

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**JUNE 16, 2015**

**PLANNING & ZONING**

1. Brewster Creek Business Park (Ace Relocation)  
Site Plan & Special Use – Building Height



## Agenda Item Executive Summary

Case # 15-08 - Brewster Creek Business Park-  
Item Name Part of Lots 4 & 6 (Ace Relocation) Site Plan and Special Use for building height Committee or Board Village Board Committee

### BUDGET IMPACT

Amount: n/a Budgeted n/a  
List what fund n/a

### EXECUTIVE SUMMARY

A **SITE PLAN & SPECIAL USE PERMIT** request to allow the building to exceed the maximum 35 foot height requirement. The proposed building will have a maximum exterior height of 38 feet. The proposed building will be located on parts of lots 4 & 6 in the Brewster Creek Business Park.

### ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Rendering, Elevations, Floor Plan, Landscape Plan

### ACTION REQUESTED

For Discussion Only  to discuss the project and move forward to the Plan Commission for further review and to conduct the public hearing on the Special Use.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion\_\_\_\_\_

Staff: Jim Plonczynski, Community Develop. Director Date: 5/27/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-082**

DATE: May 27, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, Com. Dev Director  
RE: **(#15-08) Brewster Creek Business Park Lots 4&6 (Ace Relocation)**

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**PETITIONER**

Jeff Dublo, Triumph Construction on behalf of Ace Relocation

**SUBJECT SITE**

Part of Lots 4 and 6 in the Brewster Creek Business Park, Unit 1, located at the southeast corner of Hecht Drive.

**REQUEST**

Site Plan Review and Special Use Permit (Building Height of 38')

**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>Vacant</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
North	Indust. Bldg.	Mixed Use Business Park	I-2 EDA
South	Vacant	Mixed Use Business Park	I-2 EDA
East	Vacant	Mixed Use Business Park	I-2 EDA
West	Indust. Bldg.	Mixed Use Business Park	I-2 EDA

**DISCUSSION**

1. The petitioner is requesting a Site Plan Review for a proposed 50,000 square foot industrial building on a 4.7 acre lot on part of Lots 4 & 6 in the Brewster Creek Business Park, Unit 1 for Ace Relocation, a moving and storage company.
2. The petitioner is requesting a Special Use Permit to allow the building to exceed the maximum 35 foot height requirement. The proposed building will have a maximum exterior height of 38 feet.
3. The proposed building will be constructed of smooth form finished gray pre-cast

concrete wall panels with brown accents. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows will be the main decorative features of the building. The office area is located on the south side of the building facing Hecht Drive.

4. The Site Plan shows 8 exterior docks including 1 drive-through door on the south side of the building.
5. The Site Plan shows a truck scale located at the southwest corner of the site.
6. Two curb cuts are proposed along Hecht Drive. The western curb cut would be used to access the employee parking lot located at the southwest side of the building. This curb cut will also be used for truck access. The northern curb cut would be used by the trucks to access the loading areas on the southeast side of the building.
7. The Zoning Ordinance requires 61 parking spaces for this use. The Site Plan identifies a main parking lot on the southwest side of the building containing a total of 64 car parking spaces, including two (2) handicapped accessible spaces which exceeds the Zoning Ordinance requirements. There are also 33 truck parking spaces.
8. The Landscape Plan is currently being reviewed.
9. The Engineering and Lighting Plans are currently being reviewed.

**RECOMMENDATION**

1. The Staff recommends forwarding the petition to the Plan Commission for further review and to conduct the public hearing for the Special Use.
2. Background materials are attached for your review and consideration.

//Attachments

X:\Comdev\mem2015\082\_bcbplot4\6\_acerelocation\_vbc.docx



CONSTRUCTION SERVICES CORPORATION

2763 PINNACLE DRIVE • ELGIN ILLINOIS 60124-7943

June 1, 2015

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

RECEIVED  
COMMUNITY DEVELOPMENT  
JUN - 1 2015  
VILLAGE OF  
BARTLETT

**Re: Site Plan & Special Use Approvals  
Ace Relocation Systems, Inc.  
Parts of Lots 4 & 6  
Brewster Creek Business Park  
Bartlett, Illinois**

President and Board of Trustees:

Triumph Construction Services Corporation formally requests Site Plan and Special Use approvals for the new construction of a 50,000 SF Build-to Suit industrial facility for Ace Relocation Systems, Inc. to be located on parts of Lots 4 and 6 consisting of approximately 4.763 acres along Hecht Drive in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building height shall be approximately 38' which exceeds the Park limit of 35'. Therefore, we are requesting a Special Use approval for the additional height required by Ace Relocation Systems, Inc. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Construction Services Corporation greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,  
Triumph Construction Services Corporation

Jeffrey E. Dublo  
Executive Vice President



# VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 15-08  
RECEIVED  
COMMUNITY DEVELOPMENT  
(Village Stamp)  
JUN - 1 2015  
VILLAGE OF  
BARTLETT

PROJECT NAME: ACE RELOCATION SYSTEMS, INC.  
(Please type or complete in blue or black ink.)

### PETITIONER INFORMATION

Name: TRIUMPH CONSTRUCTION SERVICES CORPORATION Phone: (847) 608-7982  
Address: 2763 PINNACLE DR. Fax: (847) 608-7985  
ELGIN, IL 60124 Mobile: (847) 912-5134  
JEFF DUBLO Email: jeffde@triumphconstructionservices.com

### PROPERTY OWNER INFORMATION

Name: DJL LEGACY LLC Phone: (858) 410-2407  
Address: 5608 EASTGATE DRIVE Fax: (858) 677-5588  
SAN DIEGO, CA 92121 Mobile: (619) 925-0837  
WILLIAM McADOLE Email: wmcardle@acerelocation.com

① SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)  
BUILDING HEIGHT SPECIAL USE PERMIT TO EXCEED HEIGHT LIMIT  
OF 35'. SPECIAL USE HEIGHT REQUESTED IS APPROXIMATELY 38'.

② SITE PLAN REVIEW  
PROPERTY INFORMATION

Common Address/General Location of Property: PARTS OF LOTS 4 & 6 OF THE BROWNSTEAD  
CREEK BUSINESS PARK

Property Index Number ("Tax ID"/"Parcel ID"): 01-05-202-001 & 01-05-202-002

Zoning: I-2 EPA ECONOMIC GROWTH DISTRICT Land Use: INDUSTRIAL  
(Refer to Official Zoning Map)

Comprehensive Plan Designation of this Property: OFFICE  
(Refer to Future Land Use Map)

Acreage: 4.763

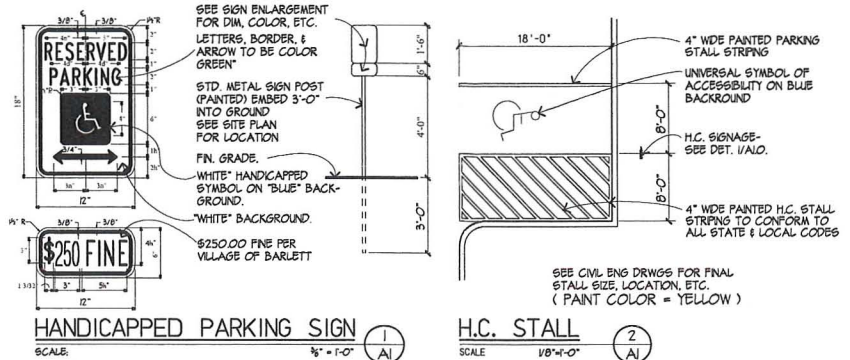
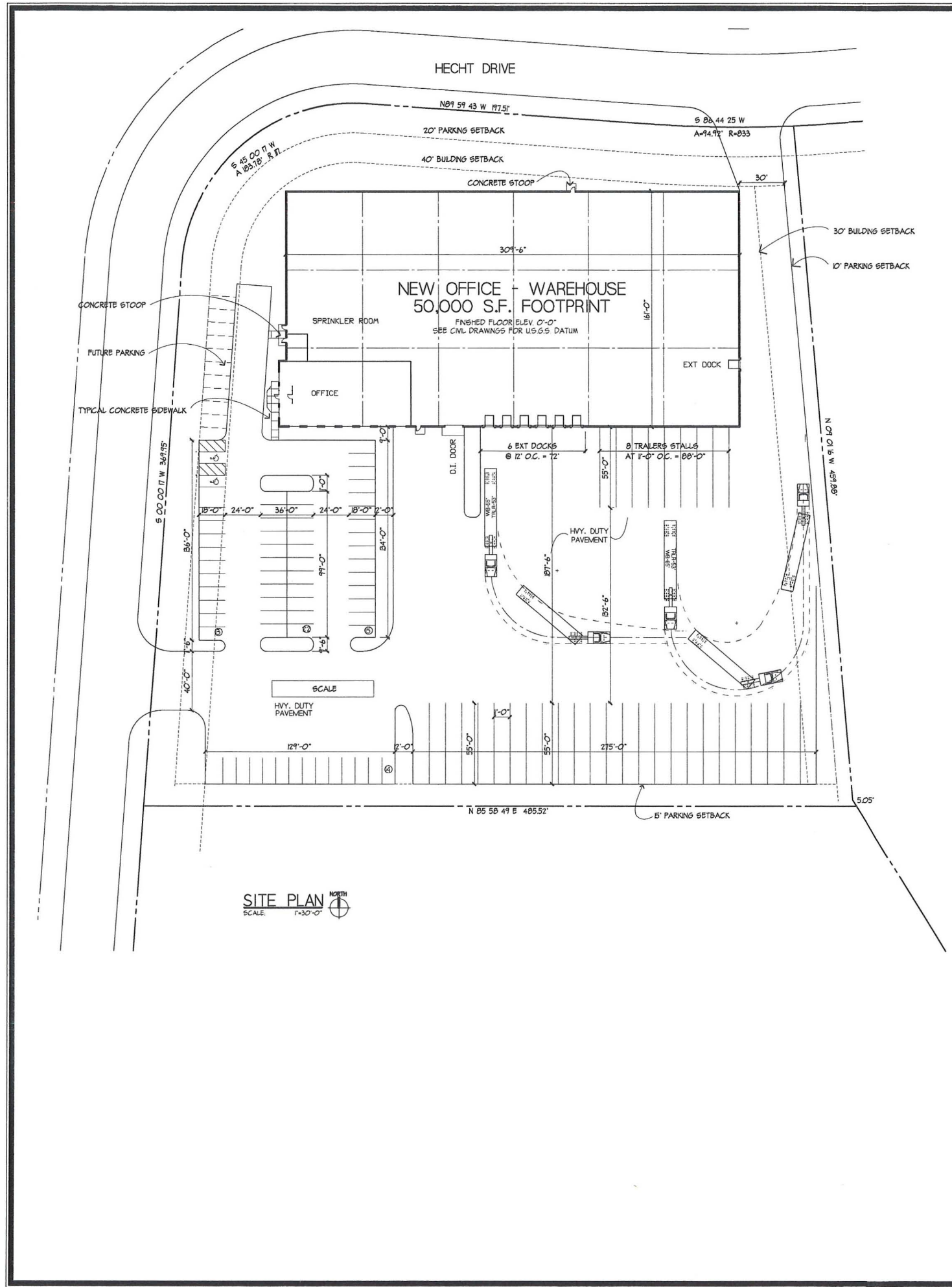
APPLICANT'S EXPERTS (Include name, address, phone, fax and email; mobile phone is optional)  
Attorney LAW OFFICES OF PALMISANO & MOLTZ, 195. LASALLE ST, CHICAGO, IL 60603  
(312) 782-3967, Fax: (312) 782-1111, joseph.palma@901.com, Joe Palmisano

Surveyor V3 COMPANIES 325 JAMES AVE., WOODBRIDGE, IL 60517  
CHRIS BARTOSZ (630) 6124 cdbart6052@v3co.com

Other \_\_\_\_\_

# LOCATION MAP





**CONSTRUCTION DATA**

BUILDING CODE: B5C ORDINANCE - BC 2012

BUILDING HEIGHT: 32' CLEAR INTERIOR HEIGHT (EXTERIOR 37' APPROX)

ZONING: I-2 BDA ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT

CONSTRUCTION TYPE: TYPE 2B-UNPROTECTED NON-COMBUSTIBLE, UN-LIMITED AREA

OCCUPANCY TYPE: B BUSINESS (ACCESSORY TO MAJOR USE) B-M MODERATE HAZARD STORAGE

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

FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH E.S.F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED FOR NFPA B FOR CLASS IV COMMODITIES AS DEFINED N.F.P.A. 23C. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.

**SITE DATA**

SITE AREA: 4.763 ACRES 207,489 S.F.

GROSS BUILDING AREA: 50,000 S.F.

OFFICE AREA: 4,000 S.F.

WAREHOUSE/STORAGE: 46,000 S.F.

STORAGE MEZZANINE: 4,000 S.F.

TOTAL BUILDING: 50,000 S.F.

FLOOR AREA RATIO: 0.241

PAVEMENT AREA (518): 105,442 S.F.

GREEN SPACE REQUIRED: 20%

GREEN SPACE PROVIDED (25.03): 52,047 S.F.

AUTO PARKING REQUIRED (PER I-2 'EDA' ZONING):

OFFICE (1/275 SF): 5 CARS

WAREHOUSE (1/1000 SF): 46 CARS

TOTAL PARKING REQUIRED: 51 CARS

PARKING PROVIDED: 64 CARS

EXTERIOR DOCKS: 7 DOCKS

DRIVE-IN DOORS: 1 DOOR

- GENERAL NOTES:**
- SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
  - ALL DIMENSIONS ARE FROM FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
  - ROOF TOP UNITS WILL BE SCREENED AS REQ'D.
  - EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR TRIP BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.
  - HIGH EFFICIENCY HEATING & COOLING SYSTEMS; ENERGY STAR APPLIANCES SHALL BE REQ'D.

THE SPECIAL INSPECTION AGENCY IS TO BE:

H.H. HOLMES TESTING  
100 SHEPARD AVENUE  
WHEELING, ILLINOIS 60090  
PHONE: (847) 281-0415  
FAX: (847) 608-1985

THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS ARE TO BE PERFORMED AS A MINIMUM BY THE TESTING AGENCY:

SOILS AND SUBGRADES FOR PAVEMENT AND CONCRETE FOUNDATIONS  
CONCRETE FLOOR SLABS  
STRUCTURAL STEEL  
PRECAST CONCRETE

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

PATRICK C. HARRIS

**OCCUPANCY LOAD**

OCCUPANT LOAD	BUILDING AREA	PERSONS
OFFICE - 4,000 SF/100 SF	40,000 SF	40 PERSONS
WAREHOUSE - 46,000 SF/500 SF	46,000 SF	92 PERSONS
STORAGE MEZZ - 4,000 SF/10 SF	4,000 SF	0 PERSONS
TOTAL OCCUPANT LOAD		52 PERSONS

EGRESS WIDTH REQUIRED 5':

OFFICE - 5' (40)

WAREHOUSE - 5' (92)

EGRESS WIDTH PROVIDED:

OFFICE - (0) OPENING @ 36" 26'

WAREHOUSE - (3) OPENING @ 36" 128'

**INDEX TO DRAWINGS**

A1	SITE PLAN, SITE DATA & DETAILS
A2	BUILDING ELEVATIONS
A4	BUILDING FLOOR PLAN

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

**HARRIS ARCHITECTS INC.**  
ARCHITECTS  
1000 N. WHEELING AVENUE, SUITE 100  
BARTLETT, ILLINOIS 60010  
CONTACT: P. C. HARRIS

**TRIUMPH**  
CONSTRUCTION SERVICES CORPORATION

NEW OFFICE/WAREHOUSE FACILITY FOR:  
**ACE RELOCATION**  
BREWSTER CREEK  
BARTLETT, ILLINOIS

4-21-2015  
4-28-2015  
5-18-2015  
6-02-2015  
6-09-2015

FOR SITE PLAN REVIEW  
FOR PRECAST DESIGN  
REVISED PER OWNER  
REVISED PER REVIEW

PROJECT NO.  
2478  
DRAWN BY:  
FDC  
DATABASE:  
2478ADB

SHEET NO.  
**A1**  
L OF 3 SHEETS

**SITE PLAN**





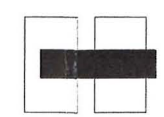
CONCEPTUAL ARCHITECTURAL RENDERING

FINAL COLOR SELECTIONS TO BE BASED ON COLOR  
VALUES DEPICTED IN THIS RENDERING.

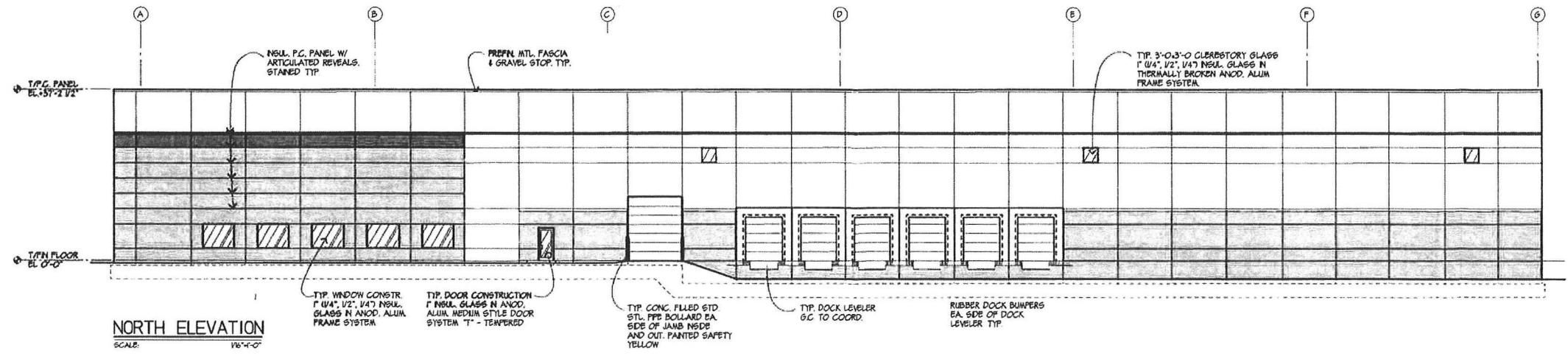
**ACE RELOCATION SYSTEMS, INC.**  
BARTLETT, IL

**A**  
REVISED

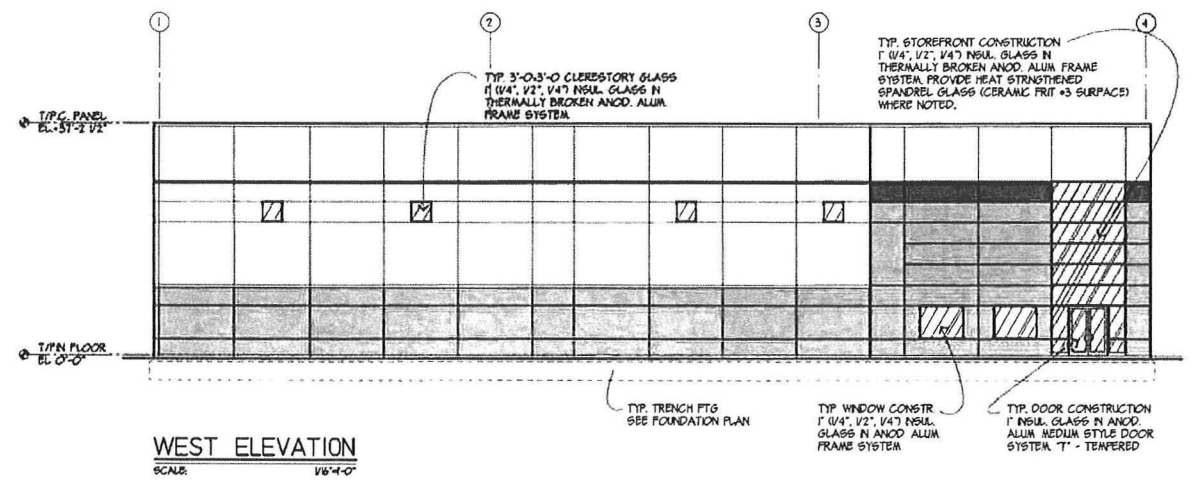
**TRIUMPH**  
CONSTRUCTION SERVICES CORPORATION



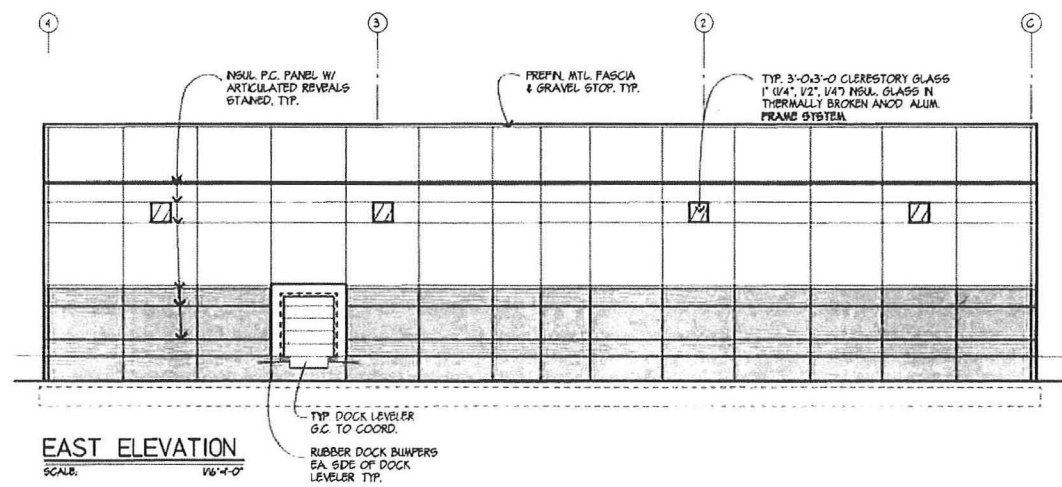
**RENDERING**  
**HARRIS ARCHITECTS, INC.**  
WWW.HARRISARCHITECTS.COM 847.303.1155



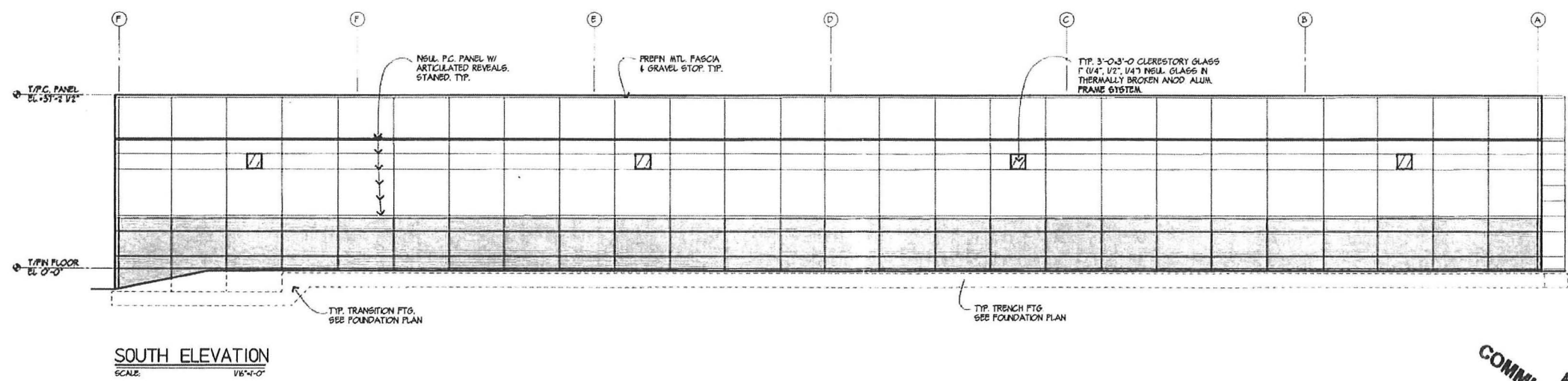
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



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



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



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

RECEIVED  
COMMUNITY DEVELOPMENT  
APR 24 2015  
VILLAGE OF  
BARTLETT

HARRIS ARCHITECTS INC.  
1800 BARRON ROAD PLAINFIELD ILLINOIS 62558  
DESIGNED BY JOHN W. HARRIS

**TRIUMPH**  
CONSTRUCTION SERVICES CORPORATION

NEW OFFICE/WAREHOUSE FACILITY FOR:  
**ACE RELOCATION**  
BREVYSTER CREEK  
DESIGN REGISTRATION #184-0002  
BARTLETT, ILLINOIS

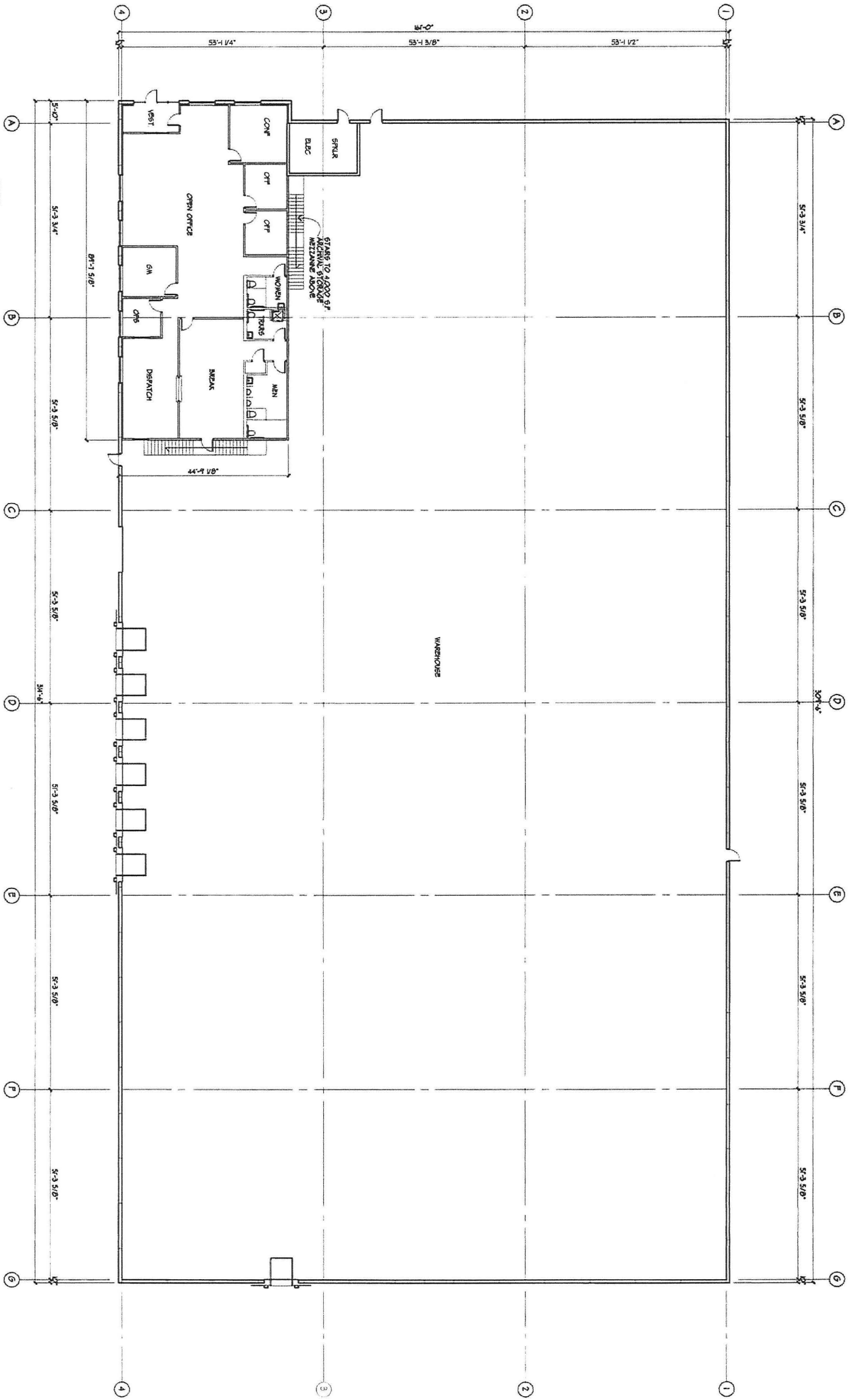
FOR SITE PLAN REVIEW  
4-21-2015

PROJECT NO.  
2418  
DRAWN BY:  
JDC  
DATABASE:  
2418LDB

SHEET NO.  
A2  
2 OF 3 SHEETS

ELEVATIONS

BUILDING FLOOR PLAN  
SCALE 1/8" = 1'-0"



RECEIVED  
COMMUNITY DEVELOPMENT  
APR 24 2015  
VILLAGE OF  
BARTLETT

SHEET NO. A4 3 OF 3 SHEETS	PROJECT NO. 2411 DRAWN BY: RJC DATE: 08/26/14 2411/10/15	FOR SITE PLAN REVIEW 4-21-2015	NEW OFFICE/WAREHOUSE FACILITY FOR: <b>ACE RELOCATION</b> BREWSTER CREEK BARTLETT, ILLINOIS	DESIGN REGISTRATION #84-0000 <b>TRIUMPH</b> CONSTRUCTION SERVICES CORPORATION	<b>HARRIS ARCHITECTS INC.</b> <small>1825 DUNDAS AVENUE PLAZA, LEXINGTON, KY 40502-1118          COPYRIGHT © 2008 BY PATRICK C. HARRIS</small>
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# FLOOR PLAN

S 89°59'43" E  
166.77'

HECHT DRIVE

SBM #1  
ELEV.

P.U.E. PER  
DOC. R2005-035543

30.74'

40' BUILDING SETBACK LINE OR EQUAL TO THE  
BUILDING HEIGHT ON THE LOT, WHICHEVER IS  
GREATER PER ORDINANCE NUMBER 2001-127.

50,000 SQ. FT BUILDING

500'00"17" W  
370.88'

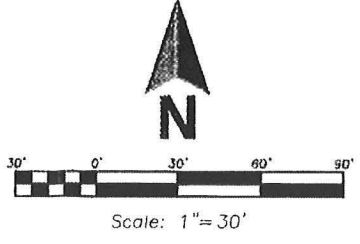
PART OF  
LOT 4

PART OF  
LOT 6

N0°00'17"E  
398.31'

HECHT DRIVE

SBM #3  
ELEV.



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERGE DRIVE, SUITE A  
GRAYBLAKE, ILLINOIS 60030  
PHONE (847) 223-4804  
FAX (847) 223-4864  
EMAIL INFO@EEA-LTD.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-003302  
EXPIRES: 04/30/2015

Quantity	Description
<b>PLANT SCHEDULE</b>	
6	Eastern White Pine 6"
5	Pinus strobus
5	European Cranberrybush 24"
5	Viburnum opulus
6	Rose 'Knock Out Double 3G (Red)
6	Rosa 'Redko'
6	Fountain Grass 1 Gal
6	Perisetum alopecuroides
11	Boxwood 'Green Velvet' 2 Gal
6	Buxus microphylla 'Green Velvet'
1	Crabapple 'Zumi' 6"
1	Makia calocarpa 'Zumi'
3	Dwarf Korean Lilac 5 Gal
3	Syringa meyeri 'Palibin'
3	Dwarf Burning Bush 24"BB
3	Euonymus alatus 'Compactus'
3	Bovius Variety 'Pavilion' 24"Flat
3	Vinca minor 'Bovius Variety'
3	Japanese Tree Lilac 6'clump
5	Syringa reticulata
40	Fountain Grass 1 Gal
4	Perisetum alopecuroides
2	Amur Maple 6" 'Flame'
3	Acer ginnala
3	Black Hill Spruce 6"
3	Picea glauca
6	Forsythia 'Sunrise' 24"
3	Forsythia x intermedia
3	Norway Maple 2.5"
3	Acer platanoides
13	Varibouta Spruce 24"
12	Spiraea x vanhouttei
12	Meadowlark Forsythia 24"
5	Forsythia x intermedia
5	Tulip Tree 2.5"
3	Liriodendron tulipifera
3	Eastern Redbud 6"
3	Cercis canadensis
22	Juniper 'Sea Green' 24" Gal
5	Juniperus chinensis 'Sea Green'
5	Rad Maple 2.5"
6	Acer rubrum
6	Maiden Grass 3 Gal
5	Miscanthus sinensis 'Gracillimus'
5	Norway Spruce 6"
19	Picea abies
19	Fountain Grass 1 Gal
8	Perisetum alopecuroides
8	Burnac 'Gro-Low' 2 Gal
2	Rhus aromatica 'Gro-Low'
2	Skyline Honeylocust 2.5"
9	Gleditsia inaequalis var. inermis
9	Variegated Silver Grass 3 Gal
16	Miscanthus sinensis 'Variegatus'
16	Rose 'Knock Out Pink Double 3G (Pink)
12	Rosa hybrida
12	Dwarf Korean Lilac 5 Gal
3	Syringa meyeri 'Palibin'
3	Liriodendron 2.5"
7	Tilia cordata 'Glenleven'
7	Meadowlark Forsythia 24"
3	Forsythia x intermedia
3	Sugar Maple 2.5"
5	Acer saccharum
5	Australian Pine 6"
3	Pinus nigra
3	American Hazelnut 2.5"
	Corylus americana

Landscape Contractors  
Telephone (815) 459-4302

DESIGNS FOR YOU, INC.  
5001 S.R. 31 - UNIT A  
Lisle, IL 60532  
TRIUMPH CONSTRUCTION SERVICES  
Brewster Creek Business Park  
Bartlett, Illinois

Reserved for Seal:

Expiration Date:

No.	Date	Description
1	7/15/15	ORIGINAL DESIGN

DESIGNED BY: TOB DATE: 04/08/15  
APPROVED BY: PROJECT NO:

SHEET TITLE:  
LANDSCAPE DESIGN

SHEET NO:

RECEIVED  
COMMUNITY DEVELOPMENT  
APR 24 2015  
VILLAGE OF  
BARTLETT

LANDSCAPE PLAN

SCALE: 1" = 30'. SEE DRAWING FOR DIMENSIONS AND NOTES. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. ALL DISTANCES ARE TO CENTER UNLESS OTHERWISE NOTED. ALL DISTANCES ARE TO CENTER UNLESS OTHERWISE NOTED.