 GENEVA, ILLINOIS 60134  
 (830) 800-4801  
 COPYRIGHT © 2017, SILVER EDGE CONSULTANTS LLC

REVISIONS		REVISIONS	
NUMBER	DATE	NUMBER	DATE
1	08/14/2017		
2	08/15/2017		

**BALANCE FAMILY CHIROPRACTIC - SITE PLAN**  
 366 SOUTH MAIN STREET, BARTLETT, ILLINOIS.

FILE NAME: BALANCE CHIROPRACTIC	DESIGN BY: JBS	JOB NO: 138.001	XREF
DIRECTORY	DRAWN BY: JPC	DATE: 09/09/2017	SCALE: 1" = 10'



Balance Family Chiropractic

366 MAIN STREET  
 BARTLETT, IL 60103

NOTE:  
 THERE WILL BE NO ROOFTOP MECHANICAL  
 EQUIPMENT INSTALLED ON THE BUILDING.



ISSUE INFORMATION

REV 2	2017-06-10
REV 1	2017-03-23
NO. ISSUED FOR:	DATE:

PROFESSIONAL SEAL

ELEVATIONS

DRAWN BY: MW CHECKED BY: TJS  
 DATE: 2017-02-07 PROJ. NO.: 16041



ARCHITECT  
**222 ARCHITECTS**  
 222 SOUTH MORGAN STREET, SUITE 48, CHICAGO, ILLINOIS 60607  
 P. 312.850.4870 F. 312.850.4878 WWW.222ARCHITECTS.COM



CONSULTANTS

PROJECT NAME

**Balance Family Chiropractic**

366 MAIN STREET  
 BARTLETT, IL 60103

ISSUE INFORMATION

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NO. ISSUED FOR:		DATE:

PROFESSIONAL SEAL



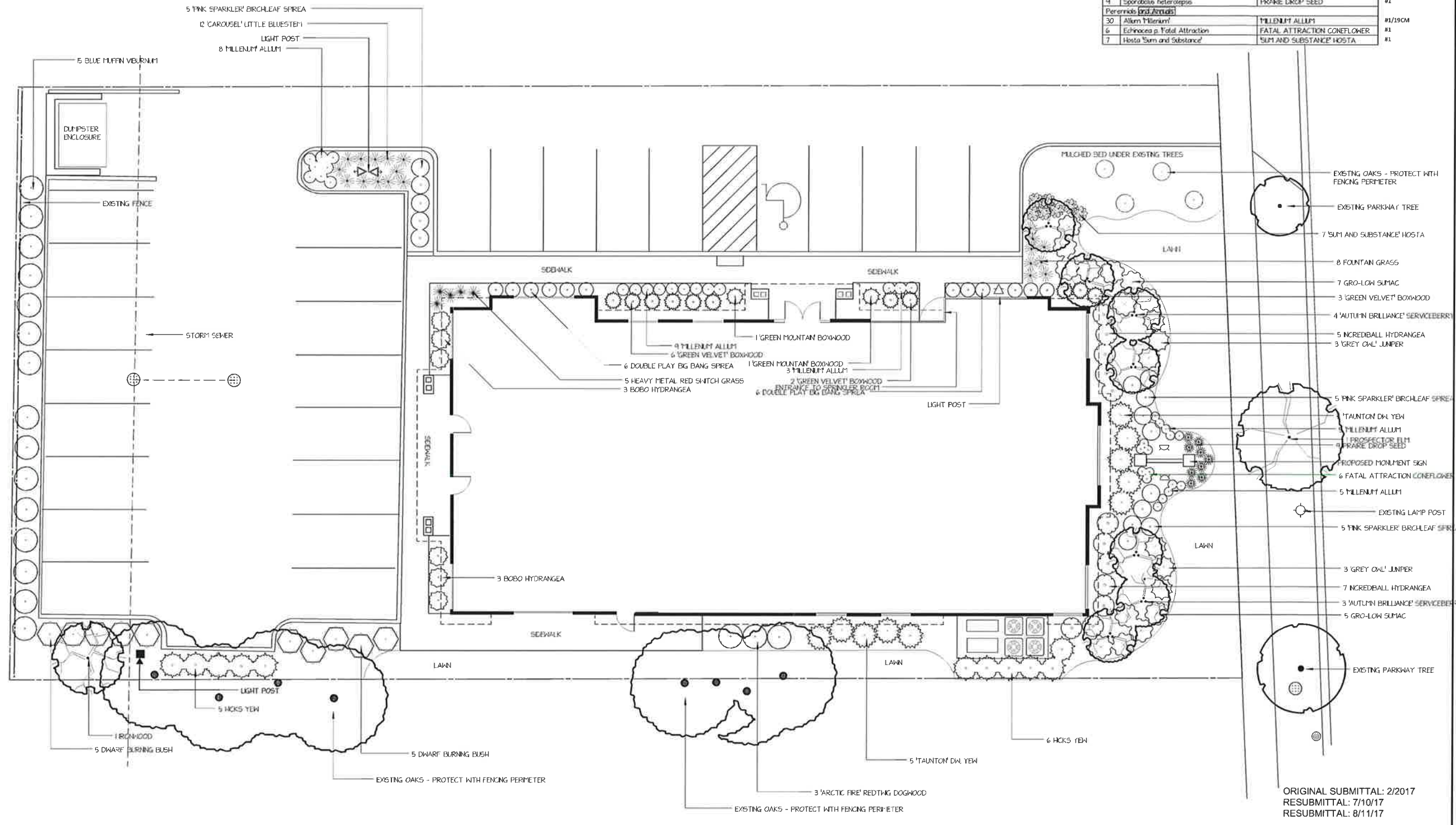
SHEET TITLE  
**3D MODEL VIEWS**

DATA  
 DRAWN BY: MW CHECKED BY: TJS  
 DATE: 2017-02-07 PROJ. NO: 16041

SHEET NO  
**A-3**

SQUARE FOOTAGE NOTES:  
 TOTAL PARKING LOT/SIDEWALK: 1030 SF  
 BUILDING: 5500 SF  
 GREEN SPACE/LANDSCAPE BEDS: 4850 SF  
 (235 PCT OPEN SPACE)  
 TOTAL LOT: 20627 SF  
 THESE NUMBERS ARE APPROXIMATE

Qty	Botanical Name	Common Name	SIZE
7	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	'AUTUMN BRILLIANCE' SERVICEBERRY	7'
1	<i>Distycha virginiana</i>	IRONWOOD (AMERIPHORNEAE)	1.75" DIA
1	<i>Ulmus americana</i> 'Prospector'	PROSPECTOR ELM	2" DIA
<b>Shrubs</b>			
1	<i>Buxus</i> 'Green Velvet'	'GREEN VELVET' BOXWOOD	#5
2	<i>Buxus</i> x 'Green Mountain'	'GREEN MOUNTAIN' BOXWOOD	#5
3	<i>Cornus</i> 'Arctic Fire'	'ARCTIC FIRE' REDTING DOGWOOD	#5
10	<i>Eucymia alata</i> 'Compacta'	DWARF BURNING BUSH	#5
12	<i>Hydrangea arborescens</i> 'Abelux'	INCREDBALL HYDRANGEA	#5
6	<i>Hydrangea paniculata</i> 'Bobo'	BOBO HYDRANGEA	#3
6	<i>Juniperus virginiana</i> 'Grey Owl'	'GREY OWL' JUNIPER	#5
12	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW SUMAC	#5
12	<i>Spiraea japonica</i> 'Tracy'	DOUBLE PLAY BIG BANG SPIREA	#5
5	<i>Spiraea betulifolia</i> 'Pink Sparkler'	PINK SPARKLER' BRCHLEAF SPIREA	#2
1	<i>Taxus x media</i> 'Hicks'	HICKS YEW	#5
10	<i>Taxus x media</i> 'Tauntan'	'TAUNTAN' DWL YEW	24" W
5	<i>Viburnum dentatum</i> 'Blue Muffin'	BLUE MUFFIN VIBURNUM	#5
<b>Ornamental Grasses</b>			
5	<i>Panicum virgatum</i> 'Heavy Metal'	HEAVY METAL RED SWITCH GRASS	#5
8	<i>Pennisetum alopecuroides</i>	FOUNTAIN GRASS	#1
2	<i>Schizachyrium scaparium</i> 'Carousel'	'CAROUSEL' LITTLE BLUESTEM	#1
9	<i>Sporobolus heterolepis</i>	PRAIRIE DROP SEED	#1
<b>Perennials (and Annuals)</b>			
30	<i>Allium 'Millenium'</i>	'MILLENNIUM' ALLIUM	#1/19CM
6	<i>Echinacea p. Fatal Attraction</i>	FATAL ATTRACTION CONEFLOWER	#1
7	<i>Hosta 'Sum and Substance'</i>	SUM AND SUBSTANCE' HOSTA	#1



**WASCO NURSERY**  
 & GARDEN CENTER  
 41781 Route 64  
 St. Charles, IL 60175  
 630.584.4424  
 630.584.4488 fax  
 www.wasconursery.com  
 Illinois Certified Nursery Professionals

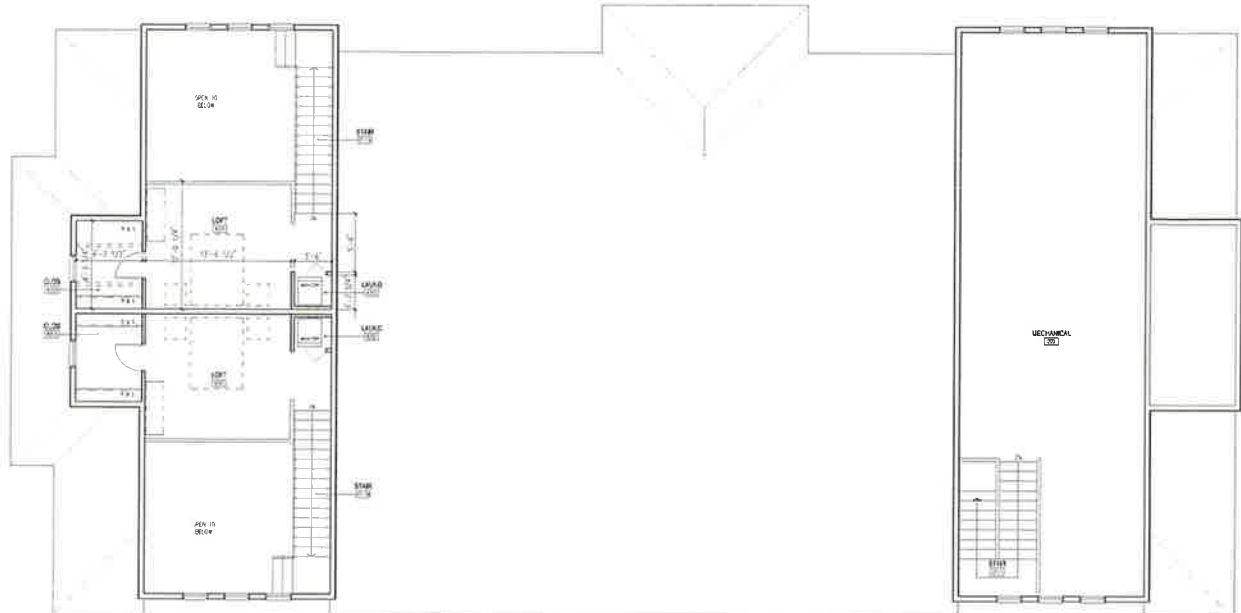


Designed By:  
 Megan Provencher, ICD  
 Sr. Landscape Designer  
 630-463-4846  
 design@wasconursery.com

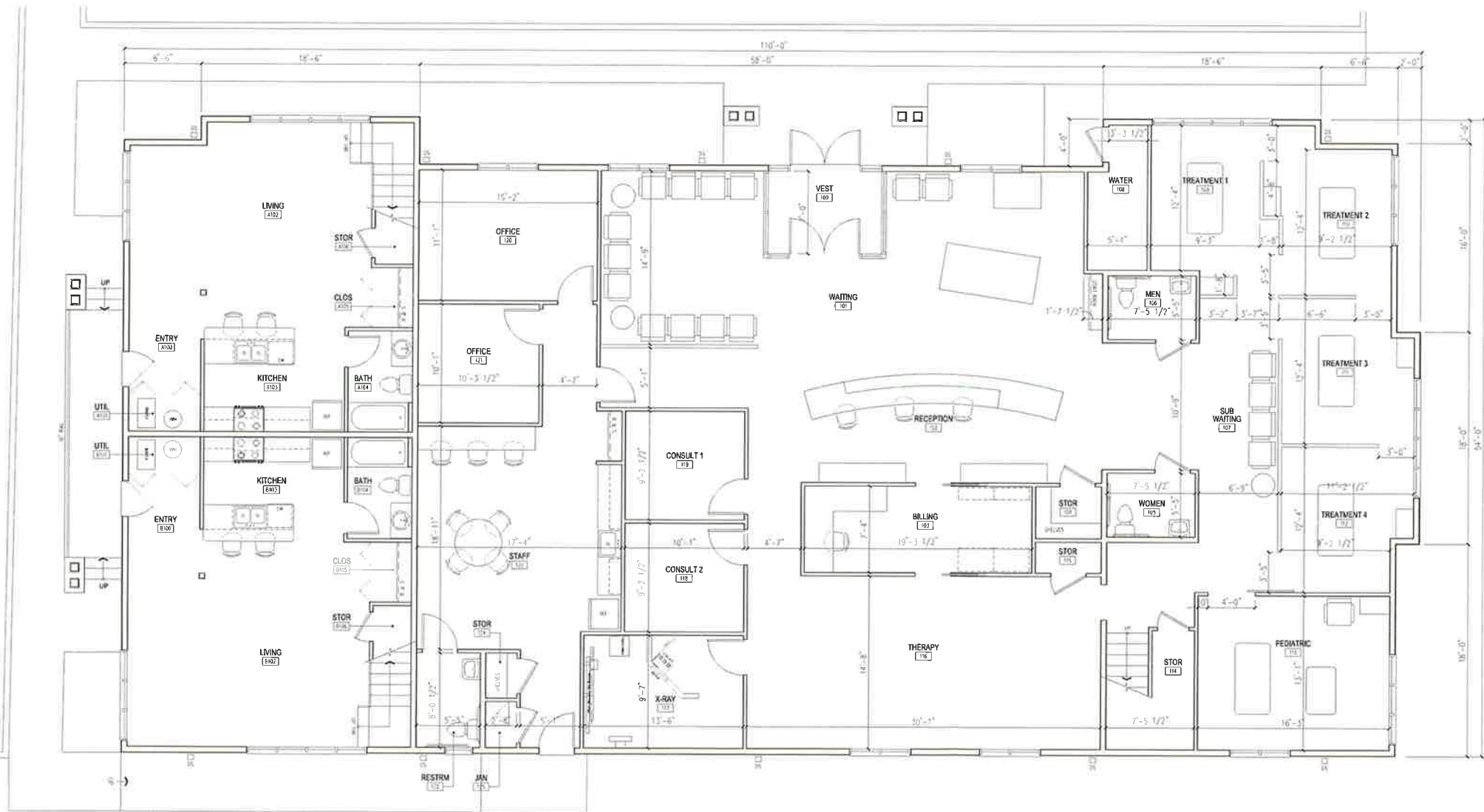
Balance Family Chiropractic  
 366 South Main Street - Bartlett  
 DRAWING # 1 of 1  
 DATE February 2017  
 SCALE 1" = 8'

ORIGINAL SUBMITTAL: 2/2017  
 RESUBMITTAL: 7/10/17  
 RESUBMITTAL: 8/11/17

LANDSCAPE PLAN



BUILDING AREA	
FIRST FLOOR OFFICE:	4285 sf
FIRST FLOOR RESIDENTIAL:	1325 sf
LOFT LEVEL RESIDENTIAL:	542 sf
TOTAL AREA:	6152 sf



# Balance Family Chiropractic

366 MAIN STREET  
 BARTLETT, IL 60103

ISSUE INFORMATION


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△	REV 1	2017-03-23
NO.	ISSUED FOR:	DATE:

PROFESSIONAL SEAL

## FLOOR PLANS

DRAWN BY: MW CHECKED BY: TJS  
 DATE: 2017-02-07 PROJ. NO: 16041

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-185**

DATE: September 8, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Roberta B. Grill, Assistant Community Development Director   
RE: **(#17-11) Rana Meal Solutions Plant 2**

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**PETITIONER**

Salvatore Trupiano on behalf of Rana Meal Solutions

**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

**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	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 Petitioner was 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.



In 2015 the Petitioner was granted approval for a Fourth Site Plan Amendment (Ordinance #2015-102) for a 17,352 square foot, 2-story addition also located along the east side of the building, but this addition encompassed the entire east elevation.

## **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 a security gate and/or guard house provided at each curb cut location.

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 chainlink fence is proposed around the perimeter of the west half of the 18 acre site, including the front and corner side yards 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. *(This item was recommended for approval by the Zoning Board of Appeals at their meeting on September 7, 2017.)*
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. *(This item was recommended for approval by the Zoning Board of Appeals at their meeting on September 7, 2017.)*
11. Landscaping and Engineering plans are currently being reviewed by the Staff. A Site Development Permit has been issued by the Building Department for mass grading on the site to prepare the property for any future development.

### **RECOMMENDATION**

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and findings of fact:
  - a. Village Engineer approval of the Final Engineering Plans;
  - b. Staff approval of the Landscape and Photometric Plans;
  - c. Use of the Drive-In door along the north elevation shall only occur twice a month so as to minimize congestion along Hecht Drive;
  - d. Building permits shall be required for all construction activities;
  - e. The landscaping of the Property shall be provided, planted, completed and maintained in accordance with the Landscape Plan;
  - f. Landscaping must be installed within one year of the issuance of a building permit. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
  - g. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;

- h. Findings of Fact: Planned Unit Development (Preliminary/Final)
  - i. The proposed building is in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for Mixed Use Business Park uses;
  - ii. The proposed building is a permitted use in the I-2 EDA (General Industry Economic Development Area) Zoning District;
  - iii. The PUD 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;
  - iv. The PUD development shall not substantially lessen or impede the suitability for uses 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;
  - v. The PUD development shall not include impact donations;
  - vi. Adequate utilities and drainage shall be provided for this use;
  - vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
  - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
  - ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.
- i. Findings of Fact: Special Use Permit (PUD)
  - i. The proposed building is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
  - ii. That the proposed building will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

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

RBG/attachments

x:\comdev\mem2017\185\_rana2\_pc.docx



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.

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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.

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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.

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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.

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**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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**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



**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 ENTANGLEMENT UNO. TO BE GREATER.
7. PROVIDE DEPRESSED 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 4" THICK ON 4" CA-6 GRAVEL BASE. PROVIDE THREE #4X10' 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 (IFER) AND THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:10. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:40.
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 BUSINESS.
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/C.G. AND FIRE DEPT. 4 TO BE INSTALLED 55"-65" 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.



DATE	REVISION DESCRIPTION
8-23-2017	REVISED PER VILLAGE COMMENTS
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
6-08-2017	SITE REVISIONS
5-11-2017	RE-ISSUED FOR PUD
3-30-2017	ISSUED FOR PUD
2-27-2017	FOR SITE PLANNING REVIEW
2-10-2017	FOR SITE PLANNING REVIEW

date : 02-03-2017

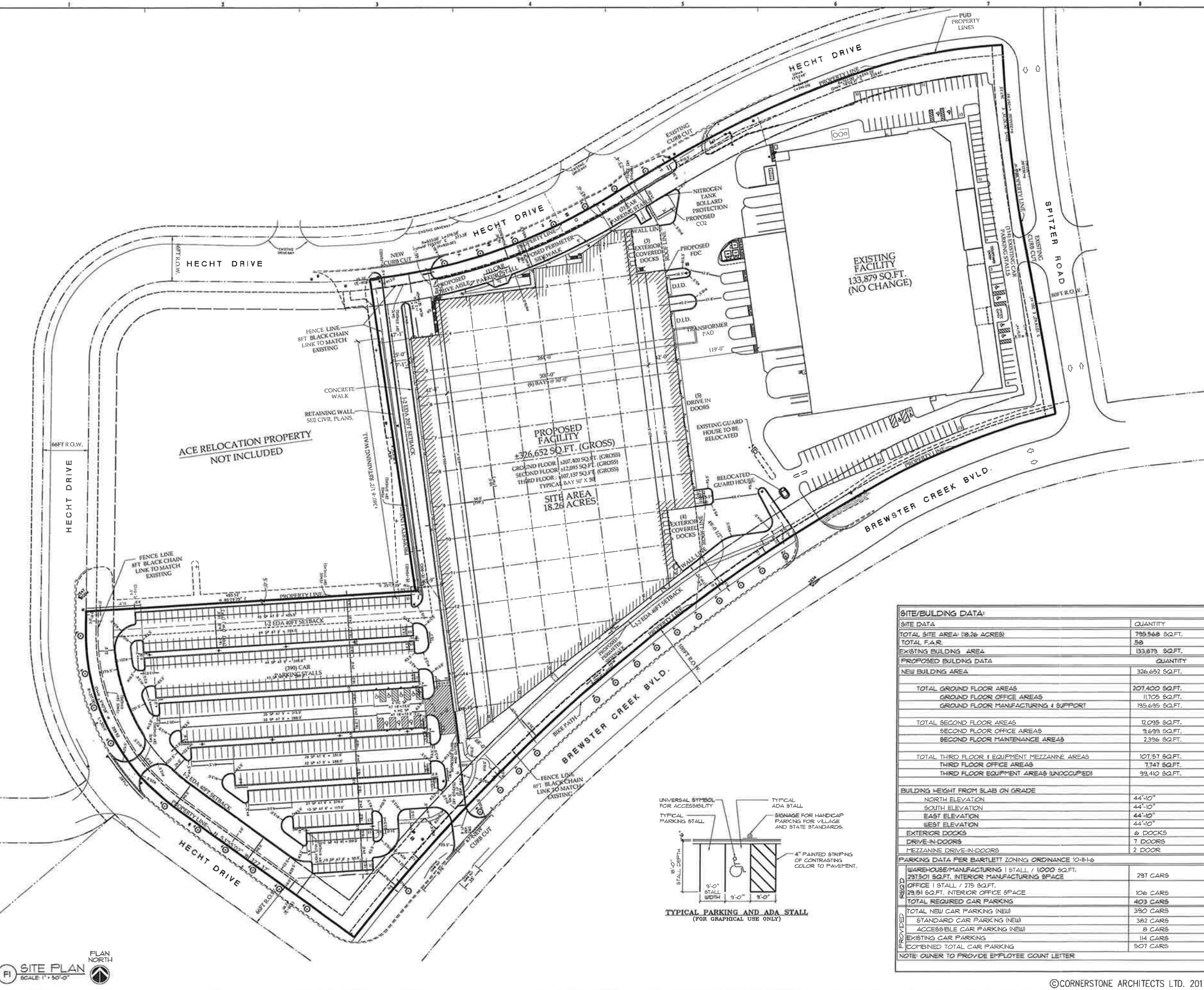
drawn : J.D.

checked : J.B.

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

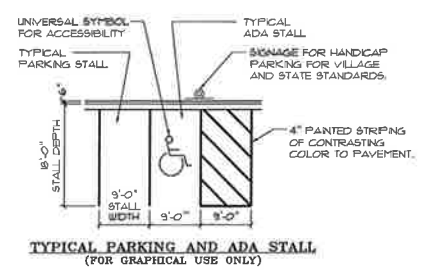
PRELIMINARY / FINAL  
PUD PLAN

job no. 16207 sheet no. A100



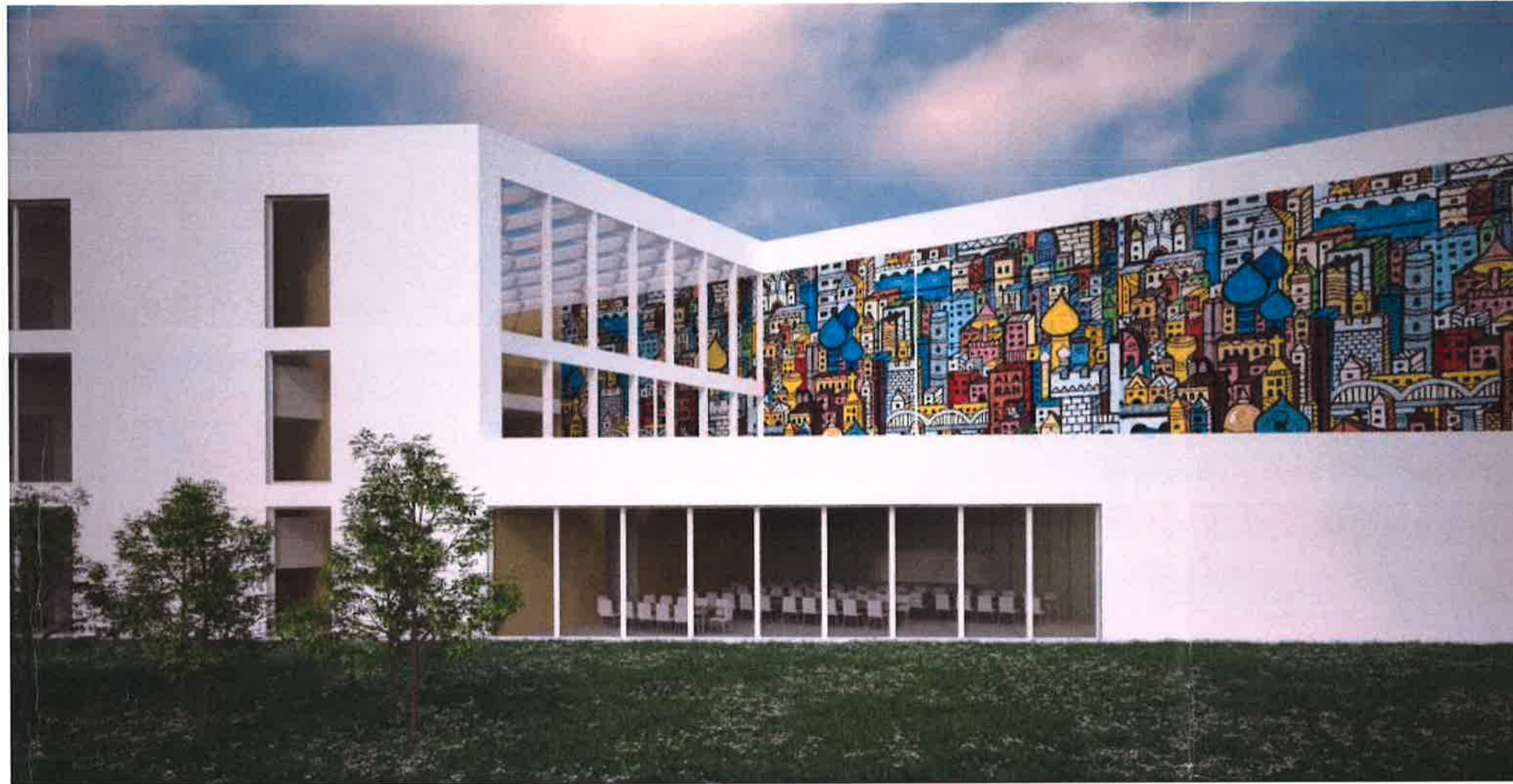
SITE/BUILDING DATA:	
<b>SITE DATA</b>	<b>QUANTITY</b>
TOTAL SITE AREA (18.26 ACRES)	795,568 SQ.FT.
TOTAL F.A.R.	5.0
EXISTING BUILDING AREA	133,879 SQ.FT.
<b>PROPOSED BUILDING DATA</b>	<b>QUANTITY</b>
<b>NEW BUILDING AREA</b>	326,652 SQ.FT.
<b>TOTAL GROUND FLOOR AREAS</b>	207,400 SQ.FT.
GROUND FLOOR OFFICE AREAS	11,705 SQ.FT.
GROUND FLOOR MANUFACTURING & SUPPORT	195,695 SQ.FT.
<b>TOTAL SECOND FLOOR AREAS</b>	12,095 SQ.FT.
SECOND FLOOR OFFICE AREAS	3,695 SQ.FT.
SECOND FLOOR MAINTENANCE AREAS	2,396 SQ.FT.
<b>TOTAL THIRD FLOOR &amp; EQUIPMENT MEZZANINE AREAS</b>	107,571 SQ.FT.
THIRD FLOOR OFFICE AREAS	7,747 SQ.FT.
THIRD FLOOR EQUIPMENT AREAS (UNOCCUPIED)	99,410 SQ.FT.
<b>BUILDING HEIGHT FROM SLAB ON GRADE</b>	
NORTH ELEVATION	44'-10"
SOUTH ELEVATION	44'-10"
EAST ELEVATION	44'-10"
WEST ELEVATION	44'-10"
<b>EXTERIOR DOCKS</b>	6 DOCKS
<b>DRIVE-IN DOORS</b>	7 DOORS
<b>MEZZANINE DRIVE-IN DOORS</b>	2 DOOR
<b>PARKING DATA PER BARTLETT ZONING ORDINANCE 10-11-6</b>	
WAREHOUSE/MANUFACTURING 1 STALL / 1000 SQ.FT.	297 CARS
297,501 SQ.FT. INTERIOR MANUFACTURING SPACE	
OFFICE 1 STALL / 275 SQ.FT.	106 CARS
29,816 SQ.FT. INTERIOR OFFICE SPACE	
<b>TOTAL REQUIRED CAR PARKING</b>	403 CARS
<b>TOTAL NEW CAR PARKING (NEW)</b>	390 CARS
STANDARD CAR PARKING (NEW)	382 CARS
ACCESSIBLE CAR PARKING (NEW)	8 CARS
EXISTING CAR PARKING	114 CARS
<b>COMBINED TOTAL CAR PARKING</b>	507 CARS

NOTE: OWNER TO PROVIDE EMPLOYEE COUNT LETTER

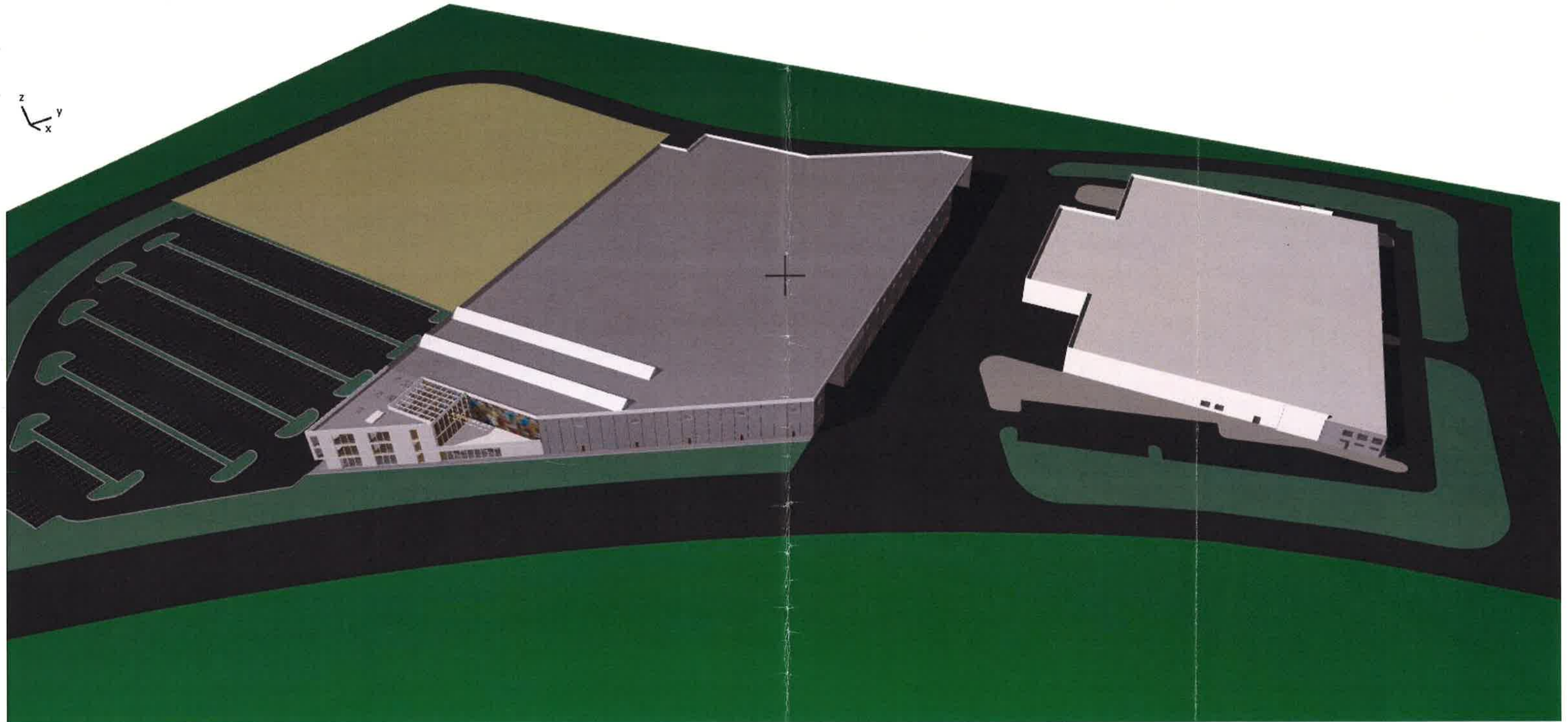


TYPICAL PARKING AND ADA STALL (FOR GRAPHICAL USE ONLY)



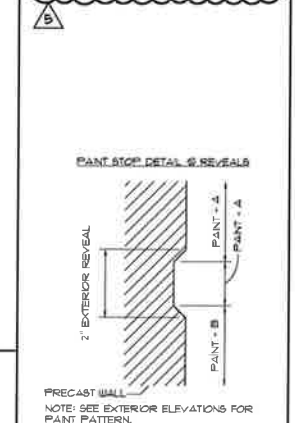






ARCHITECTS ENGINEERS INTERIORS DESIGNERS LAND PLANNERS

- GENERAL NOTES:**
1. PRECAST PAINT TO BE APPLIED IN SMALL MOCK-UP AREA 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: MERRIFIELD SIGNERS**
- COLOR P1: WHITE
  - COLOR P2: GRAY
  - ALL OVERHEAD DOORS TO BE SHOP PRIMED AND PAINTED COLOR BY OWNER
  - ALL METAL MAN DOORS & FRAMES TO BE PRIMED AND PAINTED COLOR BY OWNER
  - COPING COLOR TO MATCH GRAY PAINT.
3. ALL ROOFTOP UNITS PROVIDED ARE TO BE SCREENED.



NOTE: SEE EXTERIOR ELEVATIONS FOR PAINT PATTERN.

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RECEIVED  
COMMUNITY DEVELOPMENT

AUG 25 2017

VILLAGE OF  
BARTLETT

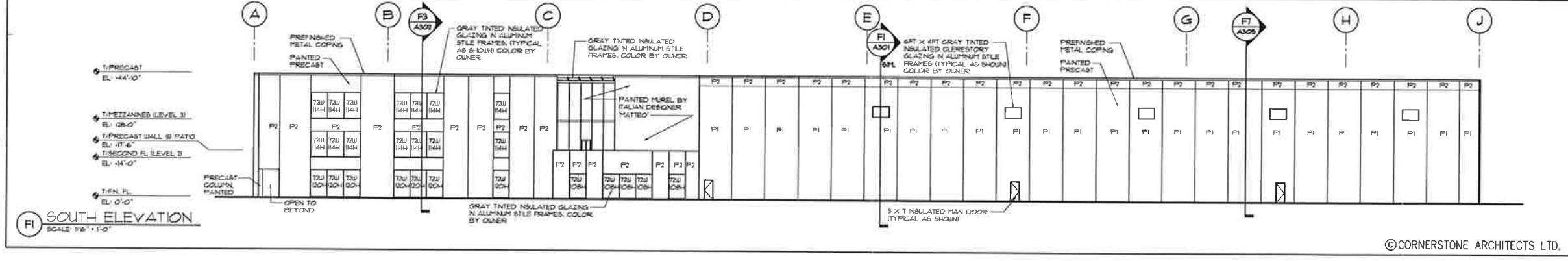
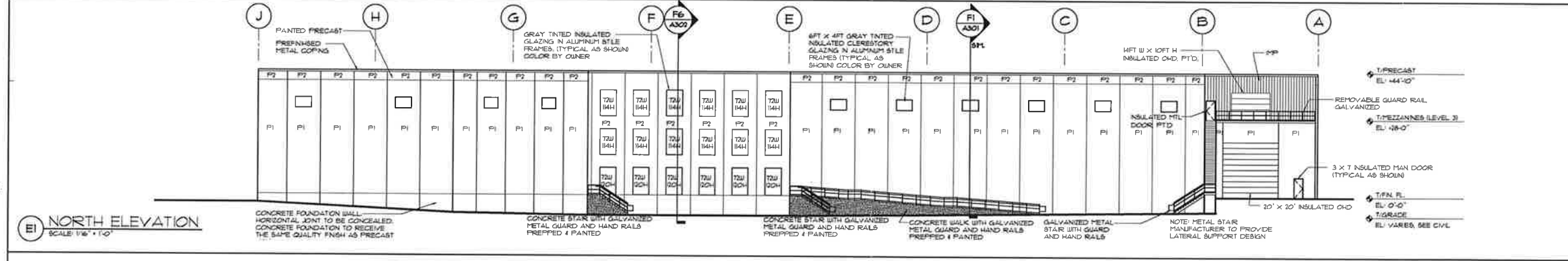
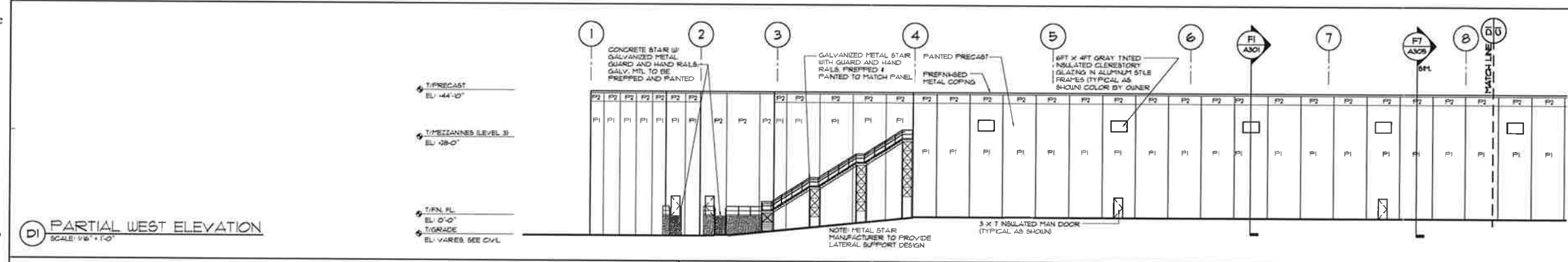
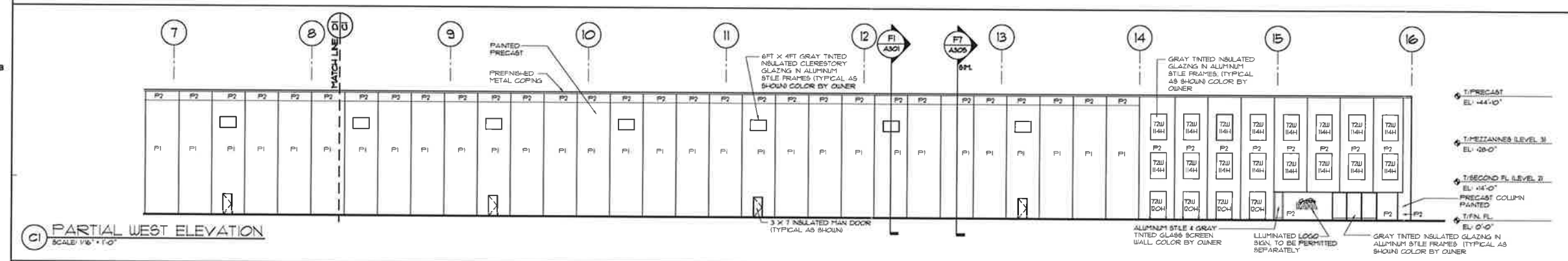
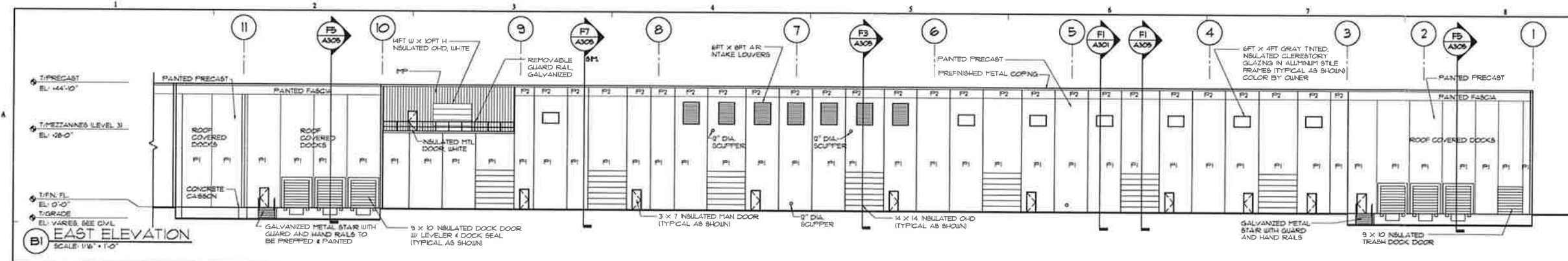


no.	date	revision description
5	8-23-2017	REVISED PER VILLAGE COMMENTS
	8-17-2017	UPDATED PROGRESS PLANS
	7-25-2017	PER VILLAGE COMMENTS
	7-20-2017	UPDATED PROGRESS PLANS
	6-28-2017	PROGRESS PLANS
	6-20-2017	PROGRESS PLANS
4	5-11-2017	RE-ISSUED FOR PUD
2	3.30.2017	ISSUED FOR PUD
1	1.13.2017	RFP

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

EXTERIOR ELEVATIONS

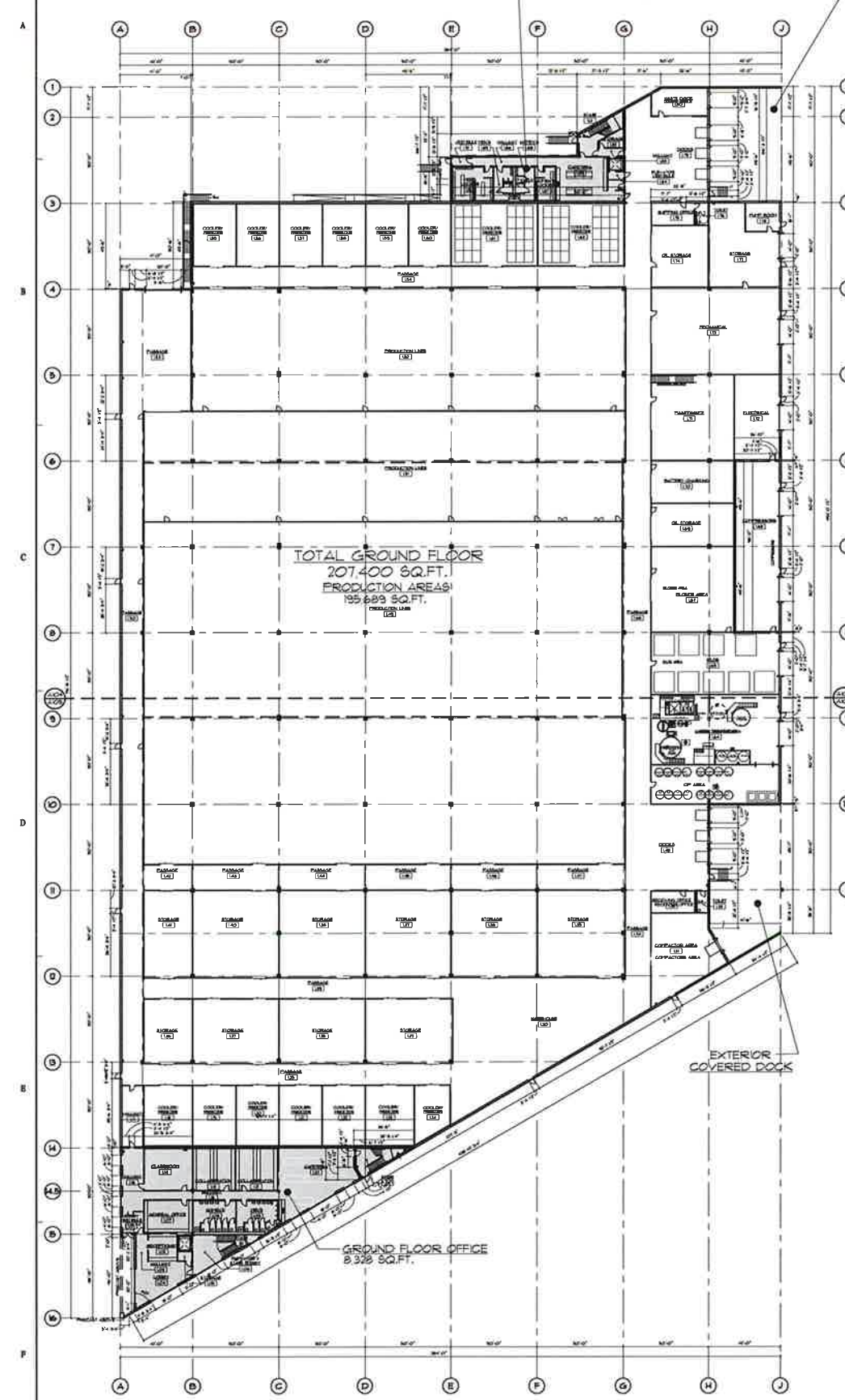
job no. 16207 sheet no. A200



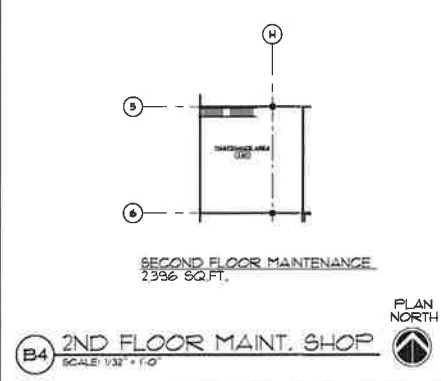
**GENERAL NOTES:**

NOTE #1: TYPICAL BAY SPACING = 50'-0" X 50'-0".  
CLEAR HEIGHT IS ESTIMATED AT 36FT MAXIMUM.

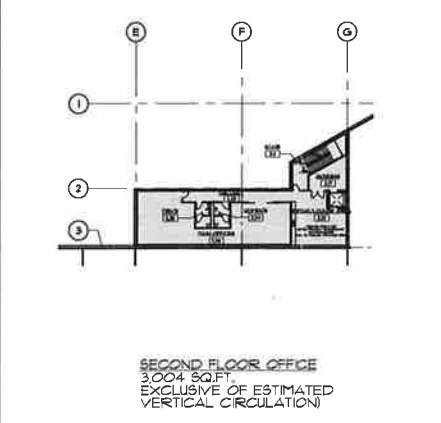
NOTE #2: INTERIOR COOLER, STORAGE,  
SERVICE EQUIPMENT & FABRICATION TO BE  
DESIGNED BY RANA ENGINEERING TEAM.



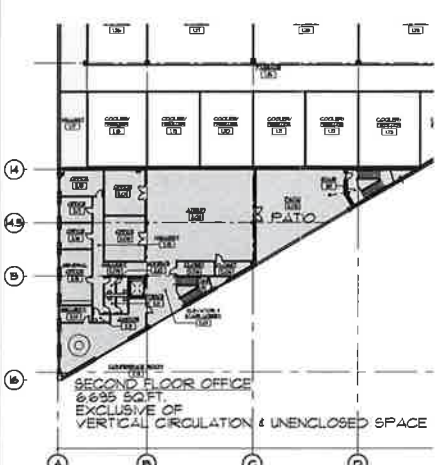
**F1 GROUND (1ST) FLOOR PLAN**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH



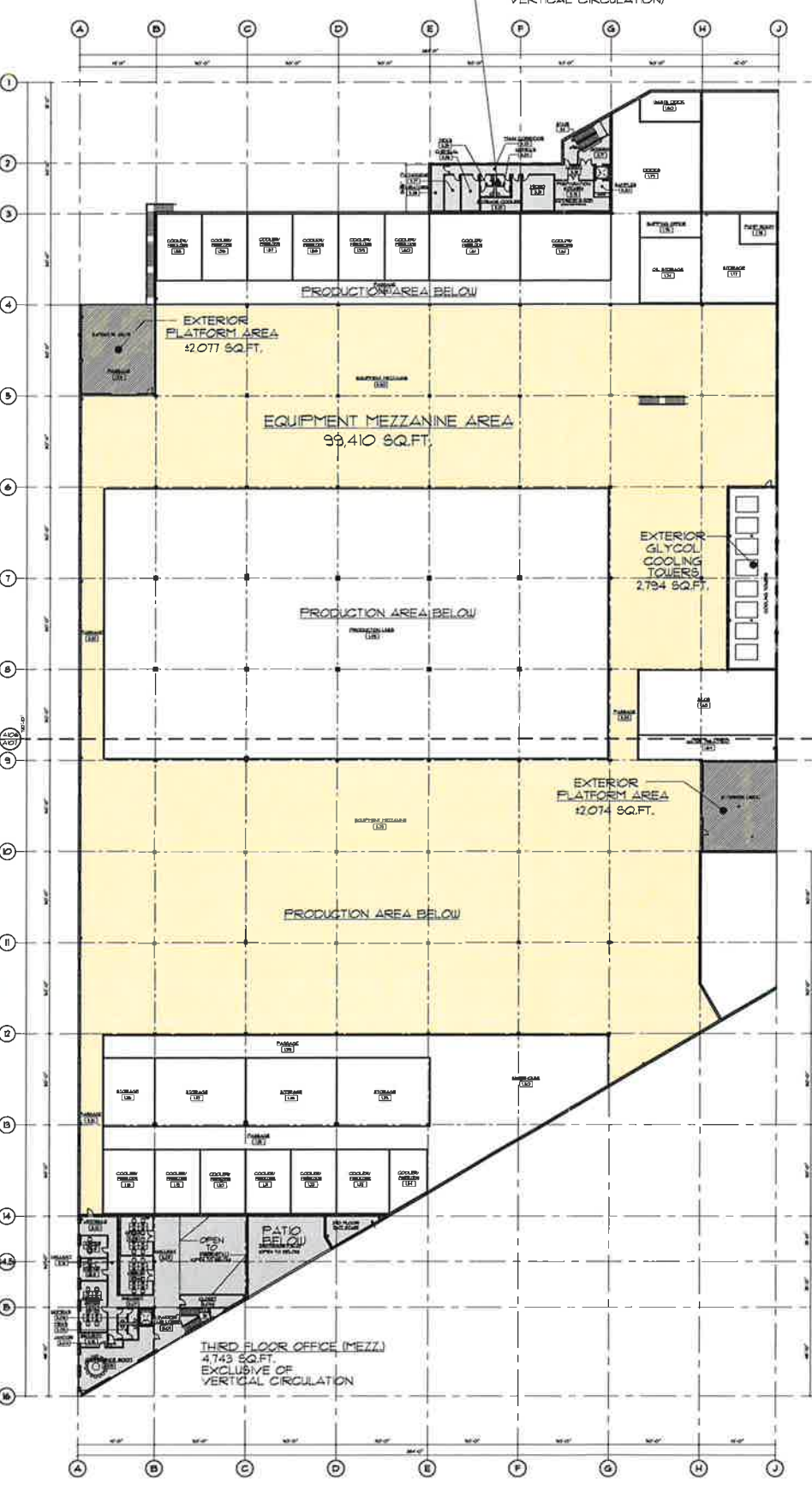
**B4 2ND FLOOR MAINT. SHOP**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH



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



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



**F5 MEZZANINE (3RD) FLOOR PLANS**  
SCALE: 1/32" = 1'-0"  
PLAN NORTH

no.	date	revision description
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

date: 01-05-2016  
drawn: JLO  
checked: WJR

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

SCOPE PLANS

job no. 16207  
sheet no. A101

**Village of Bartlett Required Landscaping**

**INTERIOR PARKWAY LANDSCAPING (.ip)**

Requirement: Adjacent to parking- One Tree per 30' of street frontage. 75% coverage of parking lot frontage with min. 3' ht shrubs (100% coverage if hedge row). Min. 50% large deciduous or evergreen trees.

Not Adjacent to Parking- One Tree per 40'. Min. 50% large deciduous or evergreen trees.

**Calculations:**

Frontage Adjacent to Parking - 931 lineal feet

910 lineal feet  
30 feet = (30.3) 30 trees required plus shrub screening of 75%

Brewster Creek Frontage Without Parking - 630 lineal feet

630 lineal feet  
40 feet = (15.8) 16 trees required

Hecht Frontage Without Parking - 484 lineal feet

484 lineal feet  
40 feet = (12.1) 12 trees required

**On Plan - 30 Adjacent to Parking, 16 at Brewster Creek, 9 at Hecht (7 existing)**

**PERIMETER LANDSCAPE AREA (.pa)**

Requirement: Type 2 Screening- When a parking lot will be placed along the perimeter, trees and shrubs shall be required. Shrubs shall be provided along at least 50% of the length of the parking area. One tree shall be provided for every 60' of parking lot length. Up to 25% of the required trees may be small deciduous trees.

**Calculations:**

Adjacent to Parking - 406 lineal feet + 390 lineal feet (drive)

796 lineal feet  
60 feet = (13.2) 13 trees required plus shrub screening of 50%

**On Plan - 14 trees and 420 lf shrub planting**

**FOUNDATION AREA LANDSCAPING (.fa)**

Requirement: Min. 4' wide area is recommended adjacent to all building walls. Plantings should emphasis softening large expanses of building.

**On Plan - West Portion of Building Only has 3' of Landscaping All Other Areas Comply**

**PARKING LOT LANDSCAPING (.pl)**

Requirement: Minimum 7' wide curbed planting island at the end of every parking row at the same depth of the parking stalls. Two trees per double end island shall be provided with an appropriate planting of shrubs, ground covers, lawn and mulch.

One tree per island (1 tree per 20 spaces) shall be provided and appropriate shrub, groundcover or lawn planting shall be provided within all islands. Planting area shall be mounded.

All islands shall be overexcavated to a 2' depth for their entire width and length and backfilled with an appropriate mix of topsoil, peat moss and nutrients to replace the excavated material and shall be compacted, leaving a crowned or mounded top.

**Calculations:**

Total Parking Spaces = 382

382 Spaces  
20 feet = (19.1) 19 trees required

Total Double End Islands = 12

12 x 2 = 24 trees required

Total Trees Required: 19 + 24 = 43

**On Plan - 43 Parking Area Trees Provided**

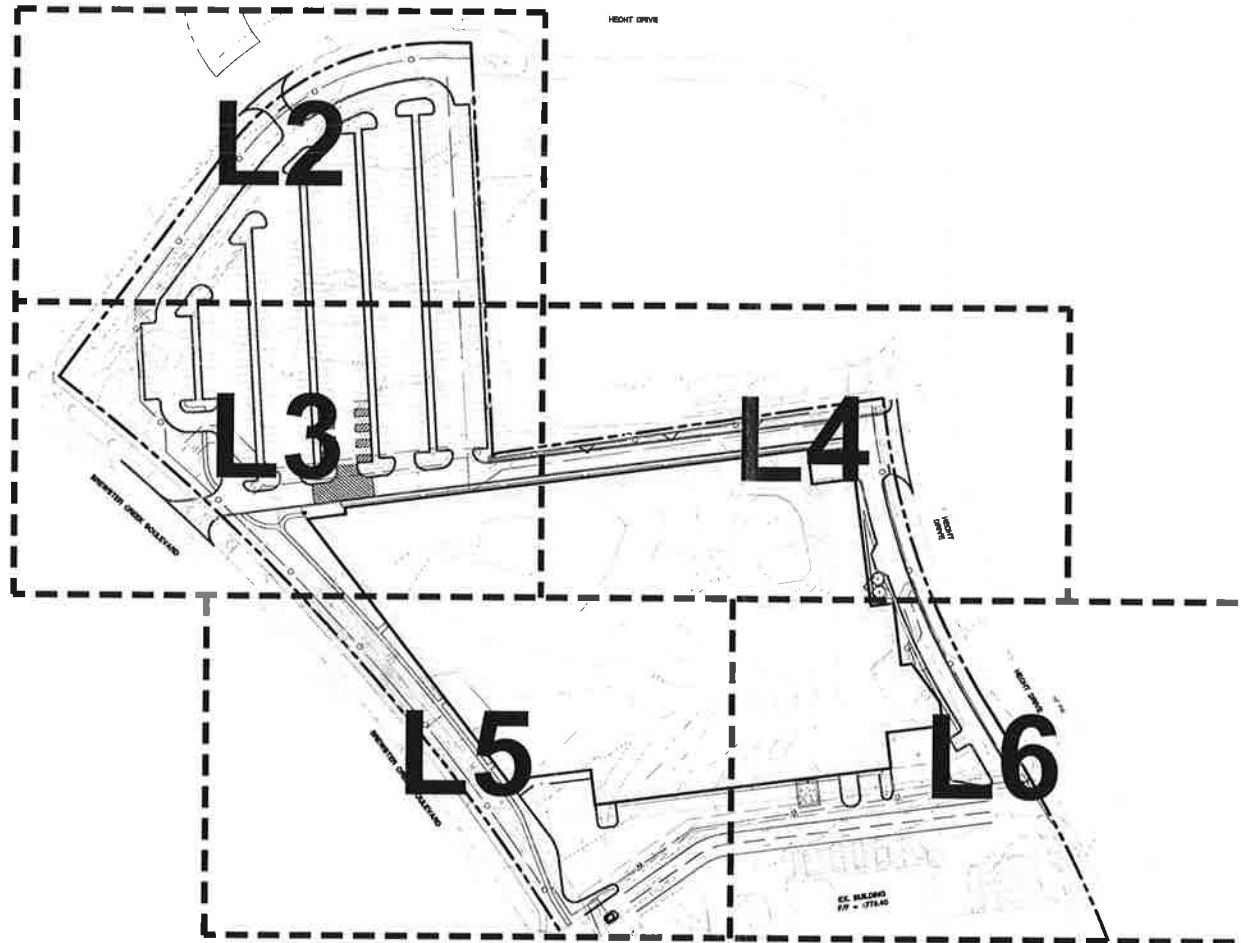
**SERVICE AREA SCREENING**

Requirement: All service areas shall be screened from view through use of evergreen plant materials or masonry screen walls.

**On Plan - Complies**

**TREE PRESERVATION**

Requirement: Since no trees are on the property that are over 4" Cal. Bartlett does not require a full tree survey and preservation plan. However, they require all existing parkway trees of any caliper to be surveyed, measured and identified on plans. Plans shall note if the trees are to be preserved or removed.



**Legend - Planting Categories**

- (.ip) Interior Parkway Landscaping
- (.pa) Perimeter Landscape Area
- (.fa) Foundation Area Landscaping
- (.pl) Parking Lot Landscaping

**LANDSCAPE AREA CALCULATIONS**

	AREA	%
Impervious Surface	9.58 AC	80.0%
Landscape Area	2.44 AC	20.0%
Total	12.02 AC	100 %



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

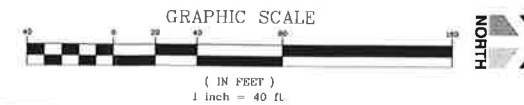


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AUG 25 2017

VILLAGE OF  
BARTLETT

Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ACFR	21	AUTUMN BLAZE MAPLE	Acer freemarii	2.5' BB	
GIBI	23	GINKGO (MALE)	Ginkgo biloba 'Autumn Gold'	2.5' BB	
GLTI	34	SKYLINE HONEYLOCUST	Gleditsia tricanthos inermis	2.5' BB	
QUMC	6	BUR OAK	Quercus macrocarpa	2.5' BB	
QURU	10	RED OAK	Quercus rubra	2.5' BB	
QUWL	5	REGAL PRINCE OAK	Quercus x warei 'Long'	2.5' BB	
<b>Ornamental Trees</b>					
CARC	3	MUSCLEWOOD	Carpinus caroliniana	6' BB	Multi-stem
<b>Evergreen Trees</b>					
JUFV	6	UPRIGHT JUNIPER	Juniperus 'Fairview'	6' BB	
PCAB	6	NORWAY SPRUCE	Picea abies	6' BB	
PCPU	14	COLORADO BLUE SPRUCE	Picea pungens	6' BB	
PIST	1	WHITE PINE	Pinus strobus	6' BB	
<b>Deciduous Shrubs</b>					
BDBC	19	BLUE CHIP BUTTERFLY BUSH	Buddleia davidii 'Blue Chip'	24" Ht.	
EUCO	3	DWARF BURNING BUSH	Euonymus a 'Compacta'	30" Ht.	
HYAA	22	ANNABELLE HYDRANGEA	Hydrangea arbor 'Annabelle'	30" Ht.	
HYEB	11	BLOOMSTRUCK ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Bloomstruck'	30" Ht.	
HYLL	34	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	30" Ht.	
HYPL	19	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	30" Ht.	
HYQM	12	MUNCHKIN OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Munchkin'	24" Ht.	
PHOD	3	EASTERN NINEBARK	Physocarpus opul. 'Diablo'	30" Ht.	
RHAG	183	GRO-LOW SUMAC	Rhus aromatica 'Gro-low'	24" Ht.	
ROSK	16	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	30" Ht.	
ROSP	11	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	30" Ht.	
SORB	27	FALSE SPIREA	Sorbaria serotifolia 'Sam'	30" Ht.	
SYMP	6	DWARF KOREAN LILAC	Syringia meyeri 'Palibin'	30" Ht.	
VIDE	97	ARROWWOOD VIBURNUM	Viburnum dentatum	48" Ht.	
<b>Evergreen Shrubs</b>					
JUCK	88	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	30" Ht.	
TAXC	4	CAPITATA UPRIGHT YEW	Taxus cuspidata 'Capitata'	48" Ht.	
TAXD	11	DENSE INTERMEDIATE YEW	Taxus x media 'Densiflora'	30" Ht.	
<b>Ornamental Grasses</b>					
CALB	72	KOREAN FEATHER REED GRASS	Calamagrostis brachytricha	#1	
CALK	314	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Forester'	#1	
CHLA	89	NORTHERN SEA OATS	Chasmanthium latifolium	#1	
MISP	156	PURPLE MAIDEN GRASS	Miscanthus sinensis 'Purpurascens'	#1	
PEAH	63	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	#1	
SCSC	117	LITTLE BLUE STEM	Schizachyrium scoparium	#1	
<b>Perennials</b>					
CORZ	72	ZAGREB COREOPSIS	Coreopsis verticillata 'Zagreb'	Plug	Planted 18"-24" O.C.
GERR	137	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24"-36" O.C.
HESO	480	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	Plug	Planted 12"-18" O.C.
HOSH	96	HALCYON HOSTA	Hosta 'Halcyon'	#1	Planted 24"-36" O.C.
NEWL	54	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	#1	Planted 24"-36" O.C.
<b>Groundcovers</b>					
PACH	143	JAPANESE SPURGE	Pachysandra terminalis 'Green carpet'	Plug	Planted 12" O.C.



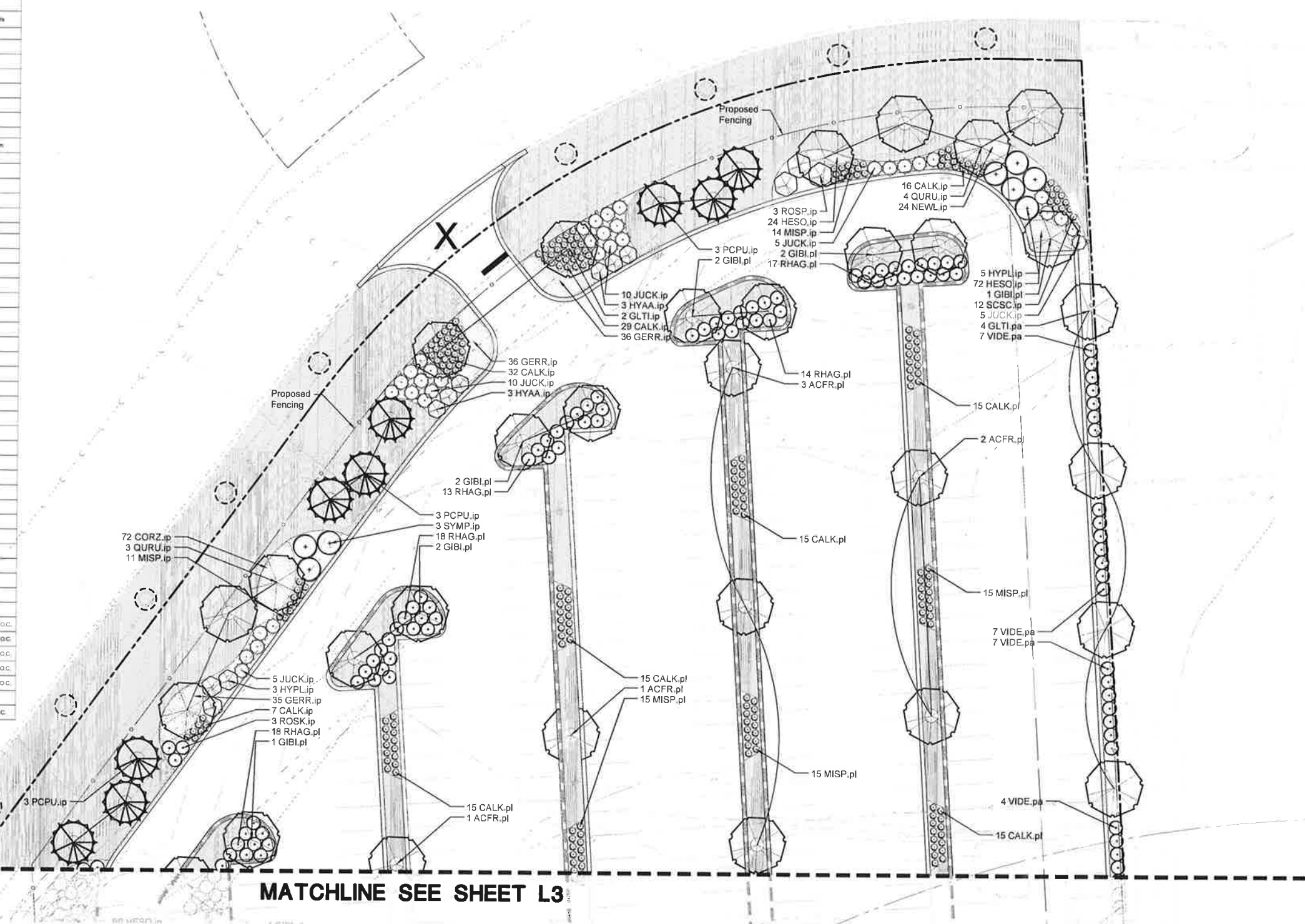
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 705 Springier Drive, Lombard, IL 60148, P: 630.831.8300, F: 630.831.8399, manhard.com  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**RANA REAL SOLUTIONS BUILD-TO-SUIT**  
**VILLAGE OF BARTLETT, ILLINOIS**  
**LANDSCAPE SUMMARY**



SHEET  
**L1 OF L8**  
 G068JL

PENDING APPROVAL/NOT FOR CONSTRUCTION USE

Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ACFR	21	AUTUMN BLAZE MAPLE	Acer flameo	2 9" DB	
GIBL	23	GEMSO (MALE)	Ginkgo biloba Autumn Gold	2 9" DB	
GLTI	34	SKYLARK HONEYLOCUST	Gleditsia bicantoba nana	2 5" DB	
QUAC	5	BUR OAK	Quercus macrocarpa	2 5" DB	
QRU	10	RED OAK	Quercus rubra	2 5" DB	
QJML	5	REGAL PRINCE OAK	Quercus x warei Long	2 5" DB	
<b>Ornamental Trees</b>					
CARC	3	WISCONSIN WOOD	Carpinus caroliniana	6 BB	Multi-stem
<b>Evergreen Trees</b>					
JUPV	6	UPRIGHT JUNIPER	Juniperus 'Falvey'	6 BB	
PCAB	6	NORWAY SPRUCE	Picea abies	6 BB	
PCPU	14	COLORADO BLUE SPRUCE	Picea pungens	6 BB	
PIST	1	WHITE PINE	Pinus strobus	6 BB	
<b>Deciduous Shrubs</b>					
BCBC	19	BLUE CHIP BUTTERFLY BUSH	Buddleia davidii Blue Chip	24" H	
ELCO	3	DWARF BURNING BUSH	Elyonurus x Compacta	30" H	
HYAA	22	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	30" H	
HYEB	11	BLACKSTRUCK ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla Blackstruck	30" H	
HYLL	34	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	30" H	
HYPL	19	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'LimeLight'	30" H	
HYQM	12	MUNCHKIN OXLEAF HYDRANGEA	Hydrangea quercifolia 'Munchkin'	24" H	
PHOD	3	EASTERN NINEBARK	Physocarpus opulifolius 'Dabbi'	30" H	
RHAG	183	GRO-LOW SUMAC	Rhus aromatica Gro-low	24" H	
ROSK	15	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	30" H	
ROSP	11	PURPLE PAVEMENT ROSE	Rosa rugosa Purple Pavement	30" H	
SOBR	27	FALSE SPIREA	Spiraea korsholmii 'Tani'	30" H	
SYMP	8	DWARF KOREAN LILAC	Syringa meyeri 'Palmer'	30" H	
VIDE	57	ARROWWOOD VIBURNUM	Viburnum dentatum	48" H	
<b>Evergreen Shrubs</b>					
JUCK	58	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	30" H	
TAXC	4	CANTATA UPRIGHT YEW	Taxus cuspidata 'Cantata'	48" H	
TAXD	11	DENSE INTERMEDIATE YEW	Taxus media 'Densata'	30" H	
<b>Ornamental Grasses</b>					
CALB	72	KOREAN FEATHER REED GRASS	Calamagrostis brachytricha	#1	
CALK	314	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1	
CHLA	59	NORTHERN SEA OATS	Chloranthum biflorum	#1	
MISP	156	PURPLE MAIDEN GRASS	Miscanthus sinensis 'Purple Scena'	#1	
PEAH	53	DWARF FOUNTAIN GRASS	Pennisetum alpicarpum 'Hemelik'	#1	
SCBC	157	LITTLE BLUE STEM	Scirpochyrium scoparium	#1	
<b>Perennials</b>					
CORZ	72	ZAGREB COREOPSIS	Cornopsis velutina 'Zagreb'	Plug	Planted 16" x 24" O.C.
GERR	137	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24" x 36" O.C.
HESO	460	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	Plug	Planted 12" x 18" O.C.
HOSH	96	MALCOLM HOSTA	Hosta 'Halcyon'	#1	Planted 24" x 36" O.C.
NEWL	54	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	#1	Planted 24" x 36" O.C.
<b>Groundcovers</b>					
PACH	143	JAPANESE SPURGE	Pachysandra terminalis 'Green Carpet'	Plug	Planted 12" O.C.




MATCHLINE SEE SHEET L3

-  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




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DATE: 6/05/17  
PROJECT: VILLAGE OF BARTLETT, ILLINOIS  
SHEET: L2 OF L8  
DRAWN BY: MM  
SCALE: 1:20

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

PENDING APPROVAL/NOT FOR CONSTRUCTION USE

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

BREWSTER CREEK BOULEVARD

MATCHLINE SEE SHEET L5

Qty	Quantity	Common Name	Botanical Name	Size	Comments
21	21	FUTURAL SLATE MAPLE	Acer floridanum	50' H	
23	23	CANYON MAPLE	Acer glabrum	50' H	
24	24	SHYBINE HONEYLOCUST	Gleditsia triacanthos	25' H	
8	8	BUR OAK	Quercus macrocarpa	25' H	
10	10	RED OAK	Quercus rubra	25' H	
5	5	REGAL PRINCE OAK	Quercus prinus	25' H	
2	2	MUNDTOWN OAK	Quercus muhlenbergii	6' H	Medium
6	6	SPRINGT JUNCER	Juncus sp.	6' H	
8	8	NOBAY BRIDGE	Phlox sp.	6' H	
14	14	LOOSELEAF BLUE SPRUCE	Prinosporus	6' H	
1	1	WHITE PINE	Pinus strobus	6' H	
18	18	BLEU CHIFF BUTTERFLY BUSH	Buddleia davidii	24' H	
3	3	SWAMP BURNING BUSH	Eurymorpha carolinensis	24' H	
22	22	ANABELLE HYDRANGEA	Hydrangea arborescens	20' H	
11	11	REDWINGED BLACKBERRY	Rubus odoratus	20' H	
14	14	LITTLE LAMB EARS	Hydrangea latifolia	20' H	
16	16	SMOOTH HYDRANGEA	Hydrangea paniculata	20' H	
18	18	LANCHONER GAZELLE HYDRANGEA	Hydrangea quercifolia	20' H	
9	9	SPIDER WINDMILL	Phlox subulata	20' H	
100	100	SPY LOW BELLWE	Phlox americana	20' H	
16	16	INDICANT SPYRUS ROSE	Rosa carolina	20' H	
11	11	PURPLE PRINCE ROSE	Rosa rugosa	20' H	
27	27	FALSE SPICE	Lysichiton ciliatus	20' H	
6	6	SWAMP ADONIS LILAE	Adonis autumnalis	20' H	
87	87	HARDWOOD VIBURNUM	Viburnum acerifolium	40' H	
88	88	RAILWAY COMPACT JUNCER	Juncus communis	20' H	
8	8	CASCATA LIGHTS VIEW	Teucrium canadense	40' H	
11	11	DEWEE INFERNALITE VIEW	Teucrium canadense	40' H	
72	72	HEAVYWEATHER REED GRASS	Calamagrostis canadensis	40'	
10	10	FEATHER REED GRASS	Calamagrostis canadensis	40'	
88	88	NORTHERN SEA OATS	Stipa sp.	40'	
102	102	PURPLE WINDGRASS	Hordeum jubatum	40'	
83	83	SWAMP FOUNTAIN GRASS	Panicum scoparium	40'	
103	103	LITTLE BLUE STYCH	Stachys palustris	40'	
77	77	SAGES GORPONS	Chenopodium leptophyllum	40'	Plant 10' x 10' O.C.
117	117	WACHNE GERANIUM	Geranium sp.	40'	Plant 10' x 10' O.C.
150	150	STELLA DE SIDO GERANIUM	Geranium sp.	40'	Plant 10' x 10' O.C.
86	86	PALE YONKONITA	Yonkonia sp.	40'	Plant 10' x 10' O.C.
14	14	RAIKER'S LEONANTUM	Leonurus sp.	40'	Plant 10' x 10' O.C.
193	193	JAPANESE SPURGE	Sparganium angustifolium	40'	Plant 10' x 10' O.C.

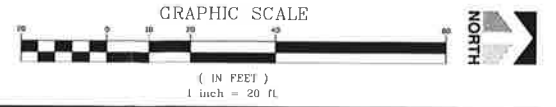
- Existing tree to be preserved. Protect with construction fencing at a 4' radius from trunk unless noted otherwise on plan. See Sheet L7, Detail 7.
- Existing tree to be removed for construction.

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

**JULIE**  
ILLINOIS  
ONE-CALL, 811  
Simply Call 811



DATE	REVISION	BY	CHK

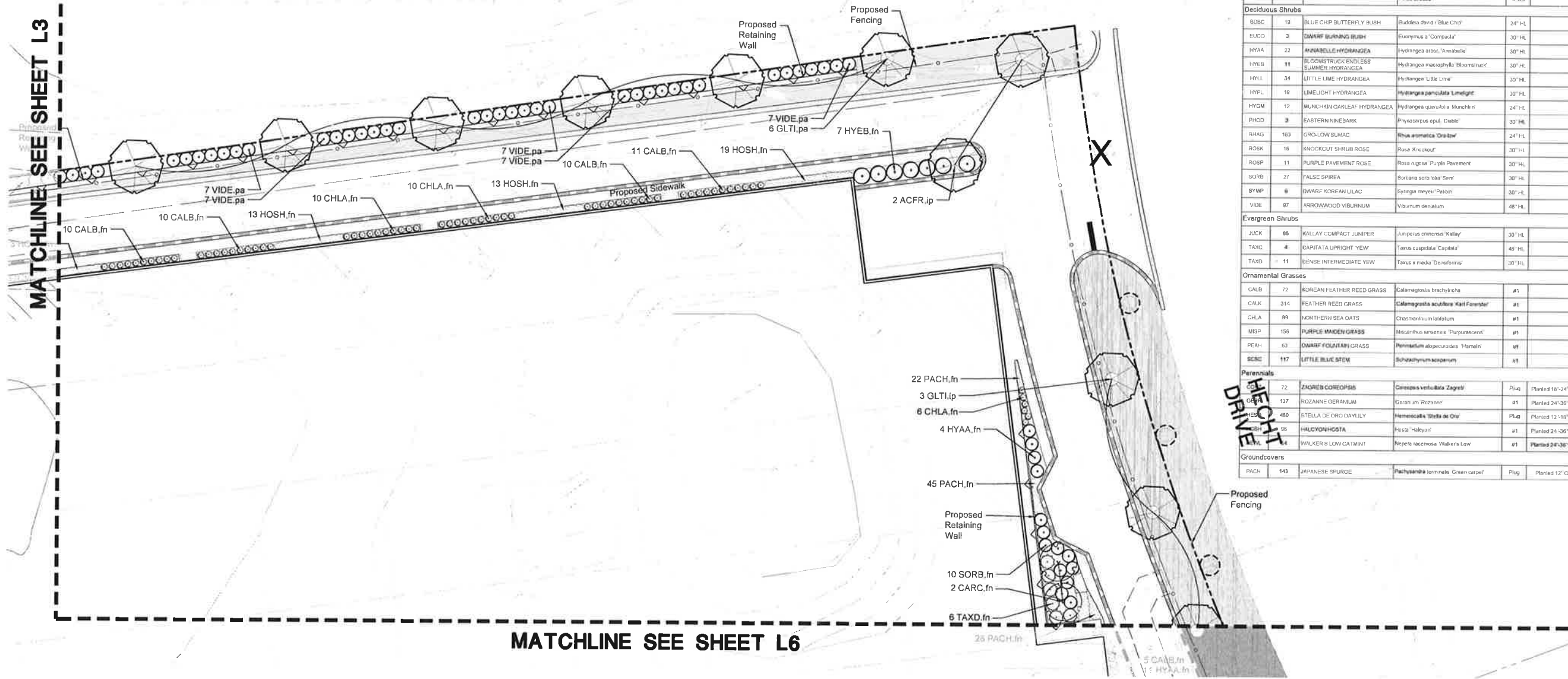
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RANA MEAL SOLUTIONS BUILDS-TO-SUIT  
VILLAGE OF BARTLETT, ILLINOIS  
LANDSCAPE PLAN

PROJ. WDR: JPD  
PROJ. ASSOC: JMI  
DRAWN BY: MN  
DATE: 5/05/17  
SCALE: 1:20  
SHEET  
**L3 OF L8**  
GDGSLIL

PENDING APPROVAL/NOT FOR CONSTRUCTION USE

MATCHLINE SEE SHEET L3



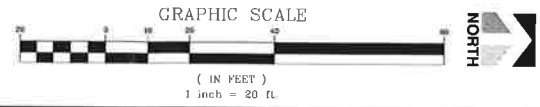
MATCHLINE SEE SHEET L6

- 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

Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ACFR	21	AUTUMN BLAZE MAPLE	Acer flameless	2.5' BB	
GBL	23	GINKGO (MALE)	Ginkgo biloba 'Autumn Gold'	2.5' BB	
GLTI	34	SKYLINE HONEYLOCUST	Gleditsia triacanthos nemris	2.5' BB	
QUWC	8	BUR OAK	Quercus macrocarpa	2.5' BB	
QRUR	10	RED OAK	Quercus rubra	2.5' BB	
QUWL	5	REGAL PRINCE OAK	Quercus x warei Long	2.5' BB	
<b>Ornamental Trees</b>					
CARC	3	MUSCLEWOOD	Carpinus caroliniana	6' BB	Multi-stem
<b>Evergreen Trees</b>					
JJIV	6	UPRIGHT JUNIPER	Juniperus Farinosa	6' BB	
PCAB	8	NORWAY SPRUCE	Picea abies	6' BB	
PCPU	14	COLORADO BLUE SPRUCE	Picea purgetta	6' BB	
PST	1	WHITE PINE	Pinus strobus	9' BB	
<b>Deciduous Shrubs</b>					
BIBC	19	BLUE CHIP BUTTERFLY BUSH	Buddleia davidi 'Blue Chip'	24" H	
EUCO	3	DWARF BURNING BUSH	Eumonymus a 'Compacta'	30" H	
HYAA	22	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	30" H	
HYEB	11	BLOOMSTRUCK ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Bloomstruck'	30" H	
HYLL	34	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	30" H	
HYPL	19	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'LimeLight'	30" H	
HYCM	12	MUNCHKIN OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Munchkin'	24" H	
PHCO	3	EASTERN NINEBARK	Physocarpus opulifolius 'Diable'	30" H	
RHAG	183	GRO-LOW SUMAC	Rhus aromatica 'Driftin'	24" H	
ROSK	16	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	30" H	
ROSP	11	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	30" H	
SORB	27	FALSE SPIREA	Sorbaria sorbifolia 'Sens'	30" H	
SYMP	6	DWARF KOREAN LILAC	Syringa meyeri 'Palom'	30" H	
VIDE	97	ARROWWOOD VIBURNUM	Viburnum dentatum	48" H	
<b>Evergreen Shrubs</b>					
JUCK	85	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	30" H	
TAXC	4	CAPITATA UPRIGHT YEW	Taxus cuspidata 'Capitata'	48" H	
TAXD	11	DENSE INTERMEDIATE YEW	Taxus x media 'Denseformis'	30" H	
<b>Ornamental Grasses</b>					
CALB	72	KOREAN FEATHER REED GRASS	Calamagrostis brachytricha	#1	
CHLK	314	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1	
CHLA	89	NORTHERN SEA OATS	Chasmodon latifolium	#1	
MISP	155	PURPLE MAIDEN GRASS	Miscanthus sinensis 'Purpureusens'	#1	
PEAH	63	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	#1	
SCSB	117	LITTLE BLUE STEW	Schizanthus scaberum	#1	
<b>Perennials</b>					
ZAGB	72	ZAGREB COREOPSIS	Cheiranthus ventricosa 'Zagreb'	Plug	Planted 18" x 24" O.C.
ROZB	127	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24" x 36" O.C.
STEL	480	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	Plug	Planted 12" x 18" O.C.
HALC	85	HALCYON HOSTA	Hosta 'Halcyon'	#1	Planted 24" x 36" O.C.
WALK	6	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	#1	Planted 24" x 36" O.C.
<b>Groundcovers</b>					
PACH	143	JAPANESE SPURGE	Pachysandra terminalis 'Green carpet'	Plug	Planted 12" O.C.

HECHT DRIVE

SEAL  
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Illinois Registered Landscape Architect # 157-000223



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RANA MEAL SOLUTIONS BUILD-TO-SUIT  
 VILLAGE OF BARTLETT, ILLINOIS  
 LANDSCAPE PLAN  
 SHEET  
**L4 OF L8**  
 GDCBLL


PENDING APPROVAL/NOT FOR CONSTRUCTION USE

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L6

Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ADFR	21	AUTUMN BLAZE MAPLE	Acer freemanii	2.5" DB	
GRB	23	DRINKO (WALNUT)	Quercus bicolor - Autumn Gold	2.5" DB	
GLTI	34	SKYLINE HONEYLOCUST	Gleditsia inaequalis verna	2.5" DB	
QUAC	6	BUR OAK	Quercus macrocarpa	2.5" DB	
QURU	10	RED OAK	Quercus rubra	2.5" DB	
QUAL	5	REGAL PRINCE OAK	Quercus x notha 'Lorcy'	2.5" DB	
<b>Ornamental Trees</b>					
CARC	3	MUSCLEWOOD	Carpinus caroliniana	6" DB	Multistem
<b>Evergreen Trees</b>					
JUFV	8	UPRIGHT JUNIPER	Juniperus 'Fairview'	6" DB	
PCAB	6	KORWAY SPRUCE	Picea abies	6" DB	
PCPU	14	COLORADO BLUE SPRUCE	Picea pungens	6" DB	
PST	1	WHITE PINE	Pinus strobus	6" DB	
<b>Deciduous Shrubs</b>					
BDDB	19	BLUE CHIP BUTTERFLY BUSH	Buddleia davidii 'Blue Chip'	24" H	
EUCO	3	DWARF BURNING BUSH	Eurotia x Compacta	30" H	
HYAA	22	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	30" H	
HYEB	11	BLOOMSTRUCK ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Bloomstruck'	30" H	
HYLL	34	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	30" H	
HYPL	19	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	30" H	
HYGM	12	MUNCHKIN OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Munchkin'	24" H	
PHOD	3	EASTERN NINEBARK	Physocarpus opulifolius 'Diablo'	30" H	
RHAG	183	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	24" H	
ROSK	16	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	30" H	
ROSP	11	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	30" H	
SORB	27	FALSE SPIREA	Spiraea serotina 'Beim'	30" H	
SYMP	5	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	30" H	
VIDE	97	ARKWOOD VIBURNUM	Viburnum dentatum	48" H	
<b>Evergreen Shrubs</b>					
JUCK	88	KALAY COMPACT JUNIPER	Juniperus chinensis 'Kalay'	30" H	
TAXC	4	CAPTATA UPRIGHT YEW	Taxus canadensis 'Capitata'	48" H	
TAXD	11	DENSE INTERMEDIATE YEW	Taxus x media 'Densiformis'	30" H	
<b>Ornamental Grasses</b>					
CALB	72	KOREAN FEATHER REED GRASS	Calamagrostis brachytricha	#1	
CAUK	314	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1	
CHLA	89	NORTHERN SEA OATS	Chloranthus halimifolius	#1	
MISP	156	PURPLE WIDEN GRASS	Miscanthus sinensis 'Purpurascens'	#1	
PEAH	63	DWARF FOUNTAIN GRASS	Pennisetum alpestris 'Hahnke'	#1	
SCSC	117	LITTLE BLUE STEM	Scirpochloa scoparium	#1	
<b>Perennials</b>					
CORZ	72	ZAGREB COREOPSIS	Coresopsis verticillata 'Zagreb'	Plug	Planted 18"-24" O.C.
GERR	137	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24"-36" O.C.
HESO	460	STELLA DE ORO DAILY	Hemerocallis 'Stella de Oro'	Plug	Planted 12"-18" O.C.
HOSH	86	HALCYON HOSTA	Hosta 'Halcyon'	#1	Planted 24"-36" O.C.
NEWL	54	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	#1	Planted 24"-36" O.C.
<b>Groundcovers</b>					
PACH	143	JAPANESE SPURGE	Pachyphloa terminalis 'Garden Spurge'	Plug	Planted 12" O.C.

 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

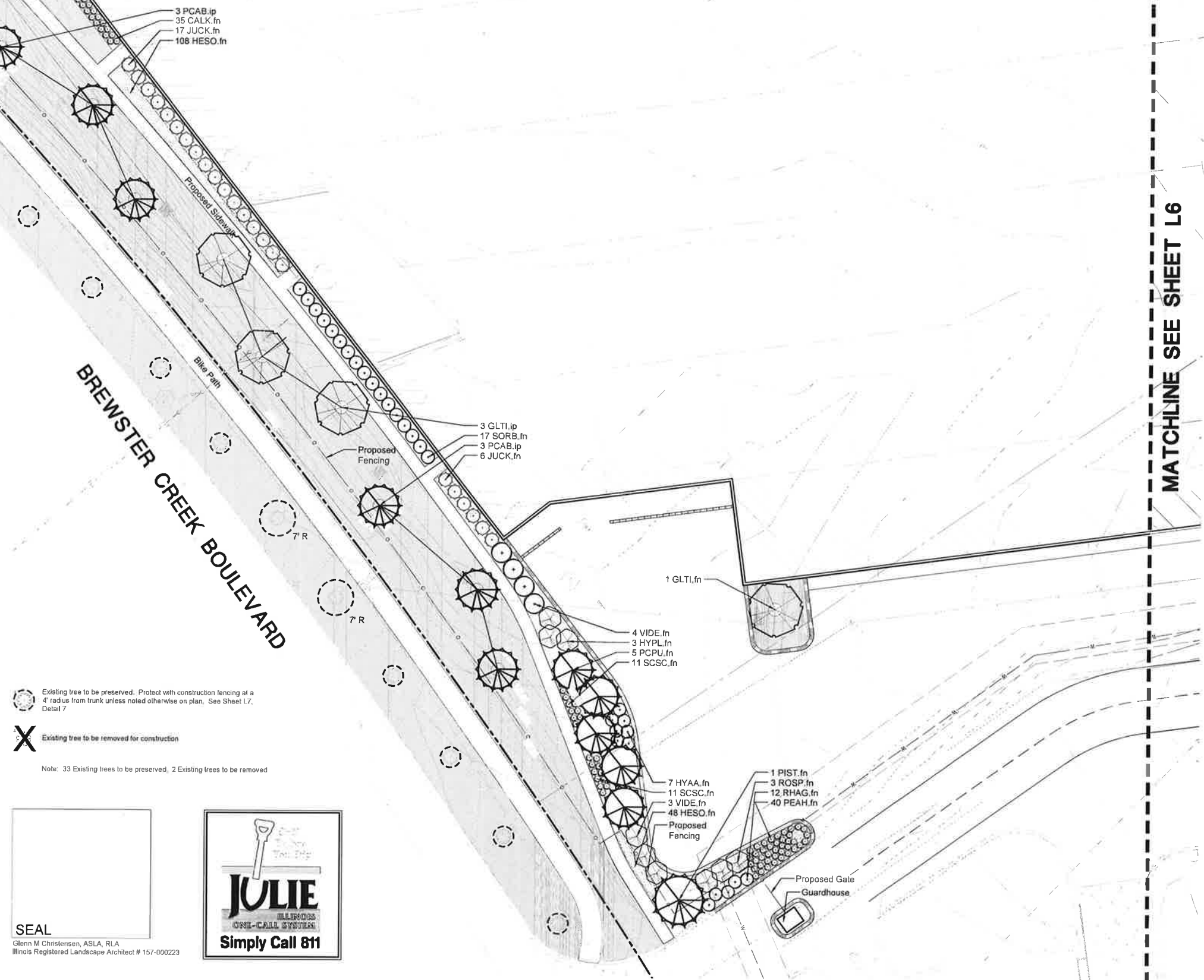
Note: 33 Existing trees to be preserved, 2 Existing trees to be removed



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1 inch = 20 ft



NO.	DATE	REVISIONS

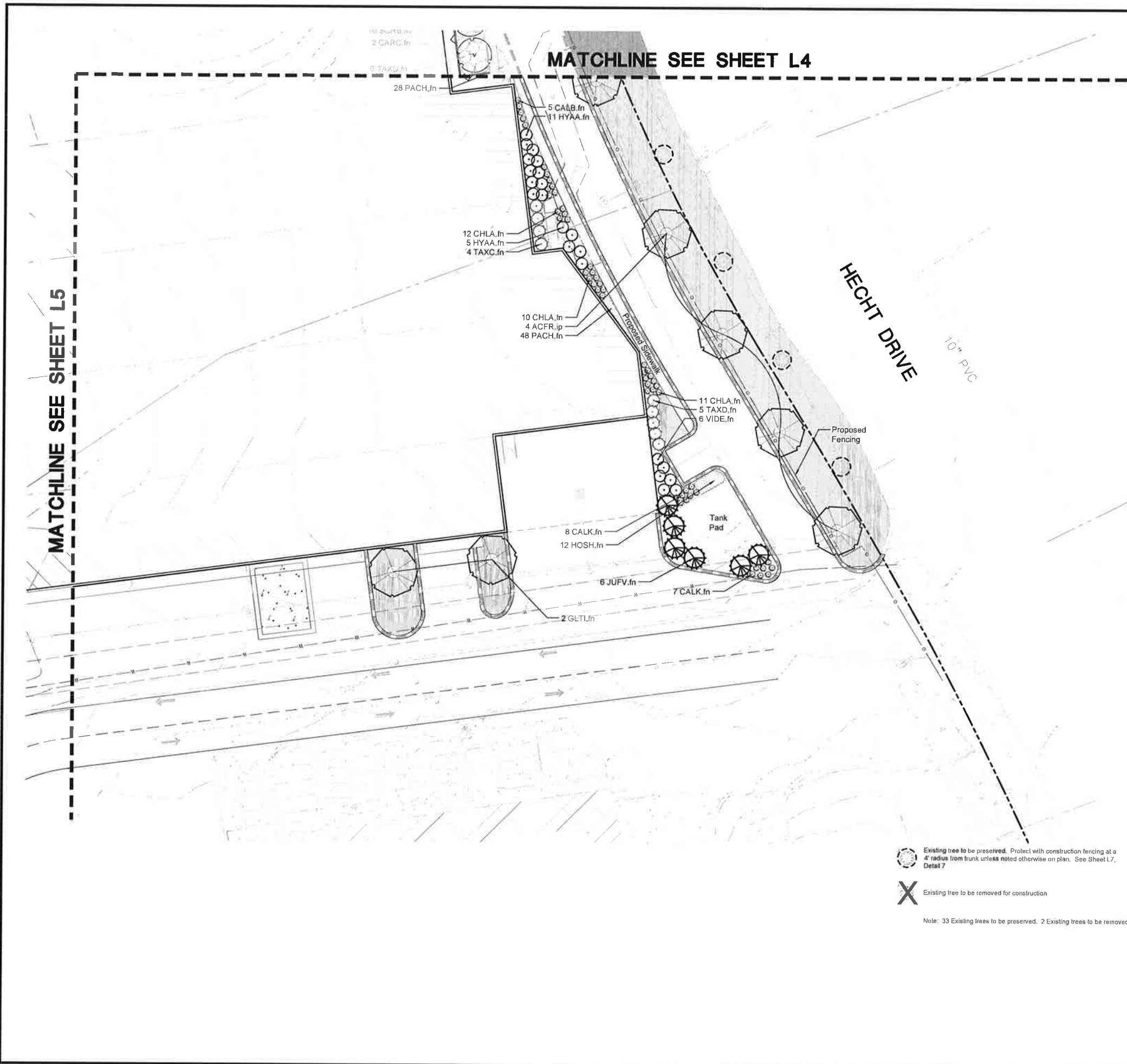
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RANA REAL SOLUTIONS BUILD-TO-SUIT  
VILLAGE OF BARTLETT, ILLINOIS  
LANDSCAPE PLAN



PROJ. NO.: 1501  
PROJ. ASSOC.: JM  
DRAWN BY: MN  
DATE: 8/05/17  
SCALE: 1/20  
SHEET  
**L5 OF L8**  
GDGBLL

PENDING APPROVAL/NOT FOR CONSTRUCTION USE






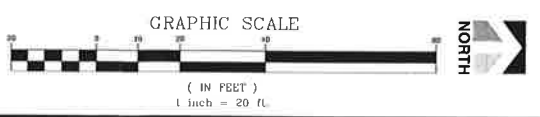
Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ACFR	21	AUTUMN BLAZE MAPLE	<i>Acer floridanum</i>	2.5' BB	
GIBI	23	GINKGO (MALE)	<i>Ginkgo biloba 'Autumn Gold'</i>	2.5' BB	
GLTI	34	SKYLINE HONEYLOCUST	<i>Gleditsia bicolor 'Inertia'</i>	2.5' BB	
QUAC	8	BUR OAK	<i>Quercus macrocarpa</i>	2.5' BB	
QURU	10	RED OAK	<i>Quercus rubra</i>	2.5' BB	
QUAL	5	REGAL PRINCE OAK	<i>Quercus x warei 'Long'</i>	2.5' BB	
<b>Ornamental Trees</b>					
GARC	3	MUSCLEWOOD	<i>Carpinus caroliniana</i>	6' BB	Multiview
<b>Evergreen Trees</b>					
JUFV	6	UPRIGHT JUNIPER	<i>Juniperus 'Farview'</i>	6' BB	
PCAB	6	NORWAY SPRUCE	<i>Picea abies</i>	6' BB	
PCPU	14	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	6' BB	
PST	1	WHITE PINE	<i>Pinus strobus</i>	6' BB	
<b>Deciduous Shrubs</b>					
BDGC	19	BLUE CHIP BUTTERFLY BUSH	<i>Buddleia davidii 'Blue Chip'</i>	24" H	
DUCC	3	DWARF BURNING BUSH	<i>Echinops x 'Compact'</i>	30" H	
HYAA	22	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	30" H	
HYEB	11	BLOOMSTRUCK ENDLESS SUMMER HYDRANGEA	<i>Hydrangea macrophylla 'Bloomstruck'</i>	30" H	
HYLL	34	LITTLE LIME HYDRANGEA	<i>Hydrangea 'Lime Line'</i>	30" H	
HYPL	18	LIMELIGHT HYDRANGEA	<i>Hydrangea paniculata 'Limelight'</i>	30" H	
HYQM	12	MUNCHKIN DALEAF HYDRANGEA	<i>Hydrangea quercifolia 'Munchkin'</i>	24" H	
PHOD	3	EASTERN NINEBARK	<i>Physocarpus opulifolius 'Diablo'</i>	30" H	
RHAG	183	GRIDLAW SUMAC	<i>Rhus aromatica 'Gris-lin'</i>	24" H	
ROSK	15	KNOCKOUT SHRUB ROSE	<i>Rosa 'Knockout'</i>	30" H	
ROSP	11	PURPLE PAVEMENT ROSE	<i>Rosa rugosa 'Purple Pavement'</i>	30" H	
SCRB	27	FALSE SPIREA	<i>Sorbaria sorbifolia 'Item'</i>	30" H	
SYMP	8	DWARF KOREAN LILAC	<i>Syringa meyeri 'Palmer'</i>	30" H	
VIDE	97	ARROWWOOD VIBURNUM	<i>Viburnum dentatum</i>	48" H	
<b>Evergreen Shrubs</b>					
JUCK	88	KALLEY COMPACT JUNIPER	<i>Juniperus chinensis 'Kalley'</i>	30" H	
TAXC	4	CAPTATA UPRIGHT YEW	<i>Taxus cuspidata 'Capitata'</i>	48" H	
TAXD	11	DENSE INTERMEDIATE YEW	<i>Taxus x media 'Densiformis'</i>	30" H	
<b>Ornamental Grasses</b>					
CALB	72	KOREAN FEATHER REED GRASS	<i>Calamagrostis brachytricha</i>	#1	
CALK	314	FEATHER REED GRASS	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	#1	
CHLA	89	NORTHERN SEA OATS	<i>Chasmanthum latifolium</i>	#1	
MISP	156	PURPLE MAIDEN GRASS	<i>Miscanthus sinensis 'Purple Princess'</i>	#1	
PEAH	83	DWARF FOUNTAIN GRASS	<i>Pennisetum alpecuroides 'Harelei'</i>	#1	
SCSC	117	LITTLE BLUE STEM	<i>Schizachyrium scoparium</i>	#1	
<b>Perennials</b>					
CORZ	72	ZAGREB CORDEOPSIS	<i>Coreopsis verticillata 'Zagreb'</i>	Plg	Planted 18" x 24" O.C.
GERR	137	ROZANNE GERANIUM	<i>Geranium 'Rozanne'</i>	#1	Planted 24" x 36" O.C.
HESD	460	STELLA DE ORO DAYLILY	<i>Hemerocallis 'Stella de Oro'</i>	Plg	Planted 12" x 18" O.C.
HOSH	96	HALCYON HOSTA	<i>Hosta 'Halcyon'</i>	#1	Planted 24" x 36" O.C.
NEWL	54	WALKER'S LOW CATMINT	<i>Nepeta racemosa 'Walker's Low'</i>	#1	Planted 24" x 36" O.C.
<b>Groundcovers</b>					
PACH	143	JAPANESE SPRUCE	<i>Pachysandra terminalis 'Green sariol'</i>	Plg	Planted 12" O.C.

 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  
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Simply Call 811



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

SHEET  
**L6 OF L8**  
 GDGBLL

PROJ. NO.: JPD  
 PROJ. ASSOC.: JM  
 DRAWN BY: MN  
 DATE: 8/25/17  
 SCALE: 1:20

9/25/17 PER VILLAGE COMMENTS  
 7/25/17 PER VILLAGE COMMENTS

PENDING APPROVAL/NOT FOR CONSTRUCTION USE

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-183**

DATE: September 8, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Angela L Zubko, Community Development Planner  
RE: **(#17-16) Home Depot Resubdivision of Lot 1**

---

**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

**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 Yard Parking Setback: from 60' to 10' (along Route 59)
- Side Yard Parking Setback: from 30' to 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, Lot 4 was approved for Sonic 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 outlot 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. 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

	Parking Required	Parking Provided
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 = 395 spaces (Lot 1)</b>
Seasonal/ Temporary Outdoor Storage		Eliminating 96 spaces
		<b>Total = 299 spaces during the Summer (Lot 1)</b>

*(The Variation was discussed by the Zoning Board of Appeals at their meeting on September 7, 2017 and recommended for approval.)*

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 outlot 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 existing 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) A 14'-6" reduction in the required 30 foot side yard building setback along the southern property line,
  - b) A 30 foot reduction from the required 30 foot side yard parking setback along the southeastern property line, and
  - c) A 9'-4" reduction in the required 40 foot rear yard building setback along the western property line.

*(The Variation requests were discussed by the Zoning Board of Appeals at their meeting on September 7, 2017 and all were recommended for approval.)*

7. The petitioner is requesting a **Special Use Permit to allow outdoor seating** with about 12 seats. The outdoor seating area will also have a bike rack and a 36" high 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 for Lot 2 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 Engineering Plans are currently under Staff Review.

**RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's requests subject to the following conditions and Findings of Fact:
  - A. Staff approval of the Engineering Plans;
  - B. Building permits shall be required for all construction activities including the outdoor seating;
  - C. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - D. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
  - E. Landscaping must be installed within one year of the issuance of a building permit;
  - F. Findings of Fact (Second Site Plan Amendment for Lot 1 and Site Plan for Lot 2):
    - i. That the proposed building is are a permitted use in the B-4 Zoning District;
    - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
    - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
    - iv. That the site plan provides for the safe movement of pedestrians within the site;
    - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
    - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
  - G. Findings of Fact: Special Use Permits (drive-thru establishment and outdoor seating)
    - i. The proposed drive-thru and outdoor seating are desirable to provide uses which are in the interest of public convenience and will contribute to the general welfare of the community;
    - ii. That the proposed drive thru and outdoor seating will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;

- iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. Background materials are attached for your review and consideration.

alz/attachments

x:\comdev\mem2017\183\_HomeDepotOutlot2\_pc.docx

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 30 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 LESSOR'S SIGNATURE A LETTER AUTHORIZING THE PETITION SUBMITTAL.)  
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.

**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

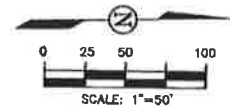
PIN: Part of 01-04-403-033



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, GIS User Community

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

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



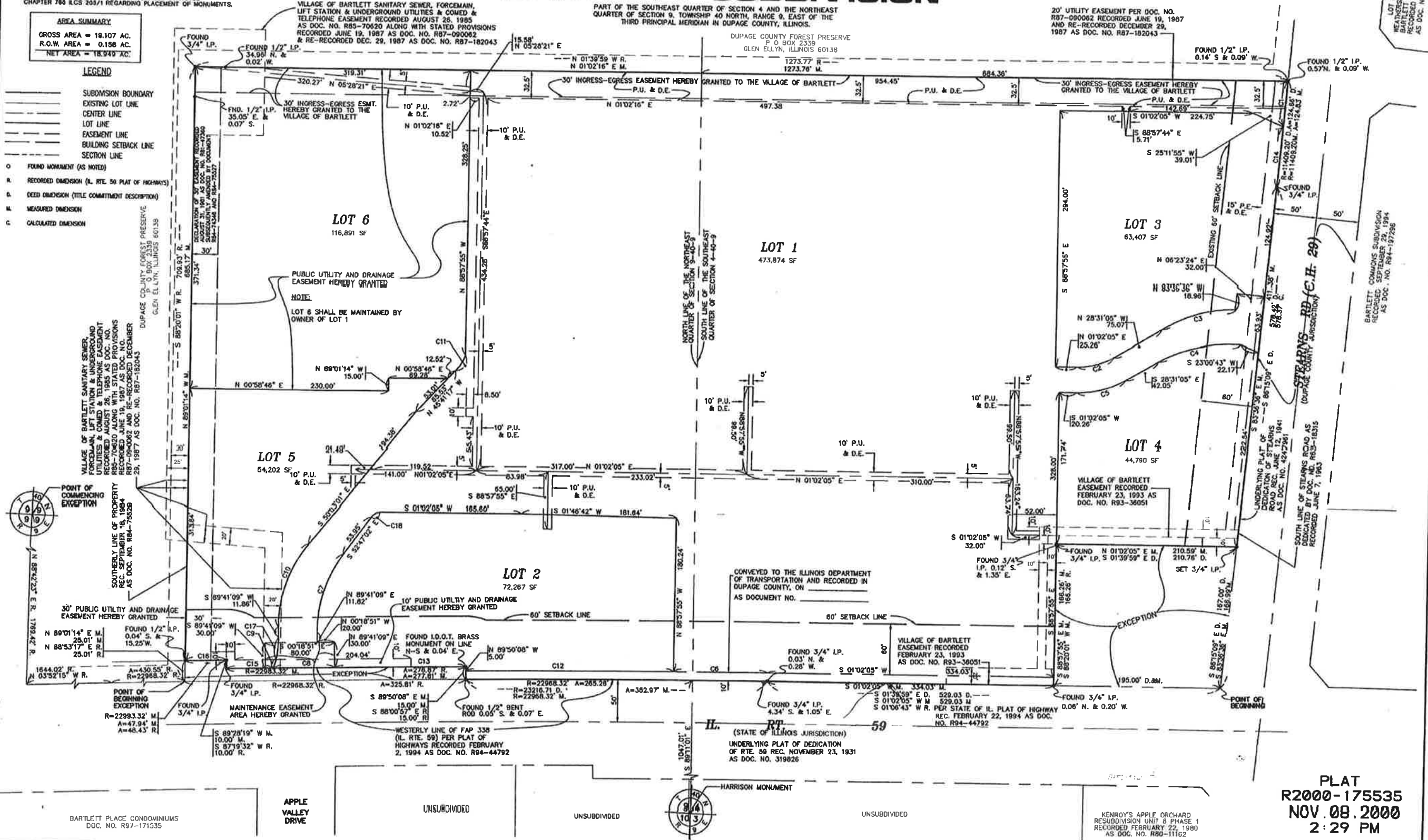
- NOTES:**
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  - IRON PIPE AT ALL LOT CORNERS AND POINTS OF CURVATURE.
  - DENOTES CONCRETE MONUMENT SET
  - DASHED LINES INDICATE PUBLIC UTILITY & DRAINAGE EASEMENTS (P.U. & D.E.)
  - LONG DASHED LINES INDICATE BUILDING LINES.
  - 3/4" I.D. X 24" LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN #2 TO CONFORM TO ILL. COMPILED STATUTES CHAPTER 163 R.C.S. 205/1 REGARDING PLACEMENT OF MONUMENTS.

- 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 RECORDABLE 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.
- THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOT 2 OR LOT 5.

**AREA SUMMARY**

GROSS AREA = 19,107 AC.  
R.O.W. AREA = 0.156 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)
- R RECORDED DIMENSION (I.L. RTE. 59 PLAT OF HIGHWAYS)
- D DEDICATED DIMENSION (TITLE COMMITMENT DESCRIPTION)
- M MEASURED DIMENSION
- C CALCULATED DIMENSION



**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1887 HIGH GROVE LN • NAPERVILLE IL 60540 • (800) 366-9232

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

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	5-25-00	REV. PER VILLAGE REVIEW			
2	6-30-00	100% CONSTRUCTION			
3	8-1-00	REV. PER VILLAGE REVIEW			
4	9-6-00	REV. PER IDOT REVIEW			
5	8-8-00	REV. SURVEYORS CERT.			

**THE HOME DEPOT - BARTLETT SUBDIVISION**

FINAL PLAT OF SUBDIVISION R2000-175535

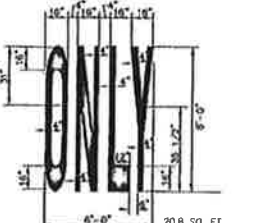
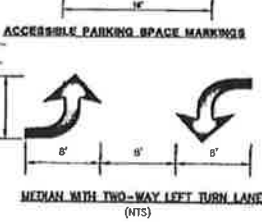
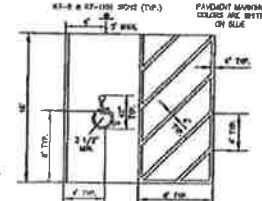
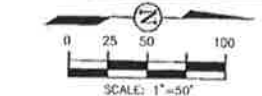
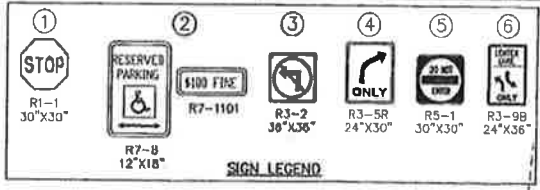
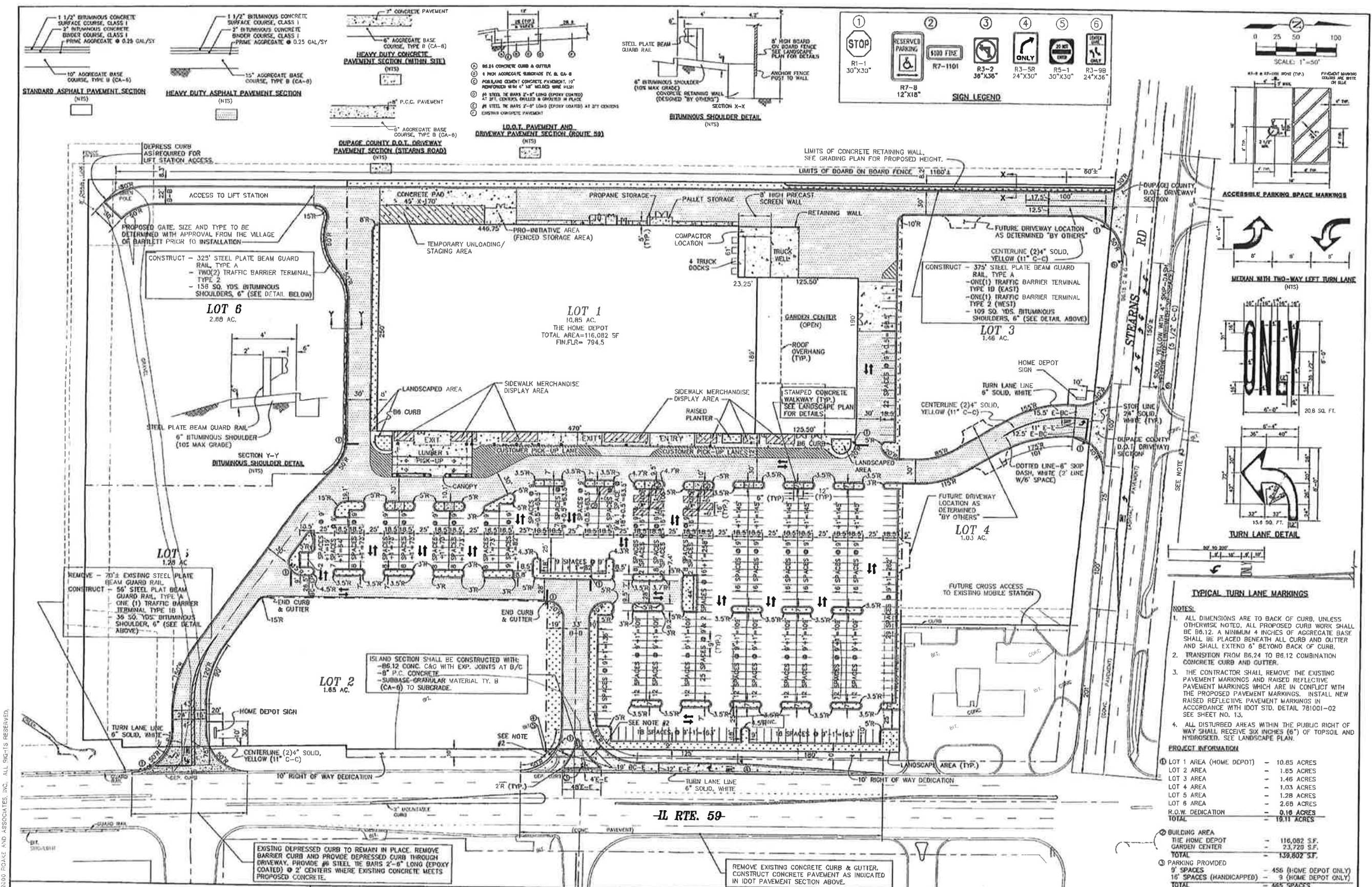
DRN/CRD BY: KER/MEH FILE: 48211PS2 P.L.D. BK./PG. 114/48 SHEET NO. 2

ORDINANCE #2000-85 FINAL PLAT OF SUBDIVISION

1482101148211PS2 Fl. 549 8 05:37:06 2000 CH







- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. ALL PROPOSED CURB WORK SHALL BE B6.12. A MINIMUM 4" INCHES OF AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER AND SHALL EXTEND 6" BEYOND BACK OF CURB.
  - TRANSITION FROM B6.24 TO B6.12 COMBINATION CONCRETE CURB AND GUTTER.
  - THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT MARKINGS AND RAISED REFLECTIVE PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS. INSTALL NEW RAISED REFLECTIVE PAVEMENT MARKINGS IN ACCORDANCE WITH IDOT STD. DETAIL 781001-02 SEE SHEET NO. 13.
  - ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL RECEIVE SIX INCHES (6") OF TOPSOIL AND HYDROSEED. SEE LANDSCAPE PLAN.

**PROJECT INFORMATION**

LOT 1 AREA (HOME DEPOT)	10.85 ACRES
LOT 2 AREA	1.65 ACRES
LOT 3 AREA	1.46 ACRES
LOT 4 AREA	1.03 ACRES
LOT 5 AREA	1.28 ACRES
LOT 6 AREA	2.68 ACRES
R.O.W. DEDICATION	0.18 ACRES
<b>TOTAL</b>	<b>18.11 ACRES</b>

BUILDING AREA	116,082 S.F.
GARDEN CENTER	23,720 S.F.
<b>TOTAL</b>	<b>139,802 S.F.</b>

9' SPACES PROVIDED	456 (HOME DEPOT ONLY)
16' SPACES (HANDICAPPED)	3 (HOME DEPOT ONLY)
<b>TOTAL</b>	<b>459 SPACES</b>

**ROAKE AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
 1907 HIGH GROVE LN • NAPERVILLE IL 60540 • (630) 365-3232

PREPARED FOR:  
**GREENBERG FARROW ARCHITECTURE**  
 3455 SALT CREEK LANE, SUITE 100  
 ARLINGTON HEIGHTS, IL 60005  
 (847) 788-9200

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1	05-25-00	REV. PER VILLAGE REVIEW				
2	06-27-00	90% REVIEW				
3	08-30-00	100% FOR CONSTRUCTION				
4	08-01-00	PER VILLAGE REVIEW				

**THE HOME DEPOT - BARTLETT, ILLINOIS**

**DIMENSION PLAN**

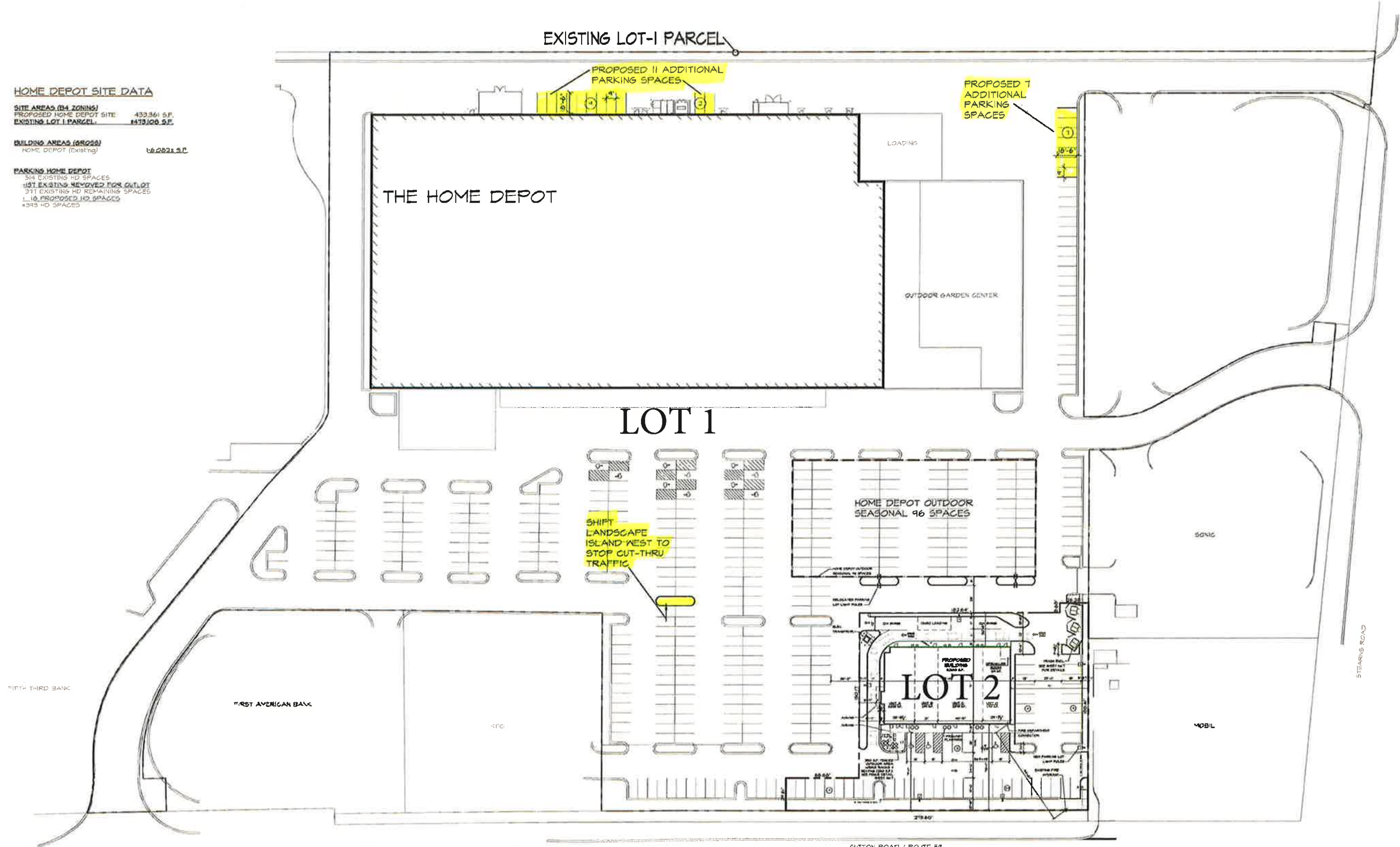
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SCALE: 1"=50'	DATE: 3-30-00	JOB NO.: 462.011	

**HOME DEPOT SITE DATA**

**SITE AREAS (BY ZONING)**  
 PROPOSED HOME DEPOT SITE 433,561 S.F.  
 EXISTING LOT 1 PARCEL 1,173,000 S.F.

**BUILDING AREAS (GROSS)**  
 HOME DEPOT (EXISTING) 1,628,211 S.F.

**PARKING HOME DEPOT**  
 514 EXISTING HD SPACES  
 187 EXISTING SPACES FOR OUTLOT  
 211 EXISTING HD REMAINING SPACES  
 110 PROPOSED HD SPACES  
 383 HD SPACES



**OVERALL SITE PLAN**  
 SCALE: 1"=40' NORTH

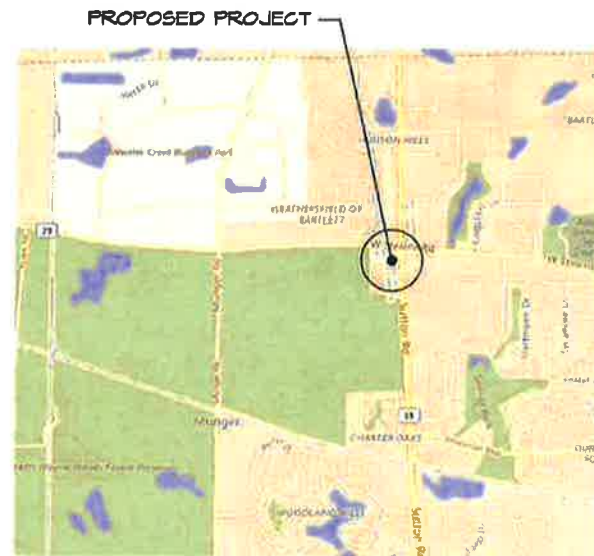
8/4/2017  
 7/7/2017  
 KMA #1504 SITE PLAN 14F.1 5/19/2017

**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

**SECOND SITE PLAN AMENDMENT FOR LOT 1**



LOCATION PLAN  
SCALE: NTS

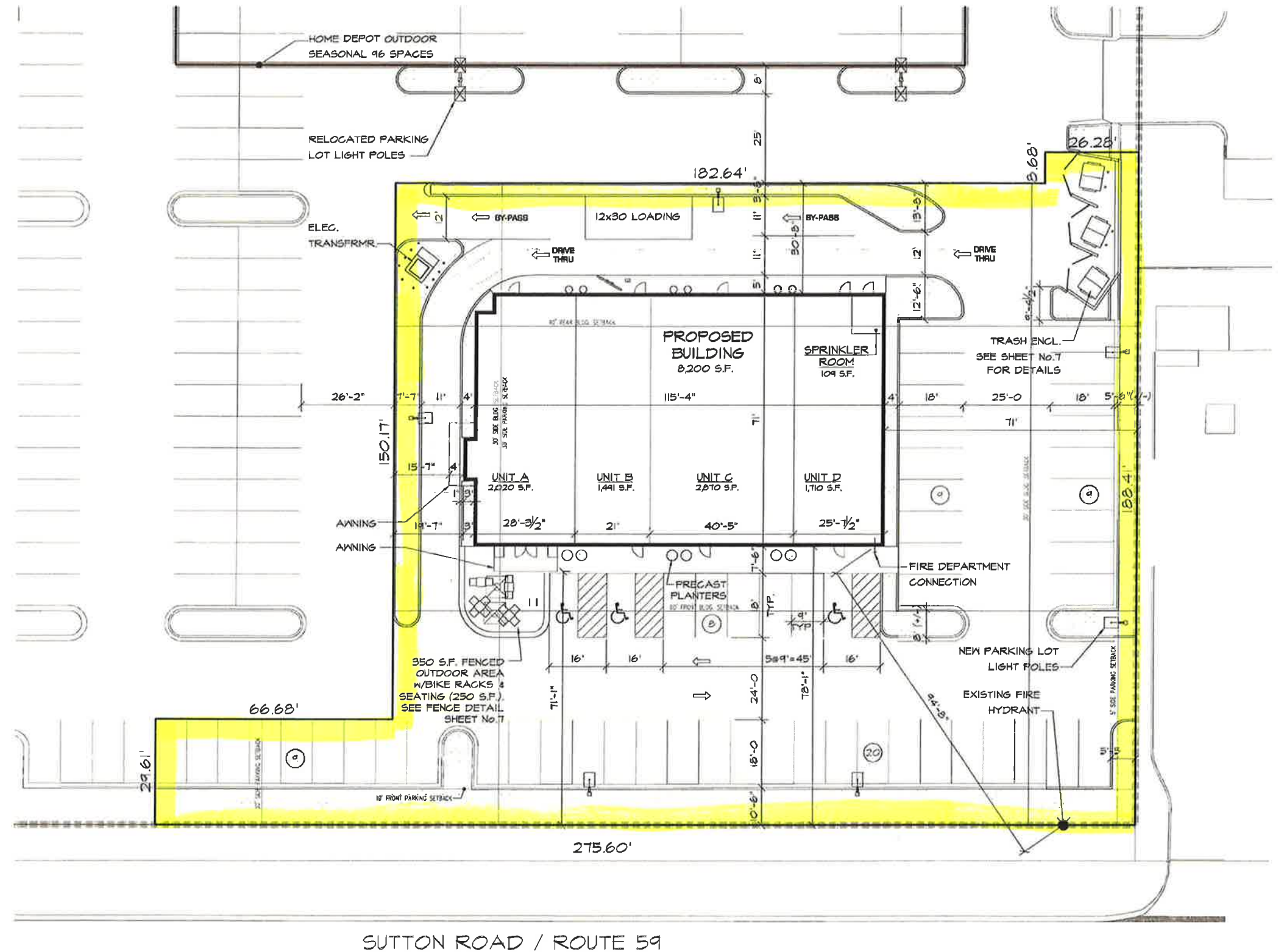
OUTLOT SITE DATA

SITE AREAS (BY ZONING)	59,747 S.F.
PROPOSED OUTLOT SITE	0.2
F.A.R. (0.5 MAX.)	6,066 S.F. (10.3%)
OPEN SPACE (15% MIN)	

SET BACKS	REQ'D	PROPOSED
FRONT BUILDING	60'	71'-1"
FRONT PARKING	10'	10' (EXIST)
REAR BUILDING	40'	50'-8"
SIDE BUILDING (NORTH)	50'	71'
SIDE BUILDING (SOUTH)	50'	18'-11"
SIDE PARKING (NORTH)	5'	5' (EXIST)
SIDE PARKING (SOUTH)	50'	0' (EXIST)

PROPOSED BUILDING AREAS (GROSS)	8,200 S.F.
RETAIL (Proposed)	

PARKING RETAIL REST.	
(Interior Areas per Zoning Code)	
Retail 6,800 (15%) Storage, Tolls, Non-Public, Etc.	21 CARS
5,288 S.F. / 200 Retail	16 CARS
Rest. 2,020-1,210 (5-10%) Storage, Tolls, Non-Public, Etc.	5 CARS
430 S.F. Interior/60 Rest	
250 S.F. Outdoor/60 Rest	
*or Restaurant Seats & Employees	
+6 emp/3 = 2	
+35 int. seats/3 = 11	
+12 outdoor seats/3 = 4	
TOTAL REQUIRED per Area	44 CARS
TOTAL REQUIRED per Area w/Seats	44 CARS
TOTAL PROVIDED	55 CARS



OUTLOT SITE PLAN  
SCALE: 1"=20'

8/4/2017  
7/7/2017  
5/19/2017

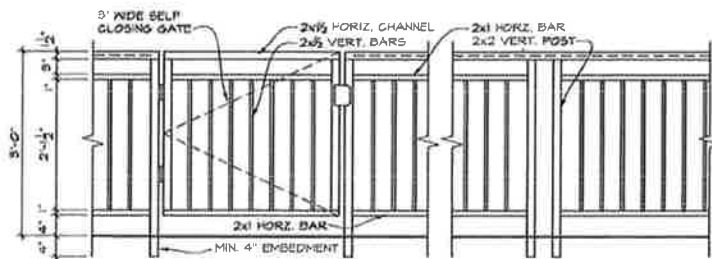
KMA #1504 SITE PLAN 14F.1

PROPOSED COMMERCIAL BLDG.

HOME DEPOT OUTLOT / IL RT. 59  
BARTLETT, IL

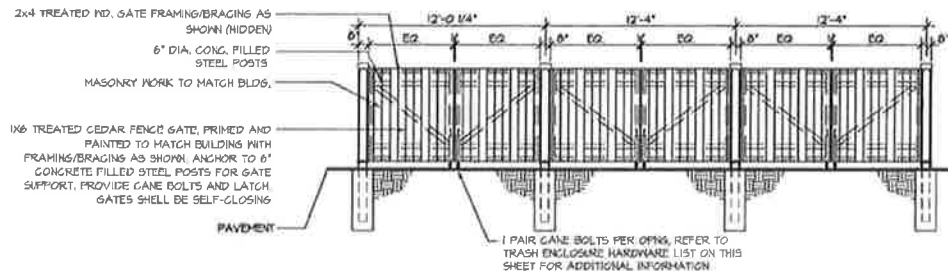
AETNA DEVELOPMENT CORPORATION  
200 W. MADISON STREET  
CHICAGO, ILLINOIS

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

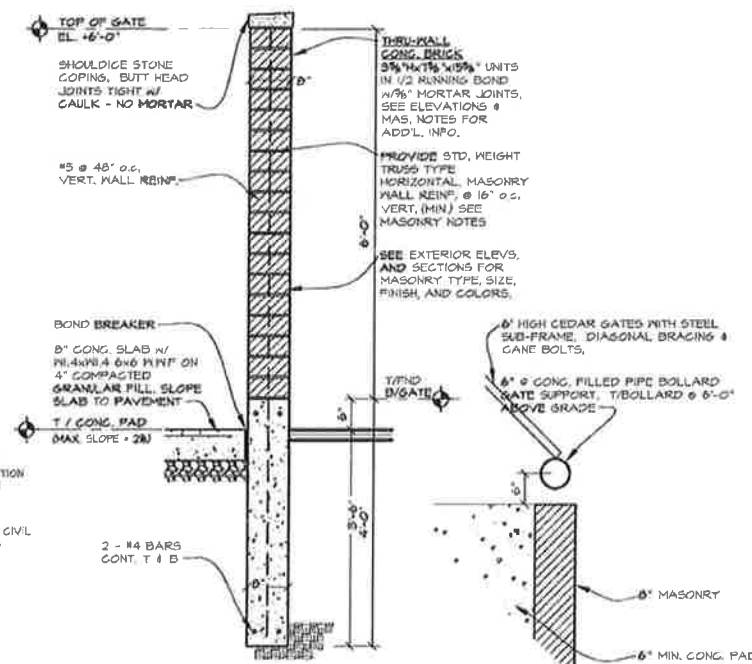
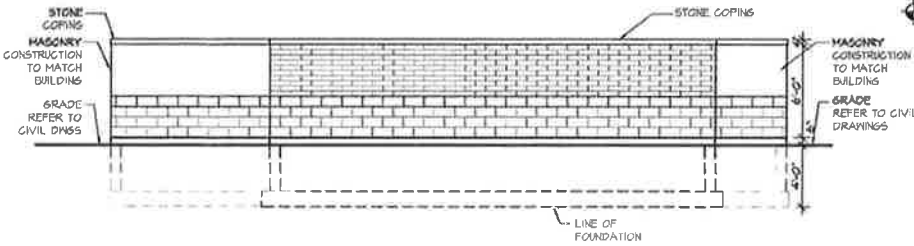


**TENANT PATIO FENCE**  
SCALE: 3/4" = 1'-0"

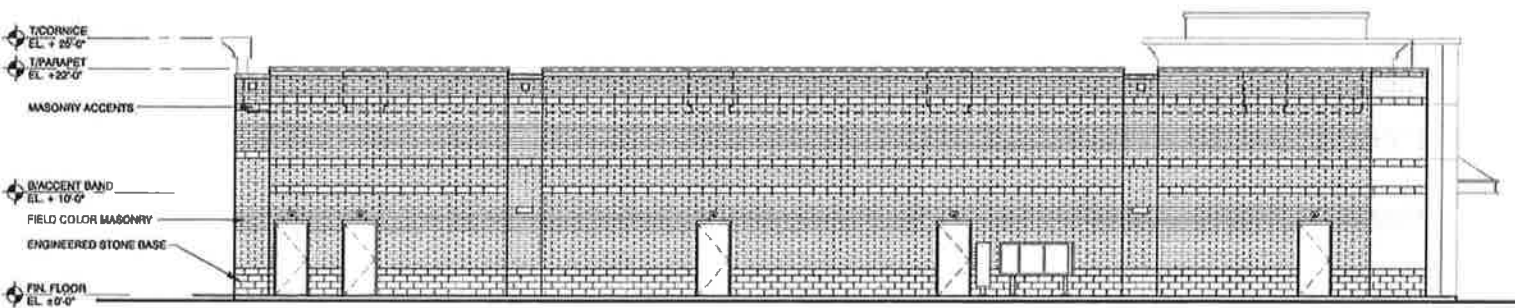
EXTERIOR FINISH LIST	
<b>MASONRY FIELD COLORS</b>	ECHELON MASONRY "ROCKTON BEIGE"
<b>MASONRY ACCENTS AND COPING</b>	ECHELON MASONRY SMOOTH-FACE COLOR: "WHITE"
<b>STONE BASE</b>	ECHELON MASONRY SPLIT-FACE COLOR: "WHITE"
<b>EFIS ENTRANCE AND DRIVE THRU</b>	DRYVIT "GRAY FLANNEL"
<b>EFIS CORNICE</b>	DRYVIT "MOONLIGHT"
<b>METAL FINISHES</b>	BLACK
<b>METAL COPING</b>	PAG-GLAD "STONE WHITE"
<b>PATIO FENCE</b>	BLACK
<b>TRASH ENCLOSURE GATES</b>	CEDAR PAINTED S610B "LATTE"
<b>STOREFRONT ALUMINUM</b>	CLEAR ANODIZED ALUMINUM
<b>STOREFRONT GLAZING</b>	1" CLEAR INSULATED GLASS
<b>HOLLOW METAL DOORS AND FRAMES</b>	PAINT TO MATCH ADJACENT MASONRY
<b>WALL MID-LIGHT FIXTURES</b>	COLOR TO MATCH ALUM. STOREFRONT



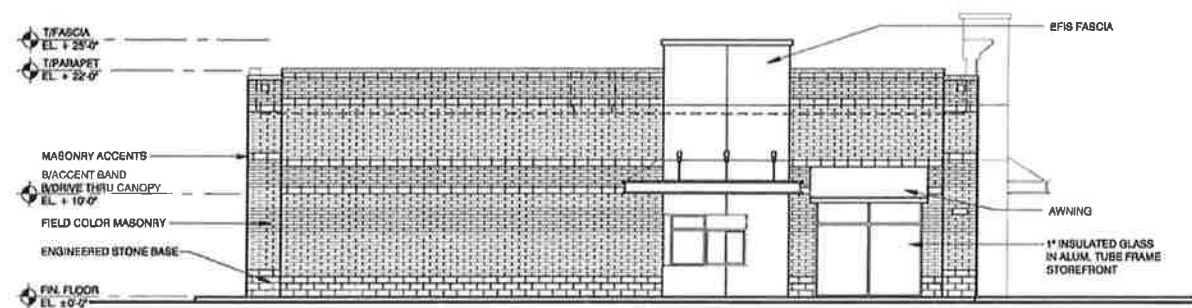
**TRASH ENCLOSURE ELEVATIONS**  
SCALE: 3/16" = 1'-0"



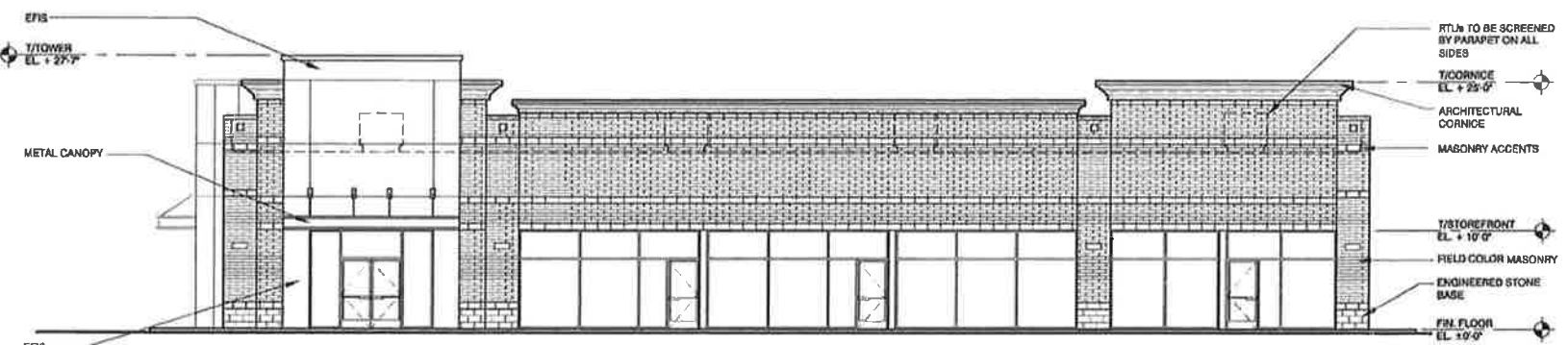
**TRASH ENCLOSURE DETAIL & SECTION**  
SCALE: 3/4" = 1'-0"



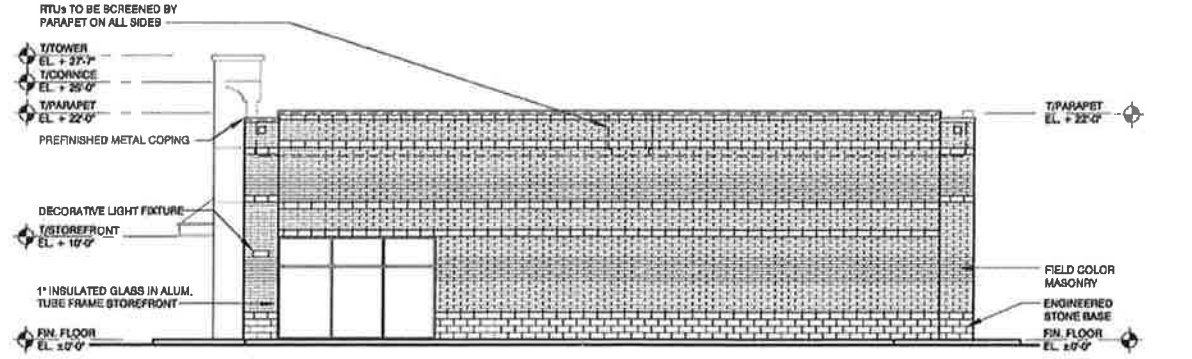
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

KMA PROJECT #1504 ELEV2  
7/1/2017  
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





**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





**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



Aetna Retail

6WC Stearns School Road and Route 59  
Barlet, Arns

DAVID R. McCALLUM ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
300 N. Williams Avenue / Liberty, Arns 6208  
T 618.302.0101 F 618.302.0101



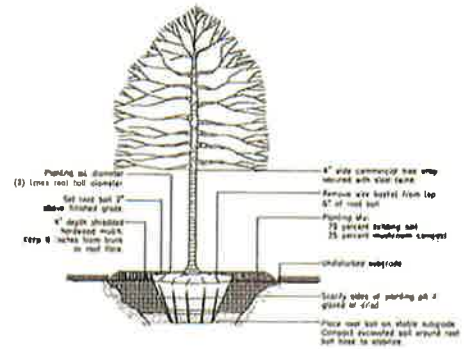
161 Lake Cook Road - Suite C / Deerfield, Arns 60015  
T 847.942.6511 F 847.942.6511

Landscape Plan

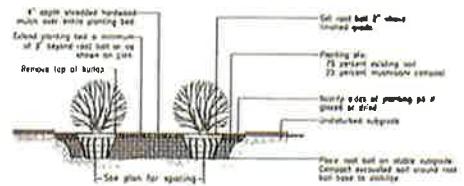
Mark	Description	Date
2	Per Village Comments	08/30/17
1	Per Review	05/05/17

Number	46607
Scale	1" = 20'
File	4663730A
Sheet	L10

LANDSCAPE PLAN



**Deciduous Tree Planting**



**Shrub Planting**



**Perennial Planting**

**Noles**

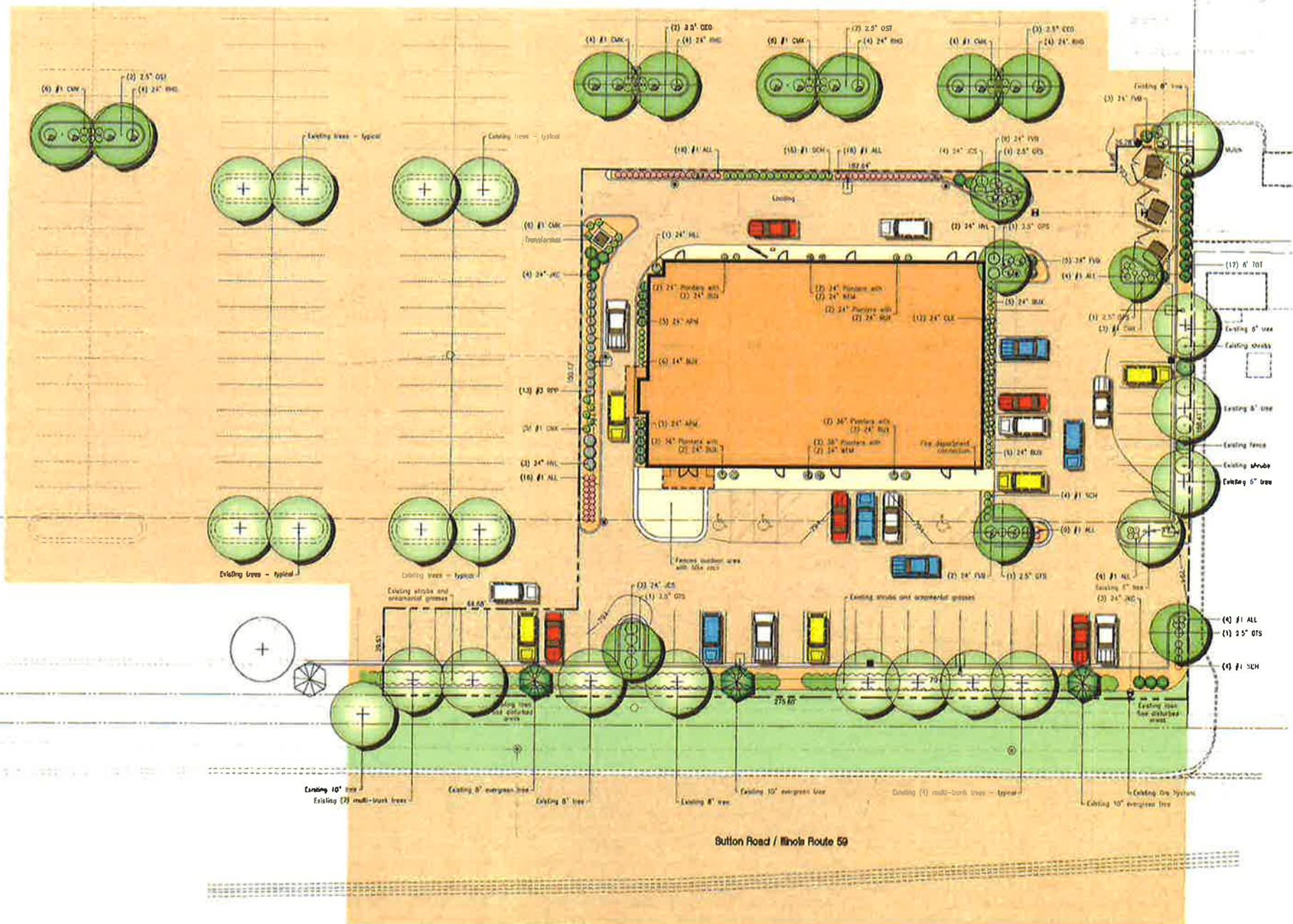
36" Planters to be (8) Riverside Plastics Model RC-36/Light Gray planters or approved alternate;  
provide drainage hole and 6" depth gravel in bottom of planter, fill with Planting Mix  
24" Planters to be (8) Riverside Plastics Model RC-24/Light Gray planters or approved alternate;  
provide drainage hole and 6" depth gravel in bottom of planter, fill with Planting Mix  
Riverside Plastics, Inc., P.O. Box 421, Farmingburg, NY 11031 (800) 493-6345, riverside-plastics.com  
To insure viability, shrubs shall not exceed a mature height of thirty inches (30") above pavement on  
landscape islands at the end of parking rows  
Branching shall start no less than six feet (6') above the pavement, measured from pavement level

**Plant List**

Key	Qty	Size	Botanical Name	Common Name	Remarks
CEO	4	2.5"	<i>Celtis occidentalis</i> 'Pavia's Pride'	Prune Privet Common Hackberry	88
CSE	2	1"	<i>Cornus stolonifera</i> 'Nectar Belle'	Princess Shrub Dogwood	88
OTS	4	2.5"	<i>Cornus stolonifera</i> var. <i>stolonifera</i> 'Skyline'	Skyline Flameless Hybridized Dogwood	88
OSI	4	2.5"	<i>Ostrya virginiana</i>	Hickory	88
Shrubs					
Key	Qty	Size	Botanical Name	Common Name	Remarks
ABM	10	24"	<i>Artemisia bioculata</i> 'Sea Spray' UC1897	Sea Spray Mound Chokeberry	88
BLZ	24	24"	<i>Buxus microcarpa</i> 'Dorcas'	Chinquapin Green Boxwood	88
CIE	12	24"	<i>Cornus stolonifera</i> 'Hummingbird'	Hummingbird Summerhaze	88
EVF	16	24"	<i>Forsythia viridissima</i> 'Bonanza'	Bonanza Dwarf Forsythia	88
NL	5	24"	<i>Nyctaginia sancti-jovis</i> 'Lutea'	Lutea Low Hydrangea	88
NL	5	24"	<i>Nyctaginia sancti-jovis</i> 'Limegreen'	Limegreen Hydrangea	88
JCR	7	24"	<i>Juncus chinensis</i> var. <i>virgatus</i>	Sargent Juniper	88
JCR	7	24"	<i>Juncus chinensis</i> 'Katy's Compact'	Katy's Compact Juniper	88
RHD	18	24"	<i>Rhus aromatica</i> 'Sun-Low'	Sun-Low Fragrant Sumac	88
RSD	13	24"	<i>Rhus typhina</i> 'Purple Pleasure'	Purple Pleasure Rose	Consumer 88
TOT	11	8"	<i>Thuja occidentalis</i> 'Tidyard'	Missouri Arborvitae	88
WFL	4	24"	<i>Wegelia florida</i> 'Mauve'	Mauve Weigela	88
Perennials and Ornamental Grasses					
Key	Qty	Size	Botanical Name	Common Name	Remarks
ALL	70	1"	<i>Allium 'Summer Beauty'</i>	Summer Beauty Allium	Consumer 88
CUK	24	1"	<i>Carex acutata</i> 'Karl Foerster'	Feather Reed Grass	Consumer 88
SCH	23	1"	<i>Schizanthus luteus</i>	Little Bluebell	Consumer 88

**Calculations**


<b>SITE AREA (BY ZONING)</b>	34,147 S.F.
<b>PROPOSED OUTLOT SITE</b>	0.2
<b>F.A.R. (0.3 MAX)</b>	6,069 S.F. (18.3%)



Scale: 1" = 20'



**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-184**

DATE: September 8, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Angela L Zubko, Community Development Planner   
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; and  
Special Use Permit to disturb a wetland

**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 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 petitioner is requesting a **Special Use Permit to disturb the wetland** located in the northeast corner of the site. An application to the Army Corps of Engineers has been submitted, and the report states: "*this property contains waters of the United States. The Open Water Area and Swales have been determined to be under the jurisdiction of this office and therefore, subject to Federal regulation.*" A permit will be required from the Department of the Army before any work within 50' of the open water area and swale commence. The Petitioner must follow the three comments provided in the letter dated August 11, 2017 from Hampton, Lenzini and Renwick, Inc. (HLR).
5. 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.

6. The existing curb cut off E. Devon Avenue will be widened and utilized for all site traffic, passenger cars and trucks.

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 112 spaces for the warehouse and 28 parking spaces for the office space totaling 140 parking spaces for this use. **The plan however shows 51 future parking spaces, which would increase the total parking provided on the site to 146 spaces and if constructed would meet the Zoning Ordinance requirements.** There are also 6 truck future parking spaces available on the north side of the building if a future tenant would need truck parking rather than automobile parking. *(The Variation request was discussed by the Zoning Board of Appeals at their meeting on September 7, 2017 and recommended for approval.)*

7. A Landbank/Future Parking Agreement is currently being drafted by the owner which will include the following language to require the Petitioner to install the landbanked/future parking spaces:

Upon the Staff's inspection of the site, it is clear that tenants and/or visitors are not parking in a designated parking space.

And the petitioner will be required to post a bond, letter of credit or cash as a surety with the Village as a Performance Guarantee that the landbanked parking area with islands and striping will be installed.

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

### **RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's request subject to the following conditions and Findings of Fact:
  - A. Staff approval of the Engineering Plans and Landscape Plan;
  - B. US Army Corps of Engineers permit approval prior to the issuance of any Village Building Permits within 50' of the open water area and swale;
  - C. The Petitioner must follow the three comments provided in the letter dated August 11, 2017 from Hampton, Lenzini and Renwick, Inc. (HLR);
  - D. Execution and delivery of the Landbank Parking Agreement by the Owner to the Village prior to the issuance of building permits;
  - E. Recording of the Landbank Parking Agreement;
  - F. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - G. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for

- review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
- H. Landscaping must be installed within one year of the issuance of a building permit;
  - I. Findings of Fact (Third Site Plan Amendment):
    - i. That the proposed office/warehouse is a permitted use in the I-1 Zoning District;
    - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
    - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
    - iv. That the site plan provides for the safe movement of pedestrians within the site;
    - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
    - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
  - J. Findings of Fact: Special Use Permit (Disturbing a wetland)
    - i. That the granting of the Special Use is in harmony with the general purpose and intent of Section 9-24-1, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development;
    - ii. That the granting of the Special Use Permits will not:
      - a. Diminish the value of land and buildings in its neighborhood;
      - b. Increase the potential for flood damages to adjacent property;
      - c. Incur additional public expenses for flood protection, rescue or relief;
      - d. Increase the hazard from other dangers to said property;
      - e. Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance.
2. Background materials are attached for your review and consideration.

**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 802 E. DEVON ADDITION

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: DIMITRI POULOKEFALOS

Street Address: 27 CUTTER RUN

City, State: 802 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]

Date: 3/17/17

(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): 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. DEVON 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.

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.

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

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: Dimitri Pouloukefalos

DATE: 3/17/17

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: Dimitri Pouloukefalos

ADDRESS: 27 cutter Run S. Barrington, 60010

PHONE NUMBER: 630-327-6312

EMAIL: DPoulos@VACTAPES.COM

SIGNATURE: 

DATE: 3/17/17

# ZONING/LOCATION MAP

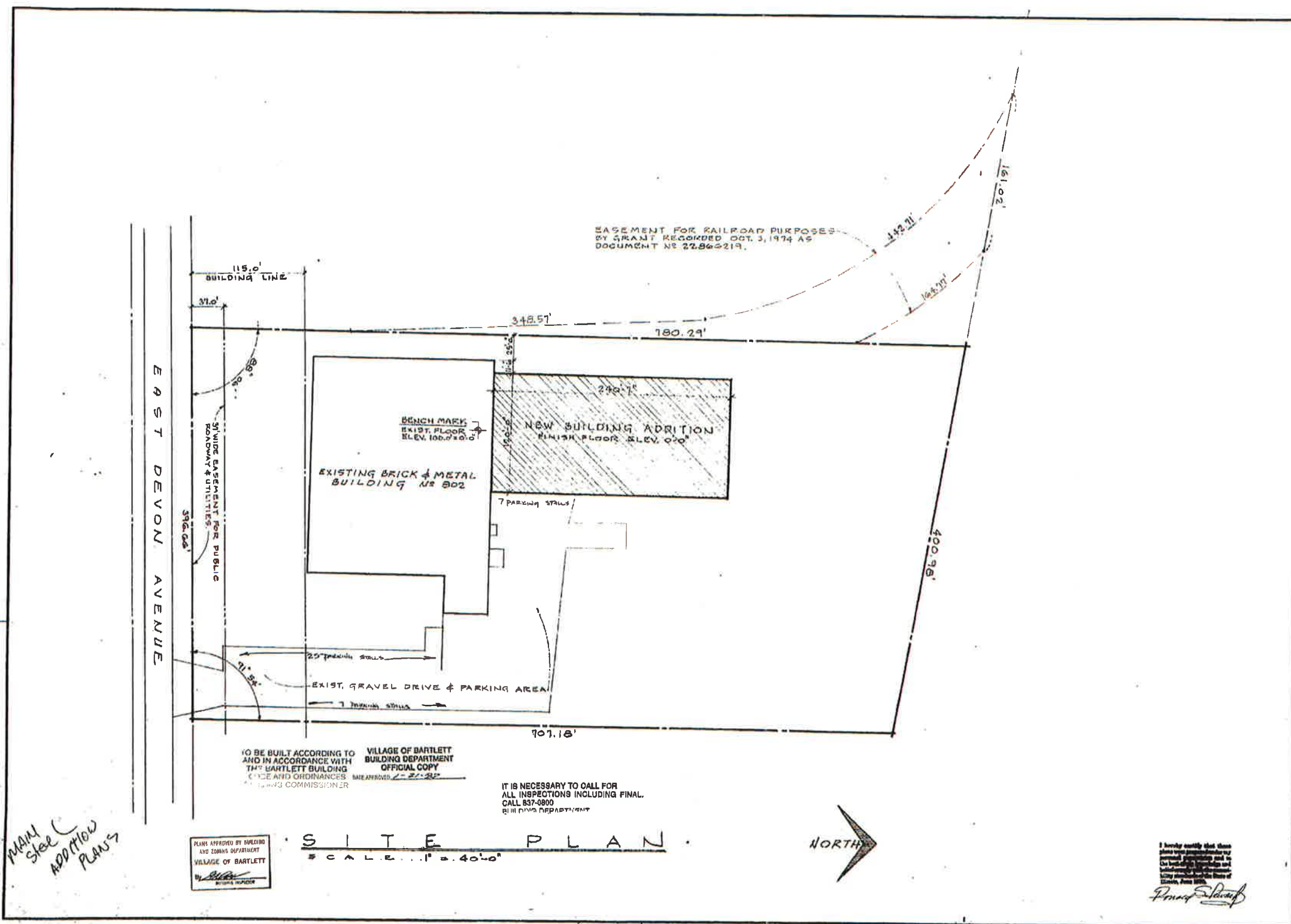
802 E. Devon Addition

Case #17-17 - Site Plan Review, Special Use and Variation

PIN: 06-35-400-009

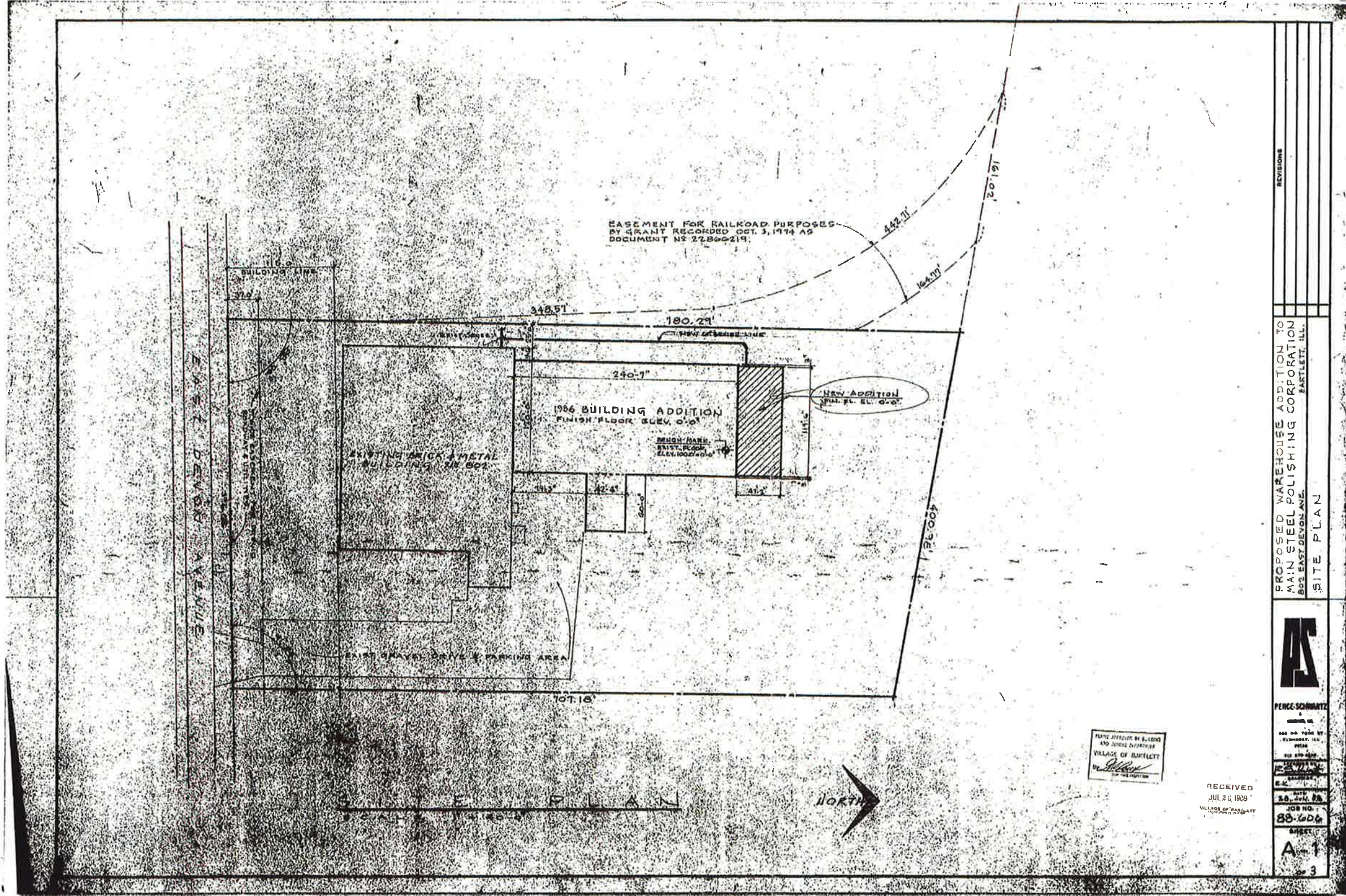


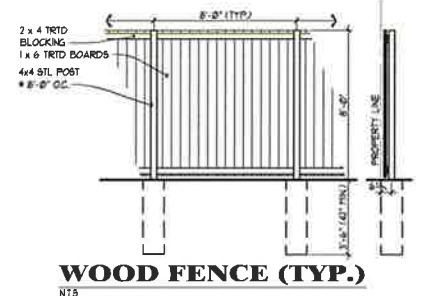
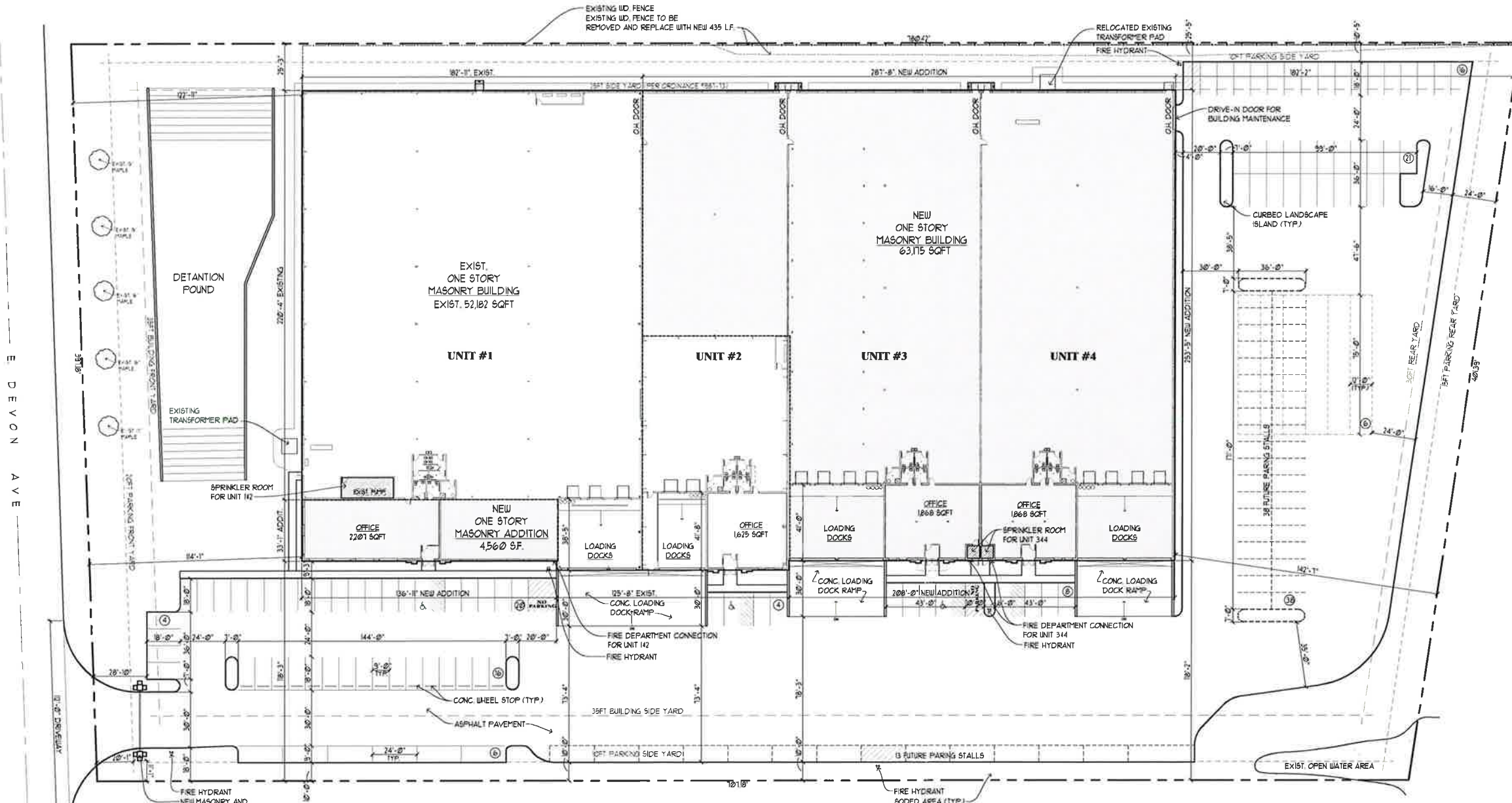
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the User Community



REVISIONS
PROPOSED WAREHOUSE ADDITION TO MAIN STEEL POLISHING CORPORATION BARTLETT, ILL.
SITE PLAN
<b>AS</b>
<b>PERCE-SCHWARTZ</b>
128 N. 104th ST EVANSTON, ILL. 60201
815 270-1833
APPROVED BY
DRAWN BY <b>G. F. K.</b>
DATE <b>OCT. 17, 1986</b>
JOB NO. <b>86-905</b>
SHEET <b>A-1</b>
OF 5

1986 SITE PLAN





**ZONING DATA**

EXISTING ZONING	L-1 (LIGHT INDUSTRY DISTRICT)
LOT AREA	75,243 SQFT 0.718 ACRES
FAR (50%)	141,624 SQFT
EXIST. BUILDING AREA	52,182 SQFT
NEW ADDITION	61,135 SQFT
TOTAL BUILDING AREA	113,317 SQFT
IMPERVIOUS AREA	53,303 SQFT
EXIST. IMPERVIOUS AREA	38,118 SQFT
NEW IMPERVIOUS AREA	15,185 SQFT
TOTAL IMPERVIOUS AREA	53,303 SQFT
REG'D LANDSCAPE AREA (10%)	5,950 SQFT
PROVIDED AREA (12%)	7,205 SQFT
BUILDING HEIGHT	37'-2"
REQUIRED PARKING	18
OFFICE AREA (136-0/75)	28
WAREHOUSE AREA (102,349/1000)	12
REQUIRED CAR PARKING	140 PARKING SPACES
PROVIDED CAR PARKING	98 PARKING SPACES
PROVIDED TRUCK PARKING	6 PARKING SPACES
FUTURE PARKING	36 PARKING SPACES
LOADING DOCKS	0
DRIVE-IN DOOR	1

**BUILDING DATA**

CONSTRUCTION TYPE CLASSIFICATION	5-1 (WAREHOUSE)
USE GROUP	28
CONSTRUCTION TYPE	28

**FIRE PROTECTION SYSTEMS:**  
 SPRINKLER SYSTEM - EXISTING & NEW  
 ALARM SYSTEM - EXISTING & NEW

MAX. BLD AREA (FAR 50%)	CODE	PROVIDED
LANDSCAPE AREA (FAR 20%)	53,950 SQFT	72,905 SQFT
BUILDING		
FRONT SETBACK	35'-0"	114'-1"
REAR SETBACK	30'-0"	142'-1"
SIDE SETBACK (EAST SIDE)	35'-0"	10'-0"
SIDE SETBACK (WEST SIDE)	50'-0"	25'-3"
BUILDING HEIGHT	45'-0"	37'-2"
PARKING		
FRONT SETBACK	20'-0"	28'-10"
REAR SETBACK	15'-0"	24'-0"
SIDE SETBACK (EAST SIDE)	10'-0"	10'-0"
SIDE SETBACK (WEST SIDE)	10'-0"	10'-5"
ENTRANCE		
FRONT SETBACK		20'-1"
SIDE SETBACK (EAST SIDE)		0'-1"
HEIGHT		23'-0"

**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"

**PROPOSED ADDITION TO EXISTING BUILDING**

802 E. DEVON AVE

BARILETT, IL

**S.F.I. ARCHITECTURE**  
 1645 W. OGDEN AVE. SUITE # 523  
 CHICAGO, ILLINOIS 60607  
 312.953.3142 1000.364.1614  
 6889271\_222@barilett.com barilett.com/contact.html

PROJECT #:  
 PRINT DATE: 5-30-17

**A-1**

THIRD SITE PLAN AMENDMENT

REVISIONS / RELEASE

MARK	DATE	REVISIONS / RELEASE
5-30-17		DESIGN SET
5-30-17		PERMITS REVIEW
5-30-17		APPLICATION REVIEW
5-30-17		APPROVAL REVIEW

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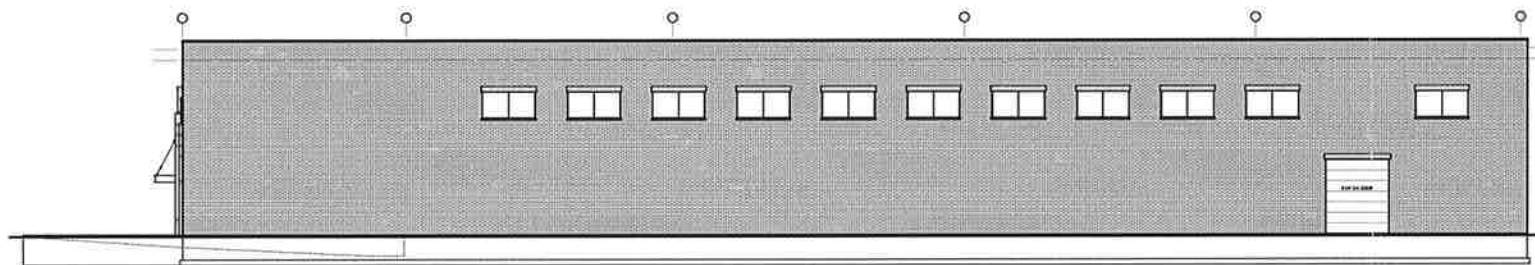
MARK	DATE	REVISIONS / RELEASE
	5-30-17	DESIGN SET
	7-26-17	APPLICATION (REV)

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

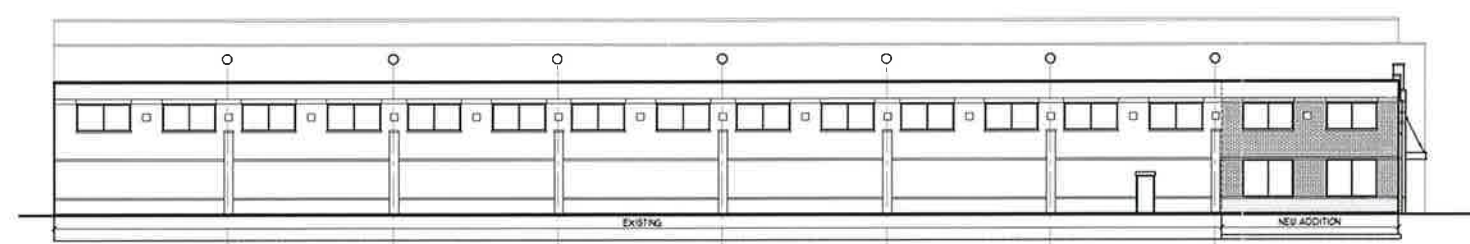
**S.K.I. ARCHITECTURE**  
1645 W. OGDEN AVE, SUITE # 823  
CHICAGO, ILLINOIS 60607  
312.403.5442  
skai@skai.com  
www.skai.com

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

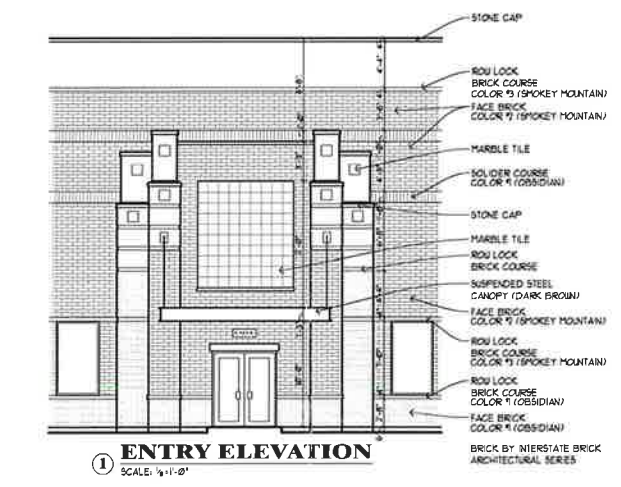
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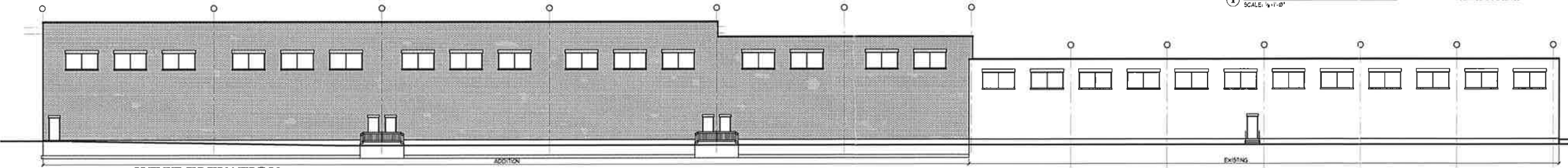
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



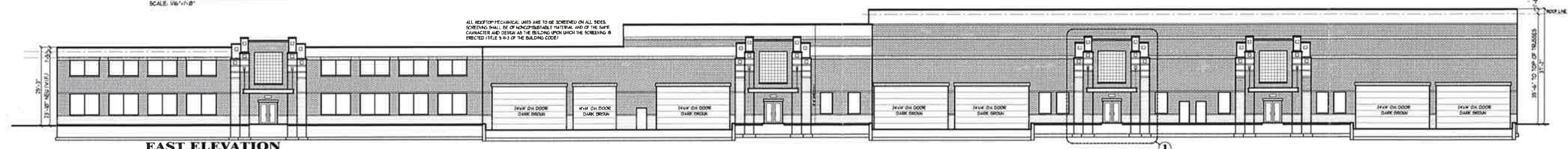
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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



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



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

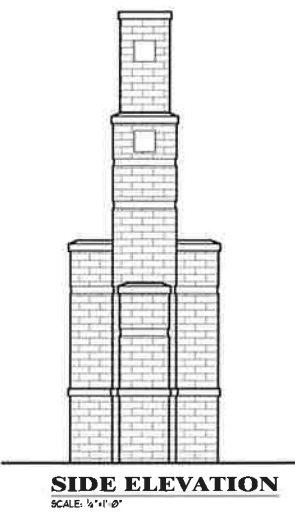
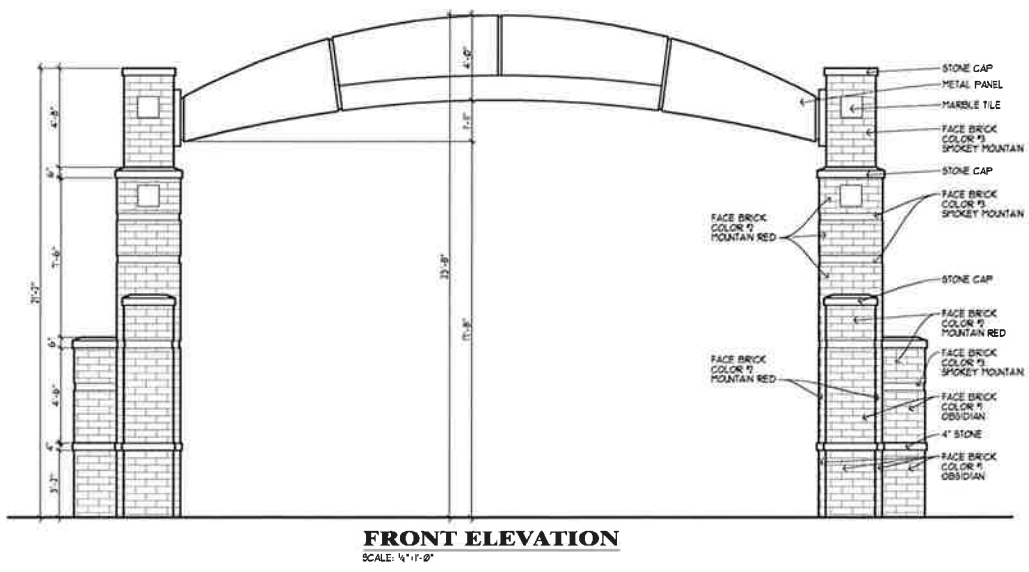
ELEVATIONS





MARK	DATE	REVISIONS / RELEASE	INTN. APPRO.
	8-30-17	DESIGN SET	
	7-28-17	APPLICATION REVIEW	

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



**S.R.I.**  
**ARCHITECTURE**  
1645 W. LOGDEN AVE. SUITE # 503  
CHICAGO, ILLINOIS 60607  
312.953.5442 109.5th1644  
cs@sril.com info@sril.com

PROJECT #:  
PRINT DATE: 5-30-17  
**A-4**

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MARK	DATE	REVISIONS / RELEASE	INITIALS/APP
	5-30-17	DESIGN SET	
	7-20-17	APPLICATION TRV1	

**PROPOSED ADDITION TO  
EXISTING BUILDING**

802 E. DEVON AVE

BARTLETT, IL

**S.K.A.T.**  
**ARCHITECTURE**  
1645 W. OGDEN AVE, SUITE # 523  
CHICAGO, ILLINOIS 60607  
312.562.3115  
www.skat.com  
© 2017 S.K.A.T. ARCHITECTURE, INC.

PROJECT #:  
PRINT DATE: 5-30-17

**A-5**

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MARK	DATE	REVISIONS / RELEASE	INITIALS
	5-30-17	DESIGN SET	
	7-26-17	APPLICATION REV#1	

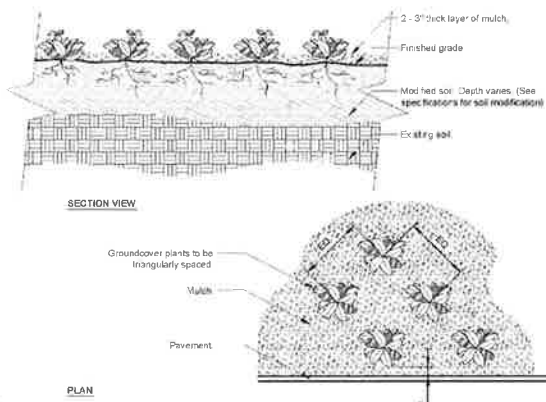
**PROPOSED ADDITION TO  
EXISTING BUILDING**

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

**S.K.J.**  
**ARCHITECTURE**  
1645 W. OGDEN AVE. SUITE # 523  
CHICAGO, ILLINOIS 60607  
PH: 312.532.5120  
WWW.SKJARCH.COM

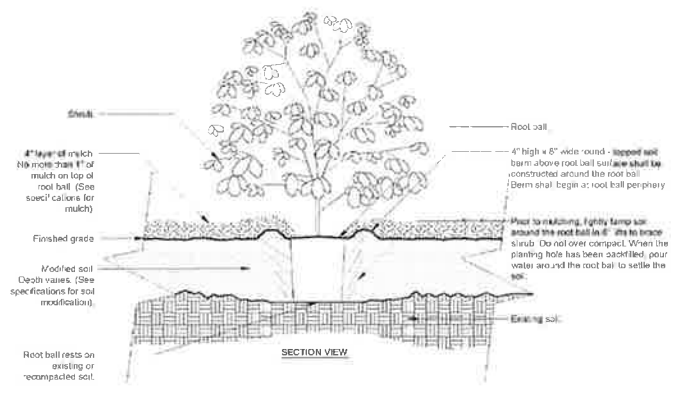
PROJECT #:  
PRINT DATE: 9-30-17  
**A-6**

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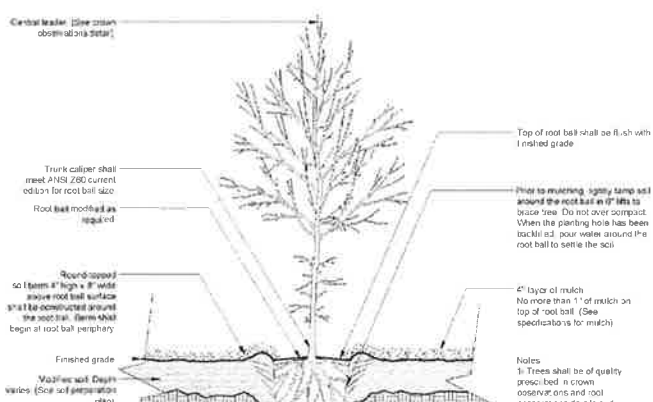
**GROUND COVER**

Notes:  
 1. See starting layer of groundcover species, s.w. and spacing dimension.  
 2. Small roots (1/2" or less) that grow around, up, or over the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).  
 3. Soils soil around root ball of each groundcover prior to mulching.



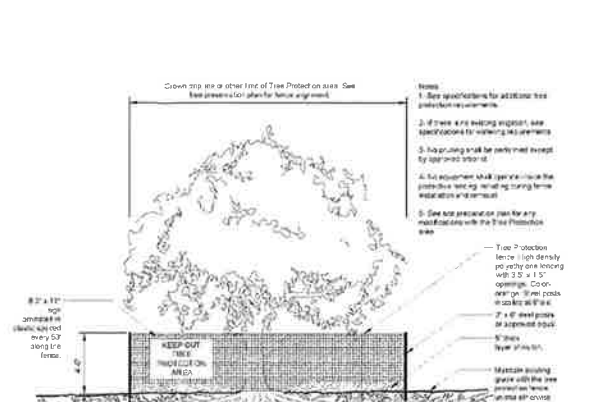
**SHRUB - MODIFIED SOIL**

Notes:  
 1. Shrubs shall be of quality prescribed in the root observation detail and specifications.  
 2. See specifications for further requirements related to this detail.



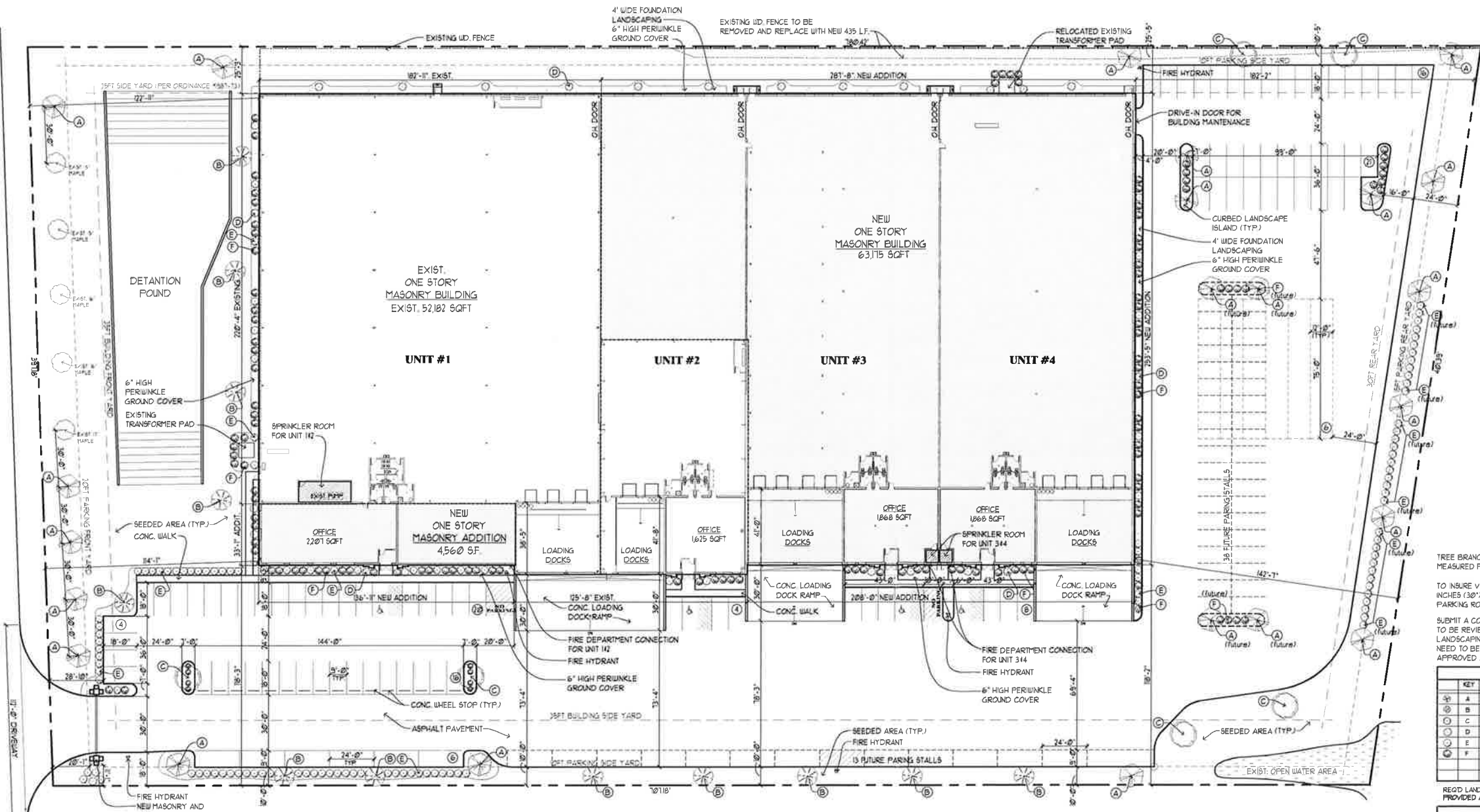
**TREE w/ BERM (EXISTING SOIL MODIFIED)**

Notes:  
 1. Trees shall be of quality prescribed in the root observation detail and specifications.  
 2. See specifications for further requirements related to this detail.



**TREE PROTECTION**

Notes:  
 1. See specifications for additional tree protection requirements.  
 2. If trees are being exposed, see specifications for watering requirements.  
 3. Irrigation shall be performed except for topsoil trees.  
 4. All equipment shall operate in the protection zone by not cutting into the root ball or soil.  
 5. See specifications for any modifications to the Tree Protection area.



TREE BRANCHING SHALL START NO LESS THAN SIX FEET (6') ABOVE THE PAVEMENT MEASURED FROM PAVEMENT LEVEL.

TO INSURE VISIBILITY, SHRUBS SHALL NOT EXCEED A MATURE HEIGHT OF THIRTY INCHES (30') ABOVE PAVEMENT ON LANDSCAPE ISLANDS AT THE END OF PARKING ROWS.

SUBMIT A COST ESTIMATE FOR THE LANDSCAPING AND FUTURE LANDSCAPING TO BE REVIEWED AND APPROVED BY THE VILLAGE ARBORIST IF THE LANDSCAPING CANNOT BE INSTALLED BEFORE NOVEMBER 1ST. A BOND WILL NEED TO BE POSTED WITH COMMUNITY DEVELOPMENT ONCE THE ESTIMATE IS APPROVED AND PRIOR TO A BUILDING PERMIT BEING APPROVED.

PLANT LIST					
KEY	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	REMARKS
A	MAPLE	ACER SACCHARINUM	8	25 DIA	9'-14" HGT.
B	RIVER BIRCH	BETULA NIGRA	0	25 DIA	8'-14" HGT.
C	RED MAPLE	ACER RUBRUM	6	25 DIA	8'-14" HGT.
D	EVERGREEN	ARBOVITAE	30		6'-8" HGT.
E	EVERGREEN	ARBOVITAE	82		3'-8" HGT.
F	YUCCA	TAKES	01		2'-8" HGT.

REGD. LANDSCAPE AREA (100%) 51,050 SQFT  
 PROVIDED AREA (244) 12,265 SQFT

PLANT LIST - FUTURE LANDSCAPING					
KEY	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	REMARKS
A	MAPLE	ACER SACCHARINUM	4	25 DIA	9'-14" HGT.
E	EVERGREEN	ARBOVITAE	36		3'-8" HGT.
F	YUCCA	TAKES	8		2'-8" HGT.

**PROPOSED ADDITION TO EXISTING BUILDING**  
 802 E. DEVON AVE

**S.R.I. ARCHITECTURE**  
 1645 W. CORDEN AVE SUITE # 823  
 CHICAGO, ILLINOIS 60607  
 312.252.5142 100.364.6164  
 central@sriconline.com sriconline.com

PROJECT #:  
 PRINT DATE: 5-30-17

**L-1**

LANDSCAPE PLAN

BARTLETT, IL

MARK	DATE	REVISIONS / RELEASE
5-30-17		DESIGN SET
7-26-17		APPLICATION REVIEW
8-29-17		APPLICATION REVIEW



**Hampton, Lenzini and Renwick, Inc.**

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
[www.hlrengineering.com](http://www.hlrengineering.com)

August 11, 2017

Mr. Robert Allen, P.E.  
Bartlett Village Engineer  
Village of Bartlett  
1150 Bittersweet Drive  
Bartlett, Illinois 60103

Re: Proposed Warehouse Addition  
802 E Devon Ave, Bartlett, IL  
Stormwater Management Review

Dear Mr. Allen:

We reviewed the following items for the referenced project:

- Stormwater Report, prepared by Bono Consulting, Inc., dated 7-19-17
- Site Improvement Plans, prepared by Bono Consulting, Inc., dated 7-31-17
- Contech CMP Detention Systems, prepared by Contech, dated 7-17-17
- Site Retaining Wall, prepared by Alta Engineering, dated 7-14-17
- USACE Request for Jurisdictional Determination, dated 7-07-17

In addition, we understand that Bartlett has received copies of applications for the DuPage County Stormwater Management Certification, IEPA ILR10, and IEPA Watermain Construction Permit.

We offer the following comments for your consideration:

**STORMWATER MANAGEMENT REPORT COMMENTS**

*The following are a continuation of comments from the 6/28/17 letter that require further action, clarification or supporting information:*

5. Underground storage calculations were revised. Please show the calculation for the 17,622 CF structural backfill storage volume.
12. An Engineer's Estimate of Probably Construction Cost (dated 7/19/2017) was provided in the Stormwater Report. The cost estimate for stormwater facilities is \$352,420.00. Security for 110% of this amount will need to be coordinated with and provided to the Village of Bartlett.
13. An Engineer's Estimate of Probably Construction Cost (dated 7/19/2017) was provided in the Stormwater Report. There are several soil erosion and sediment control items missing including erosion control blankets and inlet baskets for the proposed condition. Please verify

380 Shepard Drive  
Elgin, Illinois 60123-7010  
Tel. 847.697.6700  
Fax 847.697.6753

6825 Hobson Valley Drive, Suite 302  
Woodridge, Illinois 60517  
Tel. 847.697.6700  
Fax 847.697.6753

3085 Stevenson Drive, Suite 201  
Springfield, Illinois 62703  
Tel. 217.546.3400  
Fax 217.546.8116

323 W. Third Street, P.O. Box 160  
Mt. Carmel, Illinois 62863  
Tel. 618.262.8651  
Fax 618.263.3327

Mr. Robert Allen, P.E.  
Village of Bartlett  
August 11, 2017  
Page 2

the soil erosion / sediment control quantities and unit costs. Security for 110% of the Erosion Control subtotal will need to be coordinated with and provided to the Village of Bartlett.

#### **SITE IMPROVEMENT PLAN COMMENTS**

*There are no further Stormwater Management Review Comments for the Site Improvement Plans.*

#### **WETLAND REPORT COMMENTS**

For the wetland / pond area at the northeast corner of the site, the information and responses provided by the Applicant have sometimes been contradictory. In general, there are several observations:

- The design proposed by the Applicant will not directly impact this area.
- The design proposed by the Applicant will not affect the hydrology to this area.
- The design proposed by the Applicant will allow the area to overflow as it does in the existing conditions.
- The proposed design for this area includes a 15' buffer and an additional 15' management area. This buffer and management area will be provided with native planting mixes. Based on the existing FQI, these native plants will enhance this area providing an overall benefit.

There are three wetland related comments regarding the seed-mix and maintenance:

1. The Planting Exhibit legend on Sheet 10 of 13 appears to have switched the hatching for the areas. The bottom of the basin should receive "Emergent Plug / Seed Mix" and the side slopes should receive the "Lo-Profile Prairie Seed Mix & Blanket".
2. The slopes of the buffer and management areas at the wetland should be planted with the "Lo-Profile Prairie Seed Mix & Blanket". The hatching should be updated.
3. The Applicant will ensure vegetative establishment within the proposed buffer and management area through implementation of a monitoring and maintenance program as detailed on Sheet 10 of 13 WETLAND BOTTOM DETENTION BASIN AND INFILTRATION TRENCH - PLANTING, OPERATIONS & MAINTENANCE PLAN.

Beyond the seed mix clarification and maintenance considerations, there are no additional wetland comments.

If you have any questions or need additional information on the report or plan comments, please feel free to contact me at (847) 697-6700.

Very truly yours,

**HAMPTON, LENZINI AND RENWICK, INC.**

By:



Christopher Olcott, P.E.



**DEPARTMENT OF THE ARMY**  
CHICAGO DISTRICT, CORPS OF ENGINEERS  
231 SOUTH LA SALLE STREET  
CHICAGO, ILLINOIS 60604-1437

REPLY TO  
ATTENTION OF:

August 9, 2017

Technical Services Division  
Regulatory Branch  
LRC-2017-00539

SUBJECT: Jurisdictional Determination for the Industrial Site Located at 802 Devon Avenue in Bartlett, Cook County, Illinois (Latitude 41.988437, Longitude -88.16647)

Dimitri Pouloskefalos  
27 Cutters Run  
South Barrington, Illinois 60010

Dear Mr. Pouloskefalos:

This is in response to your request that the U.S. Army Corps of Engineers complete a jurisdictional determination for the above-referenced site submitted on your behalf by Ehorn Environmental. The subject project has been assigned number LRC-2017-00539. Please reference this number in all future correspondence concerning this project.

Following a review of the information you submitted, this office has determined that the subject property contains "waters of the United States".

The Open Water Area and Swale have been determined to be under the jurisdiction of this office and therefore, subject to Federal regulation.

In the event an application is submitted for work within jurisdictional areas, a concurrence of the wetland boundaries and/or a professional survey of the identified wetland and water features stamped by a professional surveyor will need to be prepared and shall accompany the approved wetland delineation.

For a detailed description of our determination please refer to the enclosed decision document. This determination covers only your project as depicted in the Wetland Delineation Report dated June 2017, prepared by Ehorn Environmental.

This determination is valid for a period of five (5) years from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: Dimitri Pouloskefalos		File Number: LRC-2017-00539	Date: August 9, 2017
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of Permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

- A. INITIAL PROFFERED PERMIT:** You may accept or object to the permit.
- ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
  - OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B. PROFFERED PERMIT:** You may accept or appeal the permit
- ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
  - APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.
- C. PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.
- D. APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.
- ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
  - APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.
- E. PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.



**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

Regulatory Branch  
Chicago District Corps of Engineers  
231 South LaSalle Street, Suite 1500  
Chicago, IL 60604-1437  
Phone: (312) 846-5530  
Fax: (312) 353-4110

If you only have questions regarding the appeal process you may also contact:

Jacob Siegrist  
Appeal Review Officer  
Great Lakes and Ohio River Division  
CELRD-PD-REG  
550 Main Street, Room 10032  
Cincinnati, Ohio 45202-3222  
Phone: (513) 684-2699 Fax: (513) 684-2460

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

<hr/> <b>Signature of appellant or agent.</b>	<b>Date:</b>	<b>Telephone number:</b>
--	--------------	--------------------------

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-177**

DATE: September 6, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Roberta B. Grill, Assistant CD Director *RBG*  
RE: **(#17-22) Get Fresh - Brewster Creek Business Park - Lot 9N1**

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**PETITIONER**

Richard Pozzi on behalf of Get Fresh

**SUBJECT SITE**

Lot 9N1 in the Brewster Creek Business Park, Unit 1 (Southeast Corner of Brewster Creek Boulevard and Schiferl Road)

**REQUEST**

Site Plan Review

**EXISTING AND PROPOSED CONDITIONS**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Temp Parking</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
North	Industrial Bldg.	Mixed Use Business Park	I-2 EDA
South	Forest Preserve	Open Space	P-1
East	Industrial Bldg.	Mixed Use Business Park	I-2 EDA
West	Detention/ Industrial Bldg.	Open Space/ Mixed Use Business Park	I-2 EDA

**DISCUSSION**

1. The petitioner is requesting a Site Plan Review for a proposed 151,324 square foot warehouse building on a 9.5 acre lot in the Brewster Creek Business Park, Unit 1. This building would be constructed as a second building for the existing Get Fresh facility located directly to the north of this property, across Schiferl Road. The subject property is currently being utilized as a temporary parking area for employees and trailers for Get Fresh.
2. The proposed building would be 44'10" in height and constructed with insulated pre-cast concrete wall panels painted light grey with dark grey accent panels. Light and

dark green banding would provide additional accents on each of the elevations and coordinate with the glass and metal entry feature.

3. The 16,000 square foot office area would be located along the north and east portions of the building within the mezzanine area. An interior truck maintenance area would be located at the southeast corner of the facility along with the 29 exterior docks also located along the east side of the building.
4. Three curb cuts are proposed along Schiferl Road. The west curb cut would be utilized by passenger vehicles while the two eastern curb cuts would be utilized by trucks accessing the loading docks. The far eastern curb cut would serve as an "Entrance Only," while the curb cut located just to the west would serve as an "Exit Only." Appropriate signage would be posted at each location. There would be no direct access to Brewster Creek Boulevard.
5. The Petitioner has purchased approximately 15,000 sq. ft. of land at the northeast corner of Stearns Road and Brewster Creek Boulevard from Elmhurst Chicago Stone that was part of the detention easement, but was not actually utilized for detention purposes. This land (included in the 9.5 acre total depicted on the Site Plan) provides additional acreage for passenger vehicle parking on the site and eliminated the need for a variation request to reduce the number of required parking spaces on the site.
6. The Zoning Ordinance requires 136 parking stalls for the warehouse use and 59 stalls for the office space totaling 195. The Site Plan identifies 197 parking spaces, including six (6) accessible stalls, which exceeds the Zoning Ordinance requirement. There are also 25 straight truck spaces and 22 trailer storage stalls provided within close proximity to the eastern property line. The Petitioner estimates a total of 175 employees at a shift change for this use and believes the number of parking spaces provided on the plan will meet their needs.
7. The Landscape, Engineering and Photometric Plans are currently being reviewed.

### **RECOMMENDATION**

1. The Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact:
  - a. Staff approval of the Engineering Plans, Landscape Plan & Photometric Plan;
  - b. Building permits shall be required for all construction activities;
  - c. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - d. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;

- e. Landscaping must be installed within one year of the issuance of a building permit;
- f. Findings of Fact (Site Plan):
  - i. That the proposed warehouse is a permitted use in the I-2 EDA Zoning District;
  - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
  - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
  - iv. That the site plan provides for the safe movement of pedestrians within the site;
  - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
  - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. Background materials are attached for your review and consideration.

RBG/attachments

x:\comdev\mem2017\177\_get fresh\_pc.docx

August 18, 2016

Mr. Kevin Wallace  
Village Board  
Village of Bartlett  
228 South Main Street  
Bartlett, IL 60103

Re: Get Fresh – Lot 9N  
1397 Schiferl Road  
Brewster Creek Business Park

Dear Mr. Wallace and Village Board Trustees:

Richport Property II, LLC is looking to propose a 151,324 SF warehouse on Lot 9N. Lot 9N is at the southeast corner of Schiferl Road and Brewster Creek Boulevard. The property is approximately 9.255 acres (including 0.35 acres of lot 9O) and the proposed development consists of a 151,324 square feet warehouse building along with surface parking lots for cars and trucks/trailers.

The site has previously been mass graded by Elmhurst Chicago Stone in order to provide Richport Property II, LLC with a compacted and buildable site. We request that you approve the Site Plan application as submitted for the proposed development.

Please feel free to reach out to us with any questions you have regarding the development application.

Sincerely,  
V3 COMPANIES



Bryan C. Rieger, P.E.  
Project Manager

RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 18 2017  
VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT SITE PLAN APPLICATION

For Office Use Only  
Case # 2017-22  
RECEIVED  
COMMUNITY DEVELOPMENT  
*(Village Stamp)*  
**AUG 18 2017**  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Get Fresh - Lot 9N

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Richard Pozzi

**Street Address:** 18W140 Butterfield Road

**City, State:** Oakbrook Terrace, IL

**Zip Code:** 60181

**Email Address:** rpozzi@drdevelop.com

**Phone Number:** (630)520-4204

**Preferred Method to be contacted** Phone

**PROPERTY OWNER INFORMATION**

**Name:** Richport Property II, LLC

**Street Address:** 18W140 Butterfield Road

**City, State:** Oakbrook Terrace, IL

**Zip Code:** 60181

**Phone Number:** (630)520-4204

**OWNER'S SIGNATURE:**  **Date:** 8-17-17

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

**SITE PLAN DESCRIPTION** (Use: commercial, industrial or office, square footage, # of units, etc.)

The proposed development is to consist of an approximately 135,000 square foot warehouse with a 16,000 square foot office. The property includes at grade parking to the west and truck docking area to the east.

**SIGN PLAN REQUIRED?** No

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 1397 Schiferl Road

**Property Index Number ("Tax PIN"/"Parcel ID"):** 105402006

**Acreage:** 9.25

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

**Land Use:** Existing: Vacant

Proposed: I-2 EDA

Proposed: Industrial

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

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

**Attorney** N/A

**Engineer** V3 Companies -  
7325 Janes Avenue, Woodridge, IL 60517  
Bryan Rieger - (630)-729-6119 - briege@v3co.com

**Other** Capital Design, Ltd.  
1059 Hawthorne Drive, Itasca, IL 60143  
Richard Schultz -(630)773-3850 -cpdes@sbcglobal.net

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

**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 development is to be an industrial warehouse for Get Fresh Produce within the Brewster Creek Business Park which is currently zoned as an I-2 EDA, and is consistent with neighboring properties to the north and east.

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

The applicant will provide high quality buildings, with attractive architecture and landscaping. The access drives, off-street parking, lighting, landscaping, and site drainage have been designed to meet code.

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 ingress and egress to and from the site will provide for the safe, efficient, and convenient movement of traffic. Three access driveways (one for parking, two for truck docking) are to the south side of Schiferl Road. There are currently several other sites adjacent to Schiferl Road that accommodate both automobile and truck traffic.



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

The site plan provides for the safe movement of pedestrians within the site consistent with the adjacent industrial properties within the Brewster Creek Business Park. Six accessible parking spaces are being provided as close to the building entrance as possible. Truck traffic and regular traffic are being kept separate from each other for additional safety.

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

The site landscape plan is in compliance with "Chapter 10-11A, Landscape Requirements", and is consistent with the adjacent industrial properties within the Brewster Creek Business Park.

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

All outdoor storage shall conform to the ordinance.

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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: RICHARD J. POZZI

DATE: 8-17-17

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: PAMELA M. RATTNER

ADDRESS: 18W140 BUTTERFIELD RD, SUITE 940  
OAKBROOK TERRACE, IL 60181

PHONE NUMBER: 630-326-8479

EMAIL: PRATTNER@RSGROWTHMANAGEMENT.COM

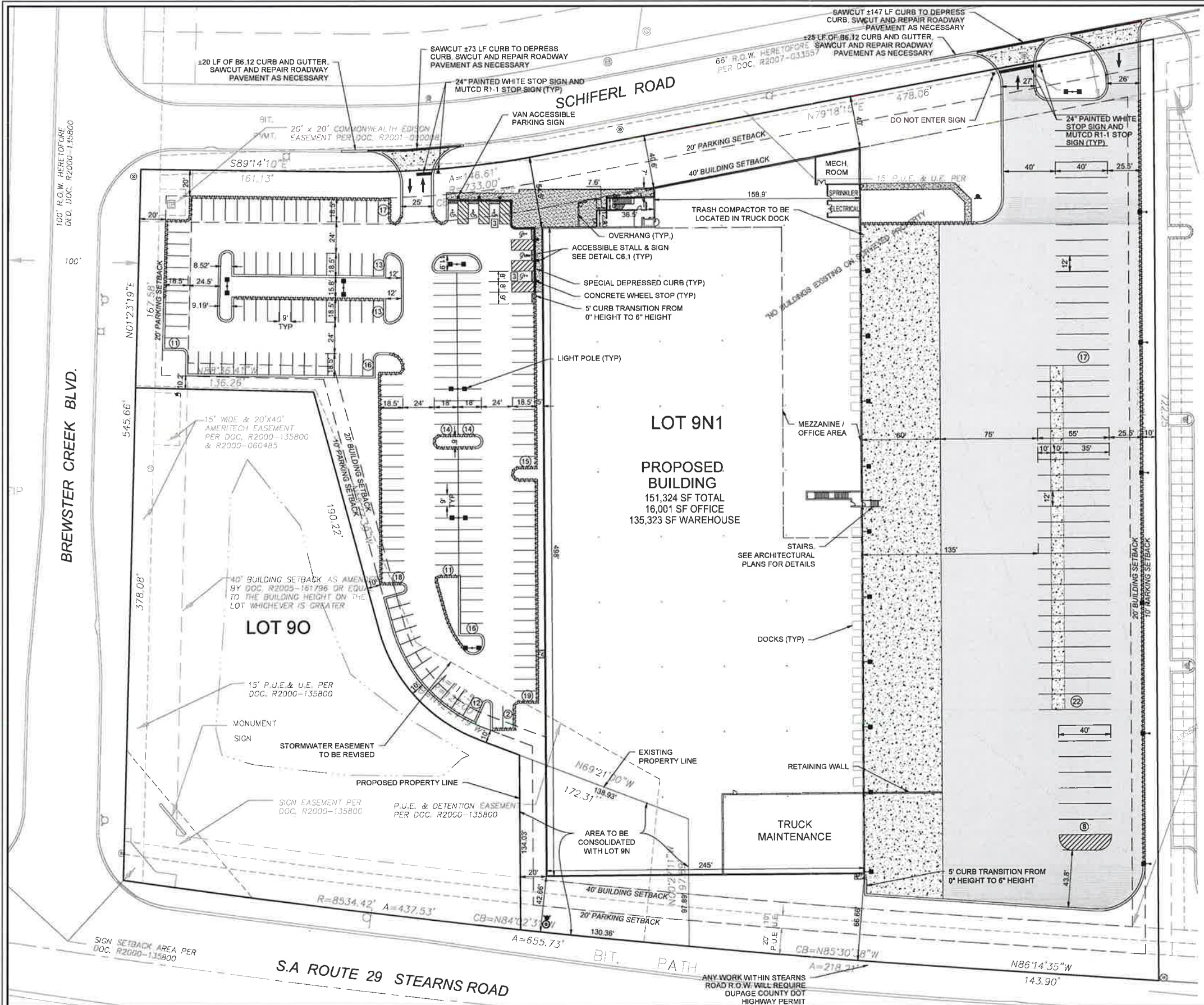
SIGNATURE: 

DATE: 8-17-17

# ZONING/LOCATION MAP

Get Fresh - Lot 9N1  
Case #17-22 - Site Plan





- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  5. LIGHT POLES SHOWN FOR REFERENCE ONLY, SEE SITE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE LOCATIONS.

**SITE DATA**

**SITE AREA**  
 EXISTING LOT 90 - 102,083 SF (2.344 AC.)  
 PROPOSED LOT 90 - 87,032 (1.998 AC.)  
 PURCHASED AREA - 15,051 (0.346 AC.)

EXISTING LOT 9N - 388,077 SF (8.909 AC.)  
 PROPOSED LOT 9N - 403,128 SF (9.255 AC.)

**BUILDING AREA - 151,324 SF**

**LANDSCAPE**  
 15% OPEN SPACE REQUIRED  
 21.25% (85,694 SF) OPEN SPACE PROVIDED

**PARKING REQUIREMENTS (GROSS SF)**  
 1/1000 SF FOR WAREHOUSE = 135,323 SF = 136 STALLS  
 1/275 SF FOR OFFICE = 16,001 SF = 59 STALLS  
 TOTAL = 195 STALLS REQUIRED

**PARKING PROVIDED**  
 6 ACCESSIBLE STALL  
 191 STANDARD STALLS  
 197 TOTAL

**TRAILER PARKING PROVIDED**  
 25 STRAIGHT TRUCK SPACES  
 22 TRAILER STORAGE SPACES  
 37 TRUCK SPACES

**PAVING LEGEND**

**HEAVY DUTY BITUMINOUS PAVEMENT**  
 2.25" HMA SURFACE COURSE, MIX C, N50  
 2.5" HMA BINDER COURSE, 19, N50  
 PRIME COAT, MC-30 AT 0.30 GAL / SY  
 12" AGGREGATE BASE COURSE, CA-6

**REGULAR BITUMINOUS PAVEMENT**  
 1.5" HMA SURFACE COURSE, MIX C, N50  
 2.5" HMA BINDER COURSE, 19, N50  
 PRIME COAT, MC-30 AT 0.30 GAL / SY  
 8" AGGREGATE BASE COURSE, CA-6

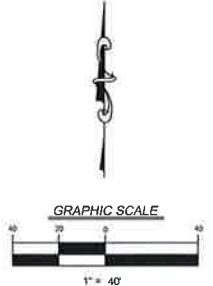
**CONCRETE PAVEMENT**  
 7" P.C. CONCRETE PAVEMENT  
 4" AGGREGATE BASE COURSE, CA-6

**CONCRETE SIDEWALK**  
 5" P.C. CONCRETE PAVEMENT  
 4" AGGREGATE BASE COURSE, CA-6

RECEIVED  
 COMMUNITY DEVELOPMENT

SEP 07 2017

VILLAGE OF  
 BARTLETT



**REVISIONS**

NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION

PROJECT NO. 9428 FRESH912	DESIGNED BY: EEF
FILE NAME: C:\LAYS\9428 FRESH912.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 08.18.17	CHECKED BY: EEF
SCALE: 1" = 40'	PROJECT MANAGER: BCR

GET FRESH - LOT 9N

SITE PLAN

C3.0

V3 Companies  
 7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

Visio. Vertere. Virtute... "The Vision to Transform with Excellence"

ILLINOIS

9428.FRESH912 - SITE PLAN

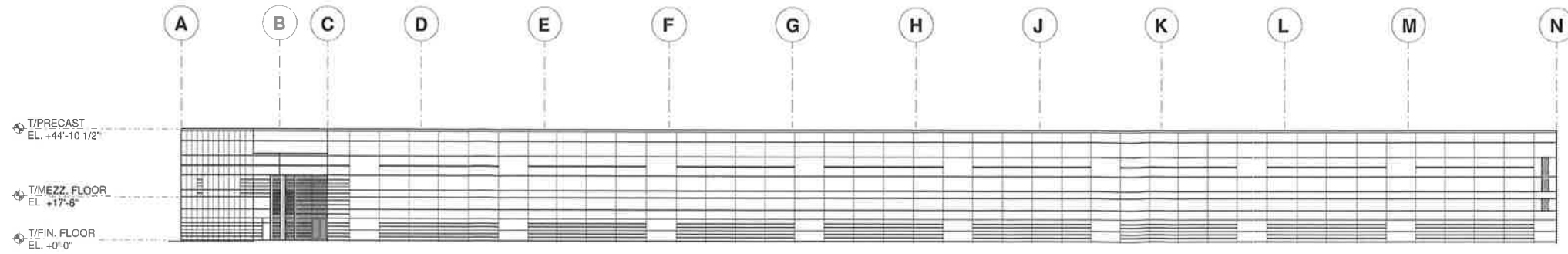
\\s00.com\projects\194542\9428 FRESH912\dwg\ACAD\055040.dwg Drawing: C3 0 Lay\9428.fresh912.dwg 9/7/2017



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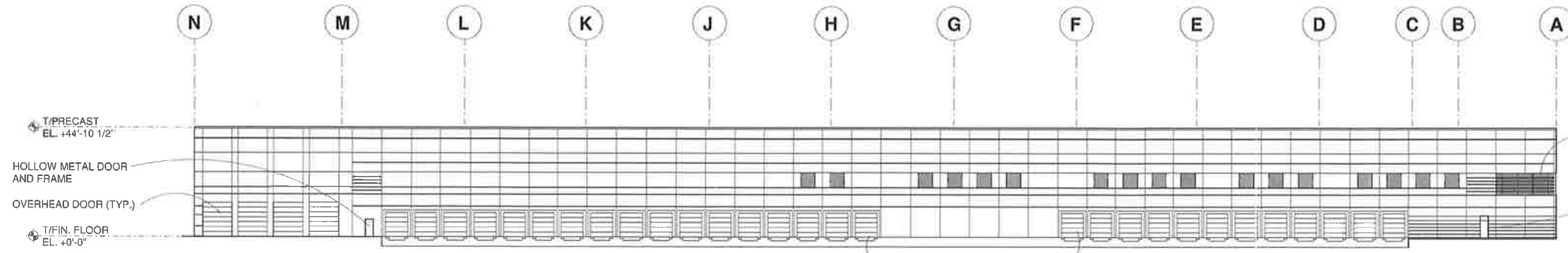
AUG 18 2017

VILLAGE OF  
BARTLETT



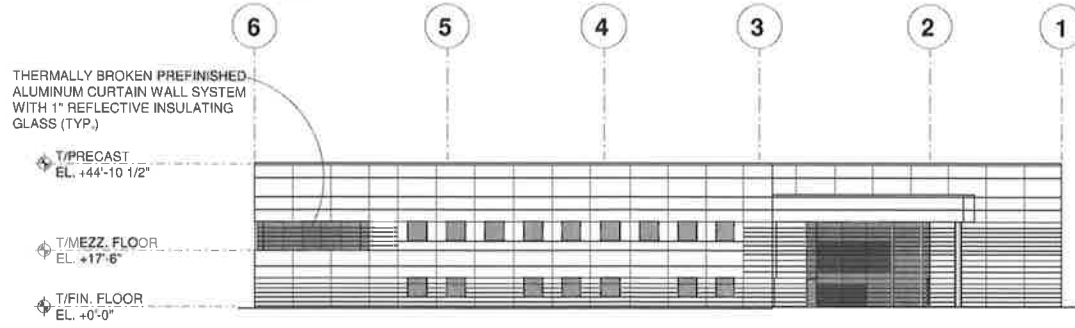
### WEST ELEVATION

1"=30'-0"



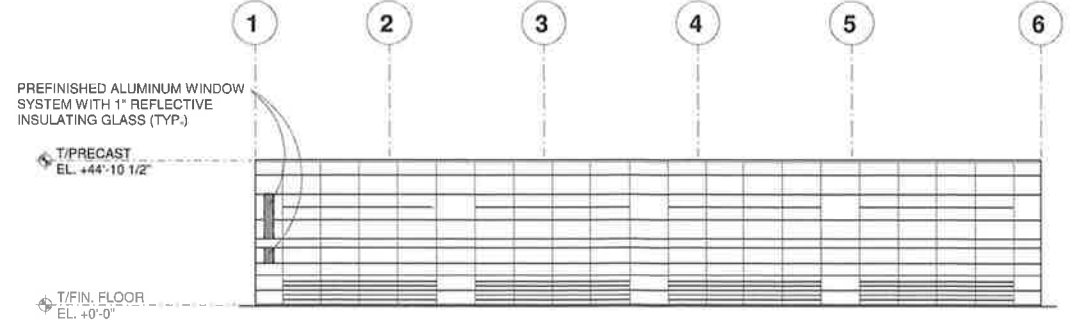
### EAST ELEVATION

1"=30'-0"



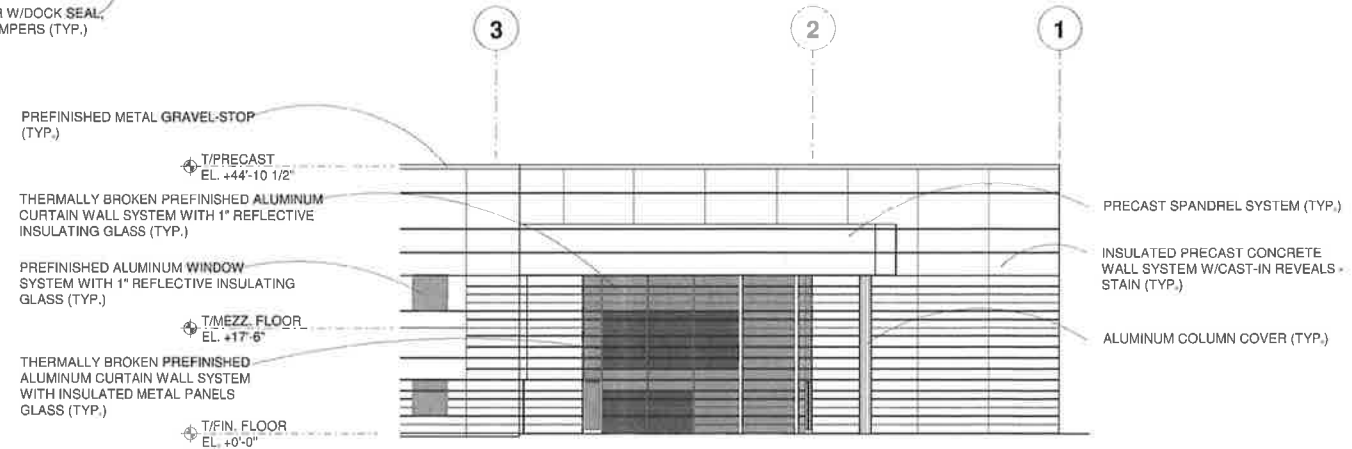
### NORTH ELEVATION

1"=30'-0"



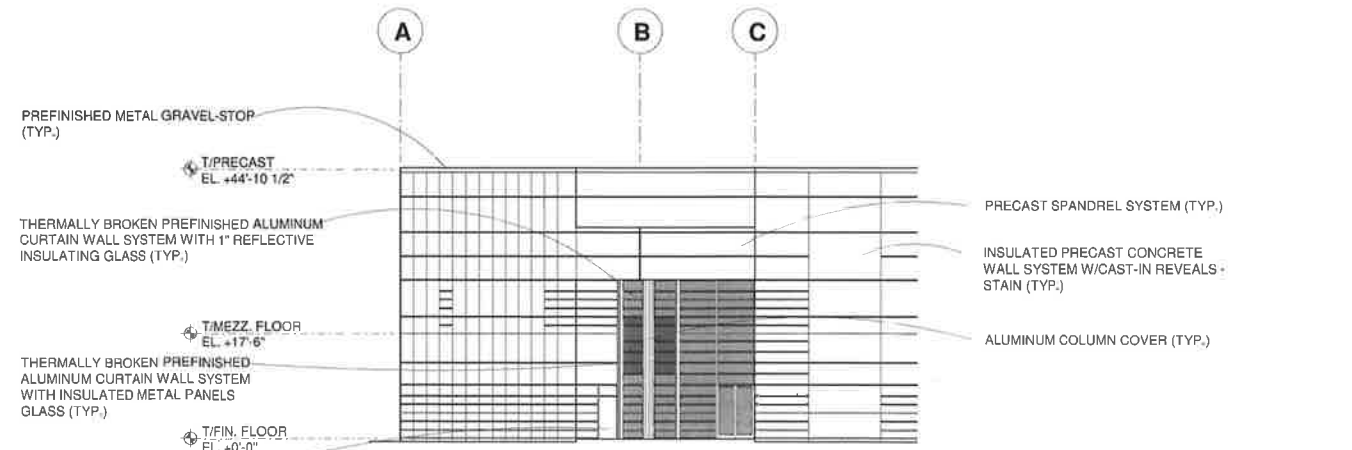
### SOUTH ELEVATION

1"=30'-0"



### PARTIAL NORTH ELEVATION

1"=16'-0"



### PARTIAL WEST ELEVATION

1"=16'-0"

DEVELOPER:

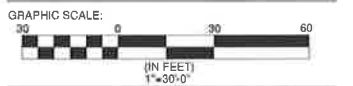
**D&R DEVELOPMENT**

ARCHITECT:

**CAPITAL DESIGN ARCHITECTURE**

CONSULTANT:

GENERAL CONTRACTOR:



REV	DATE	DESCRIPTION

PROJECT NAME: **PROPOSED BUILDING FOR: GET FRESH PRODUCE**  
**D&R DEVELOPMENT**  
 BREWSTER CREEK BUSINESS PARK  
 1397 SCHIFERL ROAD  
 BARTLETT, ILLINOIS

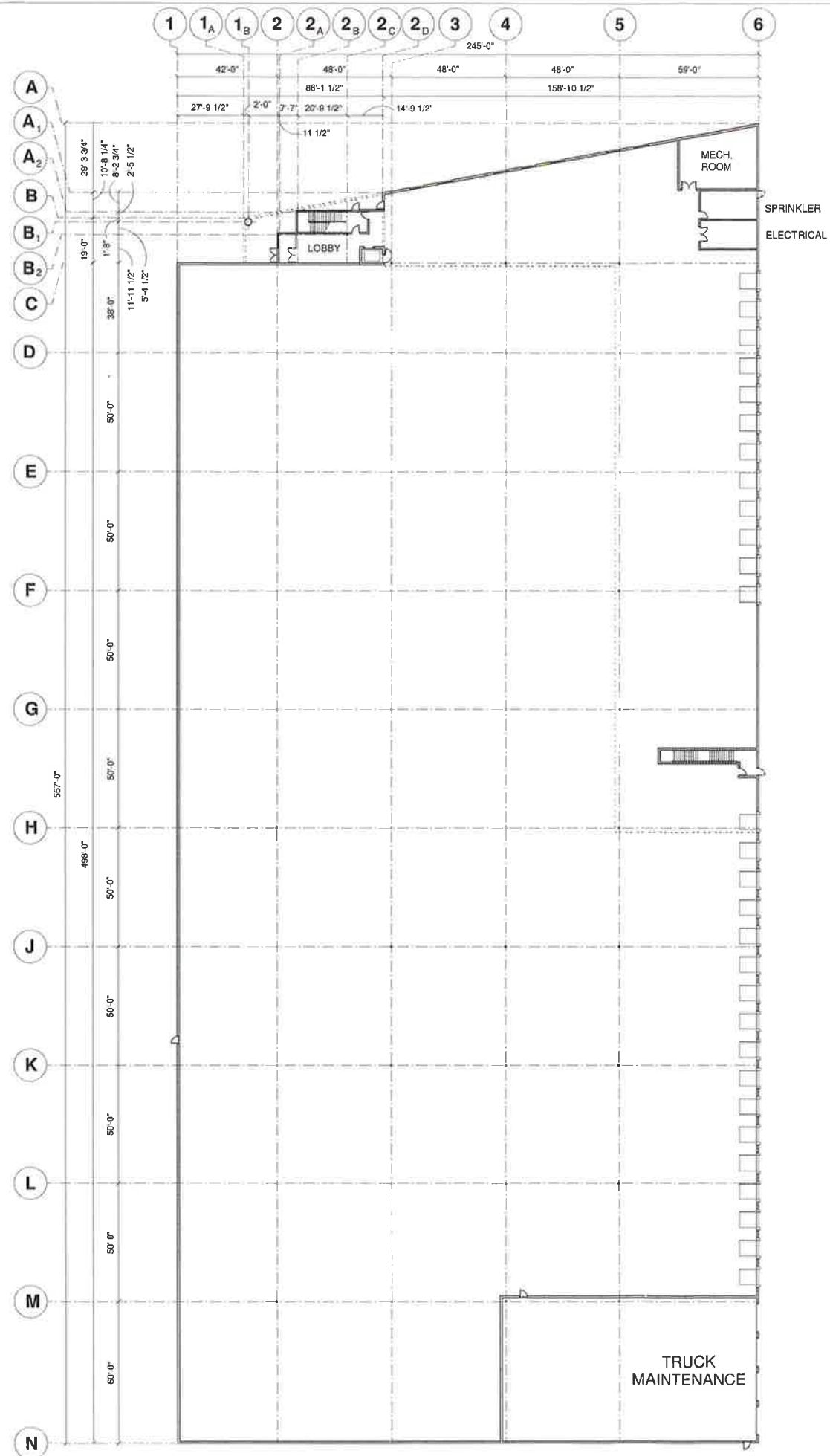
SHEET TITLE:

### ELEVATIONS

PROJECT NO: **21611**

DATE: **08-08-17**

SHEET NUMBER: **A3.1**



DEVELOPER:



ARCHITECT:



CONSULTANT:

GENERAL CONTRACTOR:




REV	DATE	DESCRIPTION

PROJECT NAME:  
**PROPOSED BUILDING FOR:  
 GET FRESH PRODUCE**  
 D&R DEVELOPMENT  
 BREWSTER CREEK BUSINESS PARK  
 1397 SCHIFERL ROAD  
 BARTLETT, ILLINOIS

SHEET TITLE:

**OVERALL GROUND  
 FLOOR PLAN**

PROJECT NO: **21611**

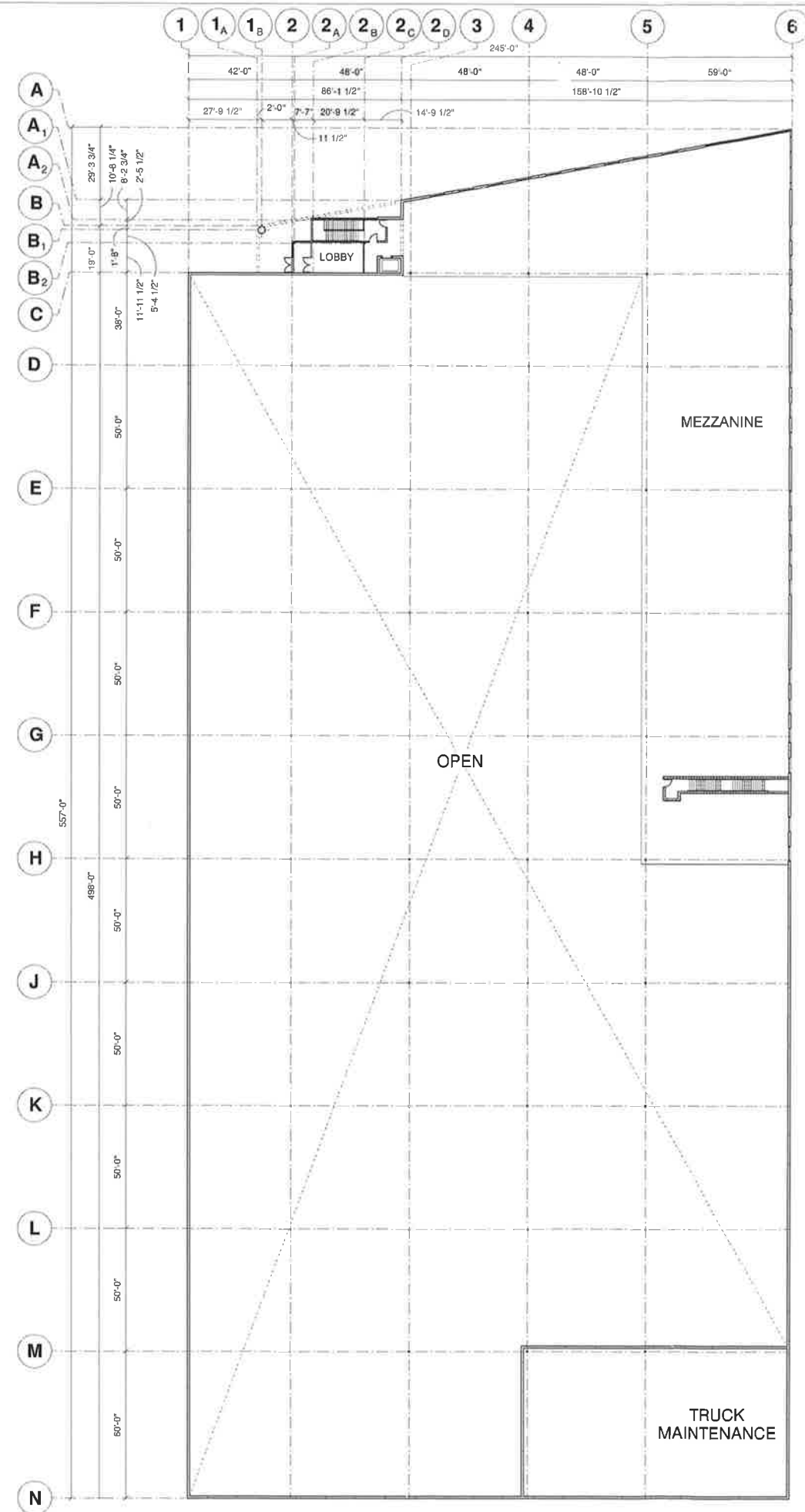
DATE: 08-10-17

SHEET NUMBER:

**A2.1**



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 COMMUNITY DEVELOPMENT  
 AUG 18 2017  
 VILLAGE OF  
 BARTLETT**



DEVELOPER:

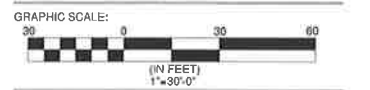
**D&R DEVELOPMENT**

ARCHITECT:

**CAPITAL DESIGN ARCHITECTURE**

CONSULTANT:

GENERAL CONTRACTOR:



REV	DATE	DESCRIPTION

PROJECT NAME:  
**PROPOSED BUILDING FOR:  
 GET FRESH PRODUCE**  
 D&R DEVELOPMENT  
 BREWSTER CREEK BUSINESS PARK  
 1397 SCHIFERL ROAD  
 BARTLETT, ILLINOIS

SHEET TITLE:  
**OVERALL MEZZANINE PLAN**

PROJECT NO: **21611**

DATE: **08-10-17**

SHEET NUMBER: **A2.2**







Plant ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AB	9	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	Upright
CP	9	Pyrus calleryana 'Chanticleer'	Aristocrat Flowering Pear	2.5"	Pyramidal
GB	16	Ginkgo biloba	Maidenhair Tree	2.5"	Pyramidal
LL	2	Tilia cordata	Littleleaf Linden	2.5"	Upright
NRO	5	Quercus rubra	Northern Red Oak	2.5"	Upright
SH	7	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5"	Upright
BM	6	Magnolia x 'Butterflies'	Butterflies Magnolia	6'	Columnar
AP	5	Pinus nigra	Austrian Pine	8'	Pyramidal
CS	22	Picea pungens	Colorado Spruce	8'	Pyramidal
JL	3	Syringa reticulata	Ivory Silk Japanese Lilac	6'	Columnar
SJ	11	Juniperus chinensis var. sargentii	Sargent Juniper	#01 Gal	Spreading
TM	13	Taxus x media 'Densiformis'	Dense Spreading Yew	36"	Sheared
KOR	56	Rosa x 'Knock Out'	Knock Out Rose	30"	Rounded
CMK	130	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"	Sheared
HTS	51	Hydrangea macrophylla 'Twist & Shout'	Twist & Shout Hydrangea	24"	Massing
RA	367	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	Massing
DBB	104	Euonymus alatus 'Compactus'	Dwarf Burning Bush	36"	Sheared
EV	45	Viburnum x carcephalum	Fragrant Snowball Viburnum	36"	Sheared
BES	36	Rudbeckia hirta 'Black Eyed Susan'	Black-Eyed Susan	#01 Gal	Spreading
RRD	197	Heimerocallis x 'Rose Returns'	Rose Returns Daylily	#01 Gal	Clumping
FHR	100	Heimerocallis x 'Happy Returns'	Happy Returns Daylily	#01 Gal	Clumping
WLC	107	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01 Gal	Clumping
ZC	59	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	#01 Gal	Clumping
VDA	90	Aster novae-angliae 'Vibrant Dome'	Vibrant Dome Aster	#01 Gal	Clumping
RS	123	Perovskia atriplicifolia	Russian Sage	#01 Gal	Clumping
CAG	102	Calamagrostis x acutiflora 'Karl'	Karl Foerster Reed Grass	#01 Gal	Upright
		18 Blue Chip Decorative Stone Set 4" Thick		CY	Rake Level
		18 CA-6 Limestone Compactable Aggregate Set 4" Thick		CY	Compact
		22 43/16" Black Steel Edging		LF	Use Stakes

**General Notes**

1. All plant materials shall be nursery grown stock and shall be free of any deformities, diseases or insect damaged. Any materials with damaged or crooked / disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected.
2. Size and grading standards of plant materials shall conform to the latest edition of the AMERICAN STANDARD FOR NURSERY STOCK published by the American Association of Nurserymen.
3. The contractor is responsible for independently determining the plant material quantities required under the plant list.
4. All planted areas and landscape islands shall receive a 3" layer of shredded hardwood bark mulch.
5. All disturbed areas not receiving plantings shall receive eight inches of topsoil, seed, erosion control blanket, and water until a healthy stand of grass is established.
6. All landscape material installed shall be maintained by the landscape contractor until final acceptance by the owner.
7. Property owner shall be responsible for maintaining all landscaping shown on the approved landscape plan throughout the life of the development.
8. 2" RPZ for lawn irrigation supplied by plumber.
9. Provide 4" PVC sleeves as required.
10. Contact J.U.L.I.E. @ 1-800-892-0123 prior to installation of plant material and irrigation system.

12N442 Switzer Road  
Eggn, IL 60124  
Phone: 847.760.5080 | Fax: 847.760.5084

Date	Revision	Drawing Code	No.	Date	Issue Notes
8/18/17	Revision	Get Fresh L1	000000		

Designed by: B. McAfee  
Drawn by: B. McAfee  
Checked by: B. McAfee  
Reviewed by: B. McAfee  
Submitted by: B. McAfee  
Project Manager: B. McAfee

Client: V.I.P. Property Maintenance, Inc.  
12N442 Switzer Road  
Eggn, IL 60124

Contract: V.I.P. Property Maintenance, Inc.  
12N442 Switzer Road  
Eggn, IL 60124

Scale: 1/8" = 1'

Sheet: L1 of 1

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