



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
August 13, 2020  
7:00 P.M.**

- I. Roll Call
- II. Approval of the June 11, 2020 meeting minutes
- III. **(#18-21) Southwind Business Park Subdivision  
Preliminary/Final Plat of Subdivision**
- IV. **(#20-03) True North  
Site Plan Review  
Special Use Permits:**
  - A. Automobile service station
  - B. Truck stop establishment
  - C. Package liquor sales
  - D. Outdoor sales**PUBLIC HEARING**
- V. **(#20-04) Eastfield Subdivision  
Rezoning (upon annexation) from the ER-1 (Estate Residence) Zoning  
District to the SR-3 (Suburban Residence) Zoning District  
Preliminary/Final Plat of Subdivision  
Special Use Permit – to allow a retention basin to discharge into a wetland  
Comprehensive Plan Amendment to the Future Land Use Plan to allow the  
subject property to change from Mixed Use Business Park Uses to  
Suburban Residential Uses (2-5 dwelling units per acre)  
PUBLIC HEARING**
- VI. **(#20-06) Lot 12B Brewster Creek Business Park  
Site Plan Review  
Special Use Permit - Outdoor truck trailer parking/storage  
PUBLIC HEARING**
- VII. Old Business/New Business
- VIII. Adjournment



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Plan Commission Minutes  
June 11, 2020

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Chairman, Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

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

Absent: None

Also Present: Roberta Grill, Planning & Development Services Director; Kristy Stone, Village Planner

**Approval of Minutes**

A motion was made to approve the May 14, 2020 meeting minutes.

Motioned by: M. Hopkins

Seconded by: D. Gunsteen

**Roll Call**

Ayes: J. Lemberg, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, D. Negele, and T. Ridenour

Abstain: J. Kallas, J. Miaso

Nays: None

The motion carried.



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(#20-07)

**Culver's**

**Site Plan Review**

**Special Use Permits:**

- a) To allow outdoor seating
- b) To allow a drive-through establishment

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**J. Lemberg** opened the Public Hearing portion of the meeting. **K. Stone** to give background. **K. Stone** this property was annexed into the Village in 1988 and was zoned PD (Planned Development) as part of the Woodland Hills Property. The development of this area is guided by the Preliminary Site Plan for the Woodland Hills Planned Development. The property is designated for B-3 Neighborhood Shopping uses per the Woodland Hills Planned Development. The property was part of a three (3) lot subdivision in 1997 and then was re-subdivided in 2005 as part of the Goodwill development.

The Petitioner is requesting Site Plan Review for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59 just south of the Goodwill. The proposed elevations will primarily be manufactured stone and Hardie Plank siding. The walls are capped with blue coping to match the blue canvas awnings and parapet walls will screen the rooftop mechanicals from view. The Petitioner is requesting a Special Use Permit to allow outdoor seating just south of the restaurant. The Site Plan identifies 61 parking spaces, which exceeds the Zoning Ordinance requirement of 45 parking spaces. They are also requesting a Special Use Permit for a drive-through. Initially, there is going to be one (1) drive-through lane proposed on the east side of the building up to the north and in the future, they are proposing a possible second drive-through, like you see at some of the McDonald's where they have two (2) drive-up order boards and one (1) pick-up window. In addition to providing stacking before the order window, they are also providing stacking after in the event that people have to wait for their order to be ready.

Access to the site is via two (2) curb cuts on private drives. There is currently a right in, right out on Route 59. Quincy Bridge Road, a private drive, connects down from Schick Road north to the Goodwill. The typical hours of operation are 10 am to midnight daily and they would have approximately 12 employees on each shift.

Staff recommends approval of the Petitioner's requests for a Site Plan and Special Use Permits subject to the conditions and Findings of Fact outlined in your Staff report. The Petitioner is here if he has anything he would like to add.

**J. Lemberg** asked if there were any questions for staff. **T. Ridenour** stated that in the Memo it said that there were six (6) stacking spaces, but on the plat, it looked like there were quite a few more. **K. Stone**



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stated that six (6) stacking spaces are required and that during their talks with the Petitioner, they have adjusted the drive-through to accommodate even more. **T. Ridenour** stated that is good. It is almost twice as much. Asked which part is the hardy siding? **Chris McGuire** of McCon Building was sworn in by **J. Lemberg** and replied that hardy plank siding is a cement board siding. It gives the appearance of wood siding and is a more durable product. **D. Gunsteen** asked how many outdoor tables areas will there be on the patio area? **K. Stone** stated that the rendering shows six (6) tables with four (4) seats each. It is shown on the floor plan. **D. Gunsteen** asked if they are allowed to go bigger on the patio if they need it or is that size they prefer? I am just looking at today's culture with everyone sitting outside. I know it is going to go back and forth over the next 6 to 10 months depending on the culture. Is that your typical size for patios? **Chris McGuire** stated that is typical. We work in 20 States and each area is different. Given a day like today, it would be wonderful to be outside. There are other days where it is not quite as nice. At this point in time, we are anticipating more drive-through traffic. For the last couple of months, we have been 100% drive-through, but in the different States that we work in, there are some stores that opened up 100% again. The outdoor dining is preferable when you have a beautiful day like today. **D. Gunsteen** is there going to be music outside on the patio? **Chris McGuire** yes, there is quiet, background music. **D. Negele** the 30-foot setback along the back along the back, is that before you get to the fence from the town homes to the parking lot? **K. Stone** that measures from where the fence is east. Because of the access drive, the building is actually 157 feet away from the property line. **D. Gunsteen** over Quincy Bridge Road? **K. Stone** correct. **T. Ridenour** what is the screening wall screening on the west side of the building? **K. Stone** mechanical equipment. **D. Gunsteen** added that he would like to tell the Petitioner that he has been to the Culver's facilities and thinks that this is a great plan and great building for Bartlett. **Chris McGuire** thanked Staff for their help and guidance. They have been incredibly professional. We work in 20 States. I travel a lot and they are top notch. **M. Hopkins**, yes, they are.

**J. Lemberg** asked if anyone in the audience would like to speak. No one came forward.

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-07) Culver's Site Plan and Special Use Permit** subject to the conditions and Findings of Fact outlined in the Staff Report.

**Motioned by: J. Miaso**  
**Seconded by: J. Kallas**

**J. Lemberg** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: J. Lemberg, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, J. Kallas, J. Miaso, D. Negele, and T. Ridenour**  
**Nays: None.**

**The motion carried.**



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**Old Business/ New Business**

**K. Stone** we have a lot of projects that we are reviewing. We may have something next month, but nothing is set for sure yet. **T. Ridenour** asked if somebody could not make it to the meeting tonight, could they have participated electronically? **K. Stone** our IT department was not here to set up a combination Zoom/live meeting. They are looking into doing that with the Village Board. Once IT can set that up, it may be something that we are able to do.

**J. Lemberg** asked if there was a motion to adjourn.

**Motioned by: D. Gunsteen**

**Seconded by: J. Kallas**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:15 pm.**

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**20-098**

DATE: August 4, 2020  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner *KS*  
RE: **(#18-21) Southwind Business Park Subdivision**

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**PETITIONER**

Dean Kelley on behalf of Bluff City LLC & 2250-60 Southwind LLC

**SUBJECT SITE**

Southeast corner of IL Route 25 and West Bartlett Road

**REQUESTS**

Preliminary/Final Plat of Subdivision

**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/Office</b>	<b>Commercial/Mixed Use Business Park</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Recreation	Open Space/Recreation	P-1
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

\*South Elgin- Multiple Dwelling Unit District

**ZONING HISTORY**

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200 acre parcel through a series of eminent domain proceedings.

In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65 and allowed for the development of the Bartlett Pointe Single Family Subdivision. (This amended agreement refers to the area as the Southwind Business Park Property and encompasses the property south of West Bartlett Road, east of Route 25 and north of Kohler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the 8.97 acres east of Southwind Blvd as multi-family uses (Bartlett Pointe West).

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).

In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the single-family Bartlett Pointe West Subdivision Preliminary/Final PUD.

In 2018, the Petitioner submitted the Southwind Business Park Subdivision application and Circle K submitted a separate development application for Lot 4 of the proposed Southwind Business Park Subdivision. The subdivision was presented to the Village Board Committee on November 6, 2018 and was forwarded to the Plan Commission for their review. Prior to being scheduled on a Plan Commission agenda, the Petitioner requested that the review of the subdivision be placed on hold until Circle K moved forward with their application. Revised plans for Circle K were never submitted to the Staff for review.

### **CURRENT DISCUSSION**

1. The Petitioner is requesting a **Preliminary/Final Plat of Subdivision** for the 20.54 acre Southwind Business Park to create five (5) lots ranging in size from 3.14 acres to 6.65 acres.
2. The Bluff City Office Building, located on Lot 1, was approved by Ordinance #2000-72. The Parkland Preparatory Academy on Lot 2 was approved through the Administrative Site Plan Review process and is currently under construction. True North has submitted a Site Plan for Lot 4 and is going through the zoning process concurrently with this subdivision.
3. There are two existing curb cuts along Route 25 - Southwind Boulevard (full access) and Benchmark Lane (right-in/right out); and one existing curb cut off of West Bartlett Road - Southwind Boulevard (full access); all of which will provide primary access to each of the lots. A new curb cut (right-in/right-out) is proposed along West Bartlett Road, west of Southwind Blvd. as part of the True North development that would provide a through connection south to Benchmark Lane. This new connection would also serve a cross access

easement between proposed Lots 4 and 5. Currently, there are no new access points proposed along Route 25. (Route 25 is under the jurisdiction of Illinois Department of Transportation and West Bartlett Road is under the jurisdiction of Kane County.)

4. These parcels would be served by the existing stormwater drainage and detention system currently constructed.
5. Preliminary engineering was approved at the time the Bartlett Pointe West Subdivision was approved in 2013. As part of this plan, Southwind Boulevard and Benchmark Lane were constructed.
6. As part of the subdivision, the developer shall be required to install a bike path and berm along the south side of West Bartlett Road in accordance with the West Bartlett Road Corridor Plan. A 15' wide bike path easement and 10' wide landscape buffer easement are identified on this plat and will be recorded as part of this subdivision. The bike path and berm will be installed along the north property lines of proposed Lots 4 and 5.
7. As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart.

### **RECOMMENDATION**

1. The Staff recommends **approval** of the Petitioner's request subject to the following conditions:
  - A. Village Engineer approval of the Final Engineering Plans including the W. Bartlett Road roadway improvements;
  - B. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village Board;
  - C. Parkway trees shall be planted as each lot develops along both sides of Benchmark Lane and Southwind Boulevard spaced not less than forty feet (40') nor more than sixty feet (60') apart;
  - D. A sidewalk shall be installed on the north side of Benchmark Lane;
  - E. Kane County Highway Department approval of all curb cuts and roadway improvements on W. Bartlett Road;
  - F. A 10-foot wide bike path shall be installed within the 15-foot wide bike path easement and a berm shall be installed within the 10-foot wide landscape buffer easement along the north property lines of Lots 4 and 5.
2. Background information is attached for your review and consideration.



**ABBOTT LAND AND INVESTMENT CORP.**  
Commercial and Industrial Real Estate

April 24, 2020

**SENT VIA EMAIL**

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

RE: Southwind Business Center  
Preliminary and Final Plat of Subdivision

Dear Village President and Board of Trustees,

Enclosed for your review is a completed Application for a Preliminary and Final Plat of Subdivision for the Southwind Business Center.

This plat is being prepared so that we may complete the sale of a 3.2 acre parcel (Lot 2) to Brookside Partners for construction of a school directly east of our office building. In addition, Lot 4 is being created for the sale to a developer for the proposed True North project that has been submitted to the Village for its review.

We look forward to discussing this Preliminary and Final Plat with you at the upcoming Village Board meetings. If you have any questions, please contact me at 630-497-9440. Thank you for your consideration.

Sincerely,  
**ABBOTT LAND AND INVESTMENT CORPORATION**

  
Dean W. Kelley  
President

Enclosures



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 2018-21  
**RECEIVED  
COMMUNITY DEVELOPMENT**  
**OCT 24 2018**  
**VILLAGE OF  
BARTLETT**

**PROJECT NAME** Southwind Bus. Park Plat of Subdivision

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Dean W. Kelley

**Street Address:** 2250 Southwind Blvd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Preferred Method to be contacted:** See Dropdown

**PROPERTY OWNER INFORMATION**

**Name:** Bluff City LLC and 2250-60 Southwind LLC

**Street Address:** 2250 Southwind Blvd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** \_\_\_\_\_

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

**Date:** 10/24/2018

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

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

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

**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:** SEC of IL-25 and West Bartlett Road

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-36-400-026;06-36-400-043;06-36-400-044

**Zoning:** Existing: PD   
(Refer to Official Zoning Map)

**Land Use:** Existing: Mixed Use Business

Proposed: PD

Proposed: Mixed Use Business

**Comprehensive Plan Designation for this Property:** Mixed use Business Park

(Refer to Future Land Use Map)

**Acreage:** 20.541

**For PUD's and Subdivisions:**

No. of Lots/Units: 5

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

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

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

**Attorney** Maurides Foley Tabangay & Turner LLC  
33 N. LaSalle St., Suite 1910, Chicago, IL 60602  
P: 312-332-6500

**Engineer** Mackie Consultants, LLC - Kevin J. Matray  
9575 W. Higgins Rd., Suite 500, Rosemont, IL 60018  
P: 847-696-1400 Email: kmatray@mackieconsult.com

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

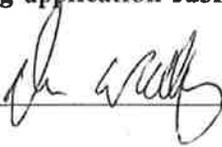
**ACKNOWLEDGEMENT**

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: Dean W. Kelley

DATE: 10/24/2018

**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: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd.

Bartlett, IL 60103

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

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

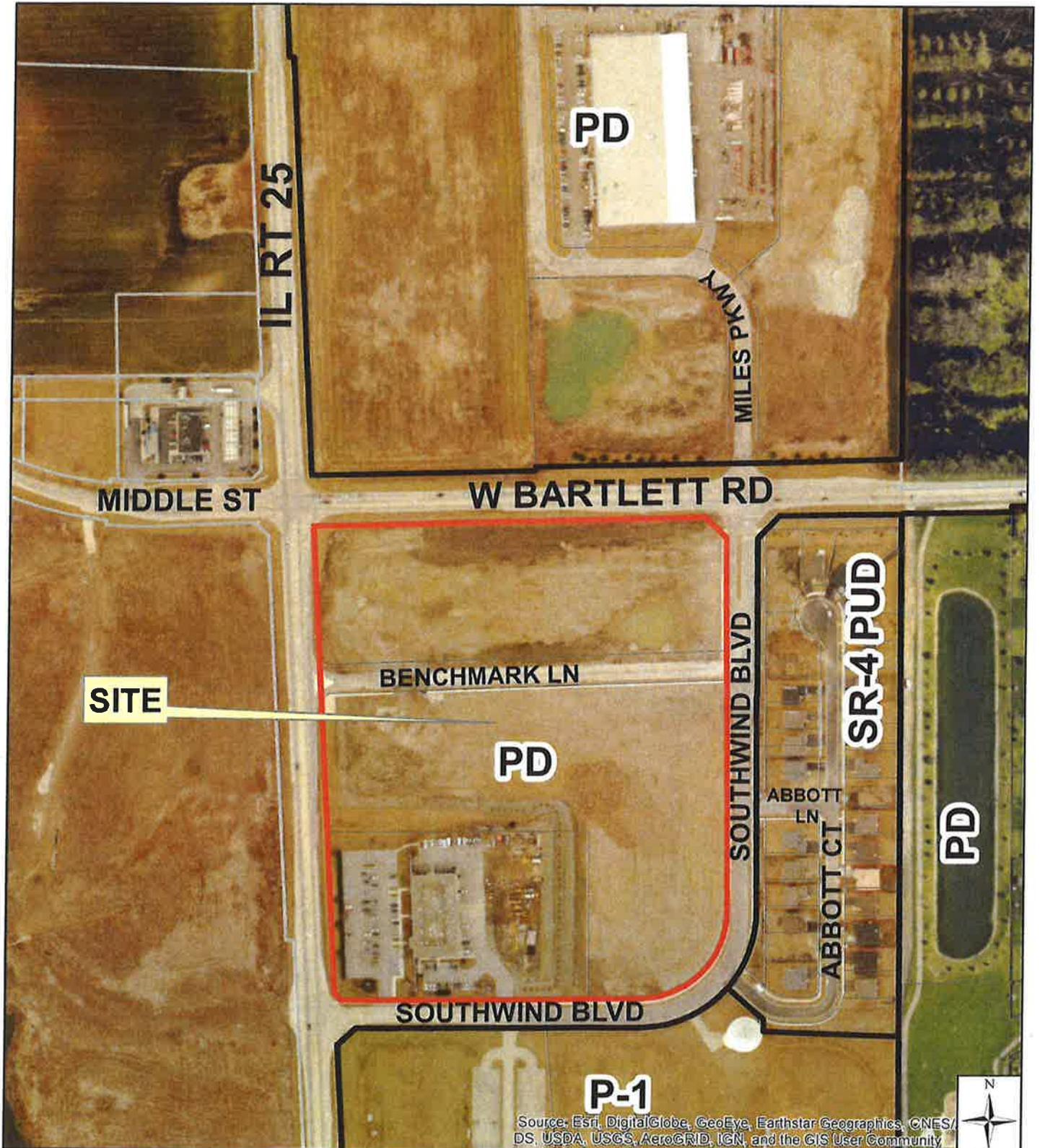
SIGNATURE: \_\_\_\_\_



DATE: 10/24/2018

# ZONING/LOCATION MAP

Southwind Business Park  
Case #18-21 - Preliminary/Final Plat of Subdivision





**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**20-097**

DATE: August 8, 2020  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner *KS*  
RE: **(#20-03) True North**

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**PETITIONER**

Lindsay Lyden, True North Energy LLC

**SUBJECT SITE**

Southeast corner of W. Bartlett Road and Route 25 (Lot 4 of the proposed Southwind Business Park Subdivision)

**REQUESTS**

**Site Plan Review**

**Special Use Permits –**

- (a) to allow a truck stop establishment
- (b) to allow an automobile service station
- (c) to allow outdoor sales
- (d) to sell package liquor

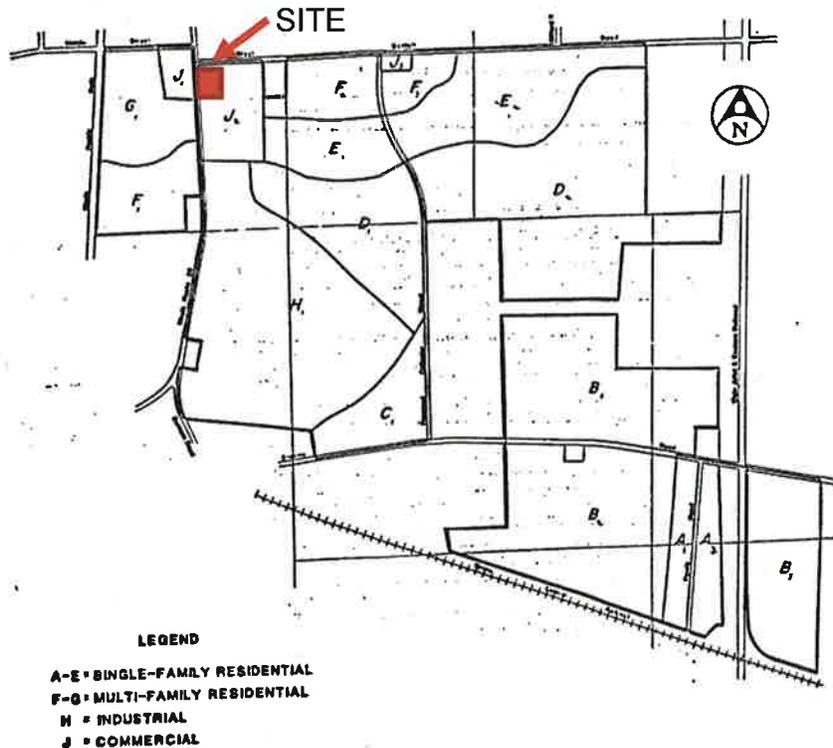
**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant/Office</b>	<b>Commercial/Mixed Use Business Park</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Vacant	Commercial/Mixed Use Business Park	PD
East	Vacant	Commercial/Mixed Use Business Park	PD
West	Vacant	Medium Density Residential	R3*

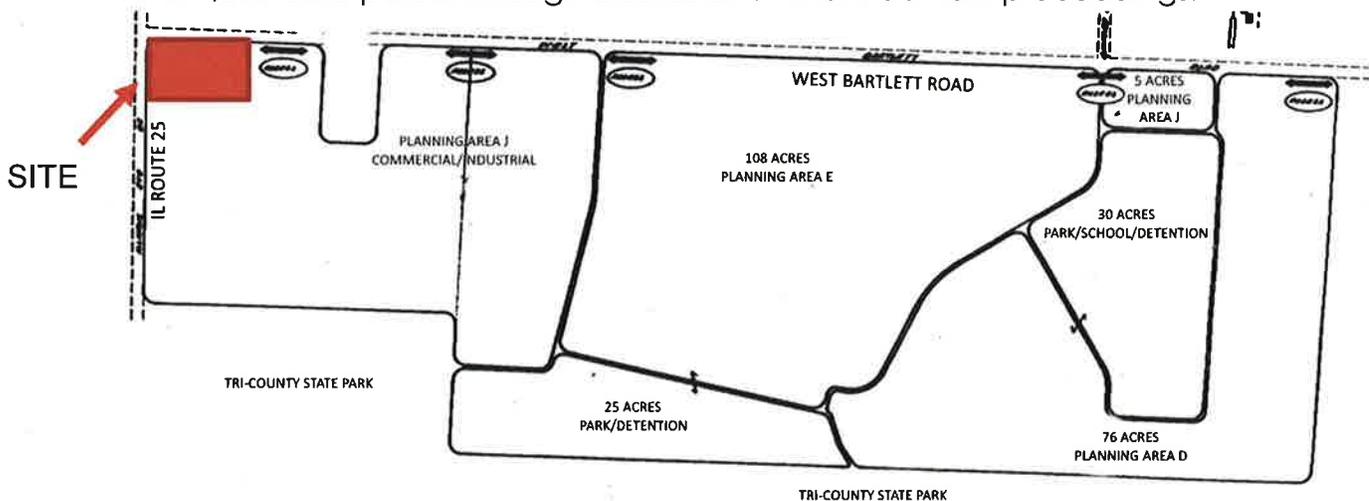
\*Multiple Dwelling Unit – South Elgin

**ZONING HISTORY**

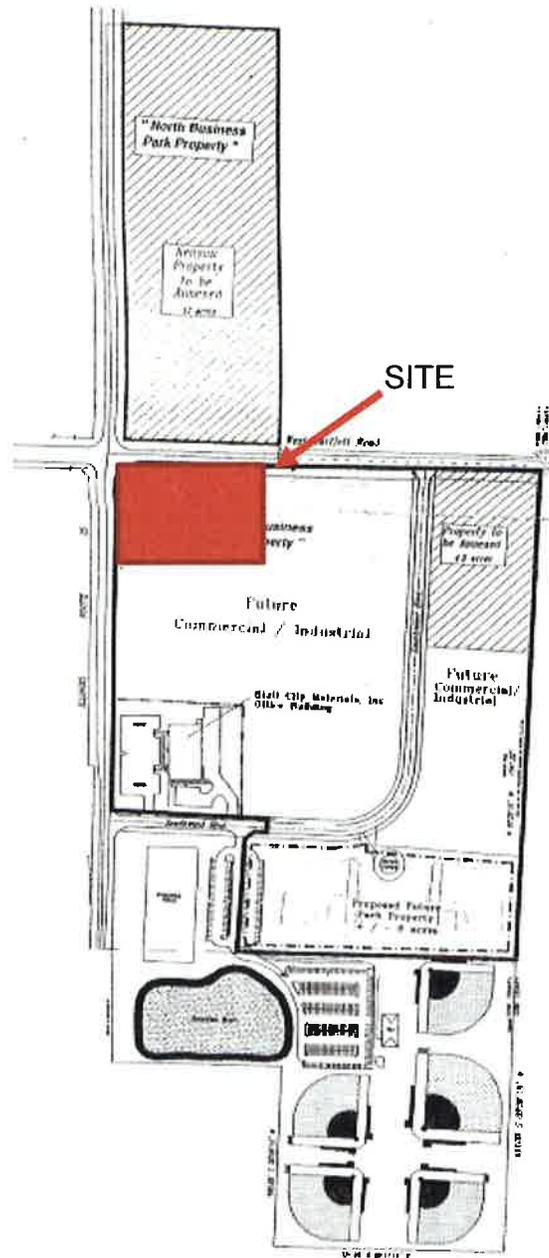
The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*). This site is located in Planning Area J on the Conceptual Plan which allowed the uses that are permitted in the B-4 Community Shopping Zoning District.



In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200-acre parcel through a series of eminent domain proceedings.



In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65. This amendment expanded the uses for Planning Area J, which includes this site, to follow the permitted use lists of the B-1, B-2, B-3, B-4, I-1 and I-2 Zoning Districts.



In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the Bartlett Pointe West Single Family Subdivision rather than multi-family uses and no longer allowed I-2 uses as being permitted within the Southwind Business Park property.

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).



In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the Bartlett Pointe West Subdivision Preliminary/Final PUD.



## DISCUSSION

1. The Petitioner is requesting **Site Plan Review** for a proposed True North truck stop establishment on 3.28 acres at the southeast corner of W. Bartlett Rd. and Route 25 in the PD Planned Development Zoning District. The site is the proposed Lot 4 in the Southwind Business Park Subdivision.
2. The Petitioner is requesting a Text Amendment to define "Truck Stop Establishment" and add "Truck Stop Establishment" to the Special Use list in the B-4 Community Shopping Zoning District. The Illinois Gaming Board permits truck stop establishments to obtain video gaming licenses. *(The Zoning Board of Appeals conducted the public hearing and recommended approval of the text amendment and variation request at their August 6, 2020 meeting.)*

### *Proposed Definition:*

**Truck Stop Establishment:** a facility (i) that is at least a 3-acre facility with a convenience store, (ii) with separate diesel islands for fueling commercial motor vehicles, (iii) that sells at retail more than 10,000 gallons of diesel or biodiesel fuel per month, and (iv) with parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. The requirement of item (iii) of this paragraph may be met by showing that estimated future sales or past sales average at least 10,000 gallons per month.

3. The Petitioner is also requesting **Special Use Permits** to allow an automotive service station, truck stop establishment, outdoor sales and to sell package liquor.
4. This truck stop would include a 5,000 square foot convenience store with eight pump islands (16 total stations) for passenger vehicles and 4 pump stations for diesel trucks. Passenger vehicles would utilize the pumps under the canopy located north of the convenience store and trucks would utilize the pumps under the canopy located east of the convenience store.
5. The truck stop is proposing to operate 24 hours, seven (7) days a week.
6. The convenience store is oriented towards W. Bartlett Rd. It would have a maximum height of 24 feet and be constructed with masonry and EIFS. Metal canopies are proposed over the windows and the front entrance of the building.
7. Staff requested that the posts for the fuel canopies be wrapped with the same materials as the building's façade as was requested by the Plan Commission during their recent review of the 7-Eleven on Lake St. The Petitioner has agreed to use the brick building material to wrap the fuel canopy posts.

8. The Site Plan identifies a full access curb cut along the east property line onto the cross-access drive between proposed Lots 4 & 5. Two access points are proposed onto Benchmark Lane to the south. The eastern curb cut would provide full access, enabling trucks to enter the diesel fuel pumps along with providing access for passenger vehicles. The western curb cut would be an exit only with painted markings indicating it as a right-out/left-out. **The Village Staff and the Village's Traffic Consultant have concerns with this curb cut as shown and have requested one of the following modifications: (a) eliminate this curb cut, (b) modify it to a right-in/right-out only with a barrier median or (c) redesign the curb cut to a right-out only. Staff believes as currently shown, this access point could potentially be blocked while vehicles attempt to turn left into the site, resulting in an increased potential for back-ups onto Rt. 25.**
9. The Village's Traffic Consultant has stated the following: *"GHA maintains its concern related to the western egress only access on Benchmark Lane. Due to its potential operational impacts to IL Route 25 and safety concerns, consideration should be given to closure of this access. Although no (widening) improvements to IL Route 25 are currently included in IDOT's current Multi-Modal Transportation Plan (FY 2020-2025), should IL Route 25 be expanded to its recommended SRA cross-section (two through lanes in each direction), this concern would be further exacerbated. At a minimum this access should be restricted to right-in/right-out only or right-out only via a channelized island, barrier median or through driveway design. Due to potential safety concerns, restrictions via pavement marking and signage only, as currently proposed, is not a viable option."*
10. A revised Traffic Impact Analysis (TIA) has been submitted by the Petitioner. The Village's Traffic Consultant's only remaining comment with the TIA is the western curb cut on Benchmark Lane.
11. While the western Benchmark Lane curb cut is not within IDOT's jurisdiction, the agency has expressed concerns with its proximity to Route 25 and indicated that it prefer eliminating the driveway or shifting it east, consolidating the access along Benchmark Lane.
12. The Zoning Ordinance requires a total of 31 parking spaces, 15 parking spaces for the convenience store and two (2) parking spaces for each pump island. The Petitioner is providing a total of 58 passenger vehicle parking spaces which exceeds the Zoning Ordinance requirement. Forty-two (42) passenger vehicle spaces including two (2) accessible spaces are designated for the convenience store, and two (2) parking spaces are at each island for the fuel center. Two (2) truck parking spaces are designated to the east of the diesel pumps.

13. This site is located within the West Bartlett Road Corridor Plan and is identified as the "Picturesque Western Gateway". As a part of this plan, a 10-foot wide bike path and 18" berm are proposed along the north property line.
14. The Petitioner is requesting a Variation to reduce the number of trees required in the interior parkway (Route 25 and W. Bartlett Rd). The Landscape Ordinance requires 1 tree every 40 feet, half of which must be large deciduous or evergreen trees. The Landscape Plan indicates a total of 5 small deciduous trees along W. Bartlett Rd where 9 are required and 3 large trees along Route 25 where 7 are required. *Based on the concerns expressed by the Zoning Board of Appeals at their August 6, 2020 meeting, the Petitioner agreed to replace two (2) of the small deciduous trees along West Bartlett Road with large deciduous shade trees.*
15. This parcel is served by the existing stormwater drainage and detention system.
16. The Landscape and Photometric Plans are currently under review by the Staff.

### **RECOMMENDATION**

1. The Staff recommends approval of the Site Plan and Special Use Permits subject to the following conditions and Findings of Fact:
  - A. Building permits shall be required for all construction activities;
  - B. The posts for the fuel canopies shall be wrapped with the brick to match the building;
  - C. Staff approval of the Landscape, Photometric and Sign Plans;
  - D. The landscaping along W. Bartlett Road shall include three (3) small deciduous trees and two (2) large deciduous trees in addition to the other required plantings;
  - E. Village Engineer approval of the Engineering Plans;
  - F. Signage shall be reviewed and approved separately by the Planning and Development Services Department in accordance with the Sign Ordinance;
  - G. Kane County Highway approval of the permit for the curb cut on W. Bartlett Road;
  - H. A 50-cent per square foot Municipal Building Donation is required and due upon the issuance of a building permit;
  - I. Landscaping must be installed within one year of the issuance of a building permit;
  - J. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services Department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;

- K. The western curb cut on Benchmark shall be eliminated or redesigned with channelization and/or curbing to prevent vehicles from entering the site westbound from Benchmark Lane;
- L. Findings of Fact (Site Plan):
  - i. That the proposed automotive service station is a Special Use in the PD 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.
- M. Findings of Fact (Special Use Permits):
  - i. The proposed Special Uses are 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 Special Uses 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.

Background information is attached for your review.

/attachments

x:\comdev\mem2020\097\_truenorth\_pc.docx



# BARTLETT DEVELOPMENT

## WHAT/WHO IS TRUE NORTH?

*truenorth* was founded in 1999, when the family owned Lyden company formed an equity joint venture with Shell Oil Company. The Lyden Company, now known as True North Holdings, has been in the business for 101 years, with both the 3rd and 4th generations' leading growth and development.

Through its company operations, *truenorth* provides fuel and convenience retailing to customers at ~135 locations, while providing fuel to another ~200 independent dealers. Through all the knowledgeable, hardworking and dedicated employees, they offer each customer Fast, Friendly, and Clean stores.

## PROJECT SUMMARY OVERVIEW

*truenorth* has specifically selected Bartlett to be the home of their next Chicagoland Gasoline and Convenience location due to the community attractiveness and strong strategic fit with its brands. The *truenorth* and Shell brands are positioned as premium brands, which both aspire to achieve quality through all they deliver....the materials used to construct the facilities, overall appearance inside and out, fuel and convenience products provided and great staff delivering Fast, Friendly and Clean service to each customer.

We are requesting a Site Plan Review and variations from the landscape requirements for the Southeast corner of Illinois Route 25 and West Bartlett Road which is currently a vacant property. *truenorth* will purchase and intends to hold the property in fee. *truenorth* will construct a 5,000 square foot convenience store building primarily composed of natural materials, with a flat roof and metal awnings. The fueling forecourt will include 8 gasoline dispensing units with ability to fuel 16 vehicles simultaneously and 4 high flow diesel dispensing units, both covered with a canopy displaying Shell's clean globally recognized image. Clean LED lighting is utilized on both the interior and exterior of the facility. All surfaces will be composed of concrete, with no asphalt used on the site.

## HOURS OF OPERATION, BEER/WINE LICENSE AND SPECIAL USES

For safety, cleanliness, competitive and economic reasons, the site operating hours would be twenty-four (24) hours a day and seven (7) days a week.

The project would require a Text Amendment be approved to add the terms "Truck Stop Establishment" to Title 10 (Section 10-2-2) of the Bartlett Illinois Village Code to be defined as:

Any building or premises used for dispensing, sale or offering for sale at retail to the public, diesel fuel or biodiesel fuel and/or other motor fuel stored only in underground tanks for the operation of motor vehicles. Diesel fuel shall be sold from separate diesel island(s) to commercial motor vehicles. The facility must be at least three (3) acres and contain parking areas for commercial vehicles. Sale of diesel fuel or biodiesel fuel must be or be projected to be at 10,000 gallons per month.

The project would also require Special Uses: Truck Stop Establishment (see above) and Packaged Alcohol Sales. In order to compete with other Bartlett and surrounding community convenience store offerings, the project would necessitate the ability to sell beer and wine. True North holds over 100 beer and wine licenses currently and understands the extreme responsibility which comes with this privilege. As it relates to any age restricted item, our approach starts with training, but we also employ strict zero tolerance policies and even employ self-initiated third party programs to insure all of our staff are complying with our policies.



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**

Case # \_\_\_\_\_

**PROJECT NAME** TrueNorth - Bartlett

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** True North Energy, LLC - Lindsay Lyden

**Street Address:** 10346 Brecksville Rd

**City, State:** Brecksville, OH

**Zip Code:** 44141

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

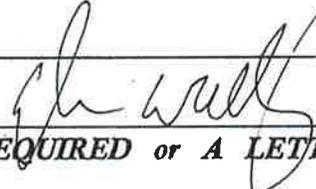
**Name:** Bluff City, LLC c/o Sean W. Kelley

**Street Address:** 2250 Southwind Blvd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:**  **Date:** 2/4/2020  
*(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)*

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

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) C-Store with Fuel, Alcohol sales, gaming, etc. as needed to support submitted plans
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**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:** SE Corner of IL-25 and Bartlett Rd

**Property Index Number ("Tax PIN"/"Parcel ID"):** Part of 06-36-400-043-0000

**Zoning:** Existing: See Dropdown      **Land Use:** Existing: See Dropdown  
(Refer to Official Zoning Map)

Proposed: See Dropdown      Proposed: See Dropdown

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

**Acreage:** 3.28

**For PUD's and Subdivisions:**

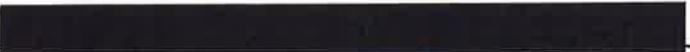
No. of Lots/Units: \_\_\_\_\_

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

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

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

**Attorney**      Lyden, Chappell & Dewhirst, Patricia Lyden  
5565 Airport Highway Suite 101  
Toledo, OH 43615 

**Engineer**      RTM Engineering Consultants, Tim Shoemaker  
650 E. Algonquin Rd #250  
Schaumburg, IL 60173 

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

**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.

Yes

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

Yes

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

Yes

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

Yes

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

Yes

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

Yes

**FINDINGS OF FACT FOR SPECIAL USES**

Both the 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 Special uses (Truck Stop Establishment, Auto Service Station, Package Liquor Sales, and Outdoor Sales) are consistent and necessary to develop this location. The location is at the intersection of two of the larger roads in the community while also being separated from less compatible uses/zoning within the community which is in the interest of public convenience and contributing to the welfare of 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 use will not in this particular case be detrimental to the public safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement 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.

This special use shall conform to the regulations, conditions, stipulations of the Village codes and authorization by the Village Board of Trustees.

**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: *Lindsay Lyden*

PRINT NAME: Lindsay Lyden

DATE: 02/03/2020

**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**: True North Energy, LLC

ADDRESS: 10346 Brecksville Road  
Brecksville, OH 44141

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

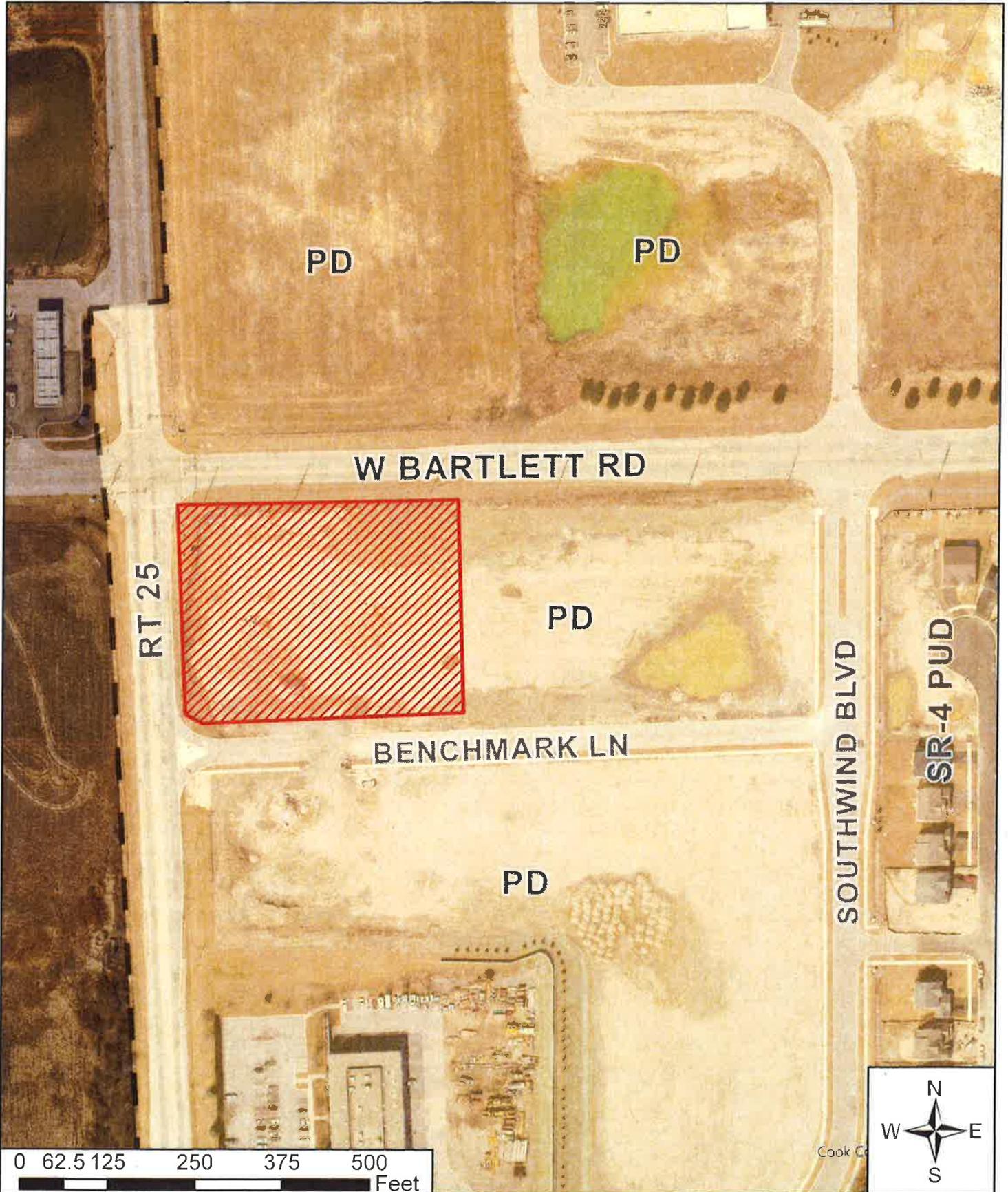
SIGNATURE: *Lindsay Lyden*

DATE: 02/03/2020

#2020-03

# True North

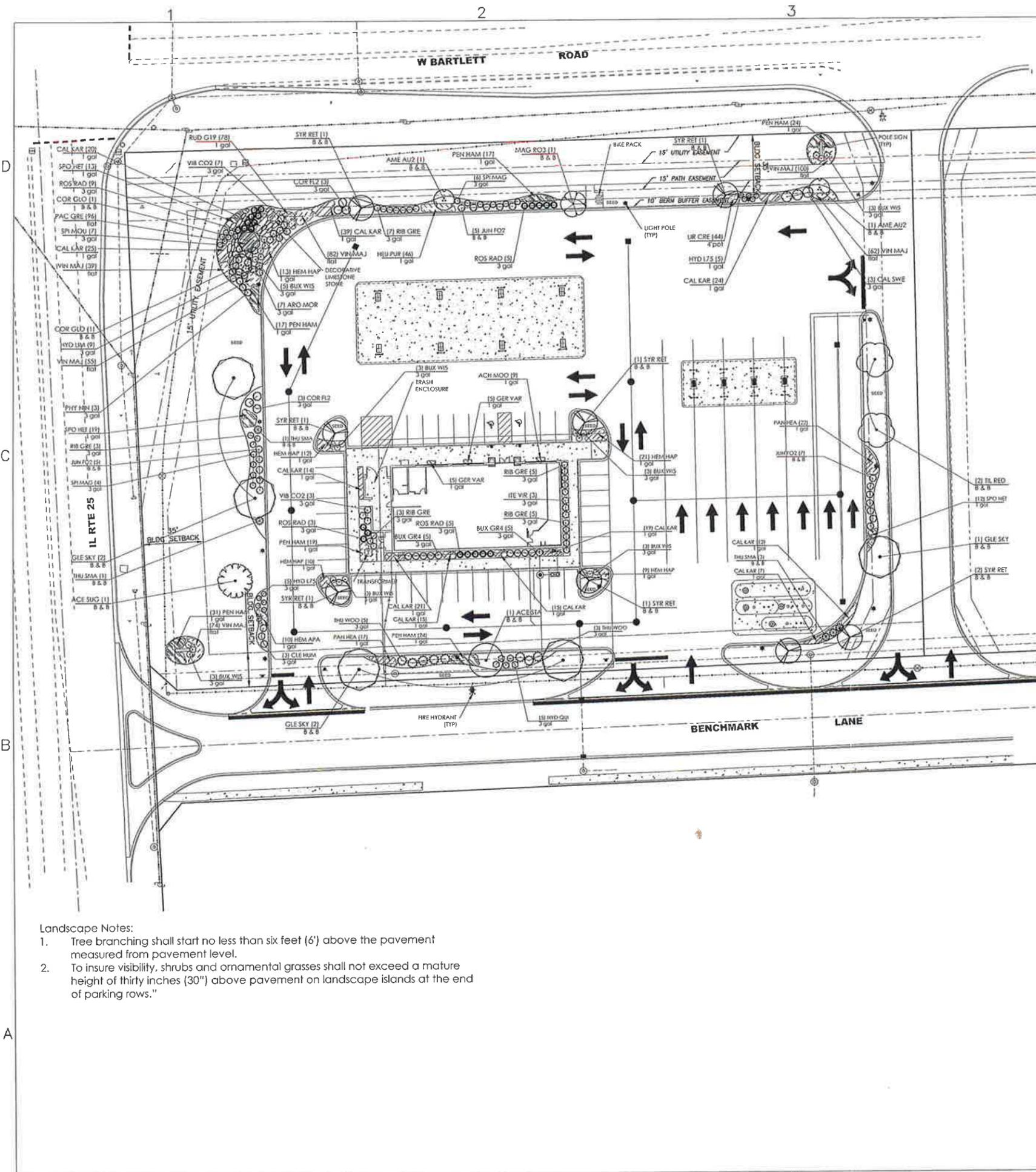
Site Plan, Special Uses, Variation, Text Amendment







1280 Iroquois Avenue  
Suite 110  
Naperville, Illinois 60563  
Telephone: (630) 428-3134  
Fax: (630) 428-3159  
www.design-perspectives.net



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ACE STA	Acer miyabei 'Slate Street' / Miyabei Maple	B & B	2.5' Cal	1
ACE SUG	Acer saccharum / Sugar Maple	B & B	2.5' Cal	1
AME AU2	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	3' Cal	2
COR GLO	Cornus mas 'Golden Glory' / Golden Glory Cornelium Cherry	B & B	2.5' Cal	2
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3' Cal	5
MAG RO3	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B & B	2.5' Cal	1
SYR RET	Syringa reticulata / Japanese Tree Lilac	B & B	2.5' Cal	8
TIL RED	Tilia americana 'Redmond' / Redmond American Linden	B & B	3' Cal	2
SHRUBS	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
ARO MOR	Aronia melanocarpa 'Marion' TM / Iroquois Beauty Black Chokeberry	3 gal	18" H.	7
BUX WIS	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	3 gal	24" H.	23
BUX GR4	Buxus x 'Green Mountain' / Boxwood	B & B	36" H.	10
CAL SWE	Calycanthus floridus / Sweet Shrub	3 gal	18" H.	3
CLE HUM	Clethra alnifolia 'Hummingbird' / Summersweet	3 gal	24" H.	3
COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	3 gal	24" H.	6
HYD LIM	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal	24" H.	9
HYD L75	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	3 gal	24" H.	10
HYD QUI	Hydrangea paniculata 'Quick Fire' / Hydrangea	3 gal	36" H.	5
ITE VIR	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 gal	36" H.	3
JUN FO2	Juniperus chinensis 'Sea Green' / Sea Green Juniper	B & B	36" H.	17
PHY NIN	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	3 gal	24" H.	3
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	18" H.	23
ROS RAD	Rosa x 'Knockout' TM / Rose	3 gal	24" H.	22
SPI MAG	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	3 gal	18" H.	10
SPI MOU	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	3 gal	18" H.	7
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	4" H.	5
THU WOO	Thuja occidentalis 'Woodwardii' / Woodward Arborvitae	3 gal	36" H.	8
VIB CO2	Viburnum carlesii 'Compactum' / Korean Spice Viburnum	3 gal	24" H.	10
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY
ACH MOO	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	12" o.c.	9
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	24" o.c.	134
GER VAR	Geranium sanguineum striatum / Bloody Cranesbill	1 gal	24" o.c.	6
HEM APA	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	24" o.c.	10
HEM HAP	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	24" o.c.	65
HEU PUR	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal	18" o.c.	46
LR CRE	Liriope spicata / Creeping Lily Turf	4" pot	12" o.c.	44
PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	flat	12" o.c.	96
PAN HEA	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	24" o.c.	39
PEN HAM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	24" o.c.	129
RUD G19	Rudbeckia fulgida 'Goldstrum' / Coneflower	1 gal	12" o.c.	78
SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	24" o.c.	62
VIN MAJ	Vinca major / Periwinkle	flat	12" o.c.	411
SEED	Bluegrass, Rye and Fescue with Blanket	60,000 SF		

- Landscape Notes:
1. Tree branching shall start no less than six feet (6') above the pavement measured from pavement level.
  2. To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30") above pavement on landscape islands at the end of parking rows."

REV.	COMMENT	DATE
1	VILLAGE REVIEW	6/1/20

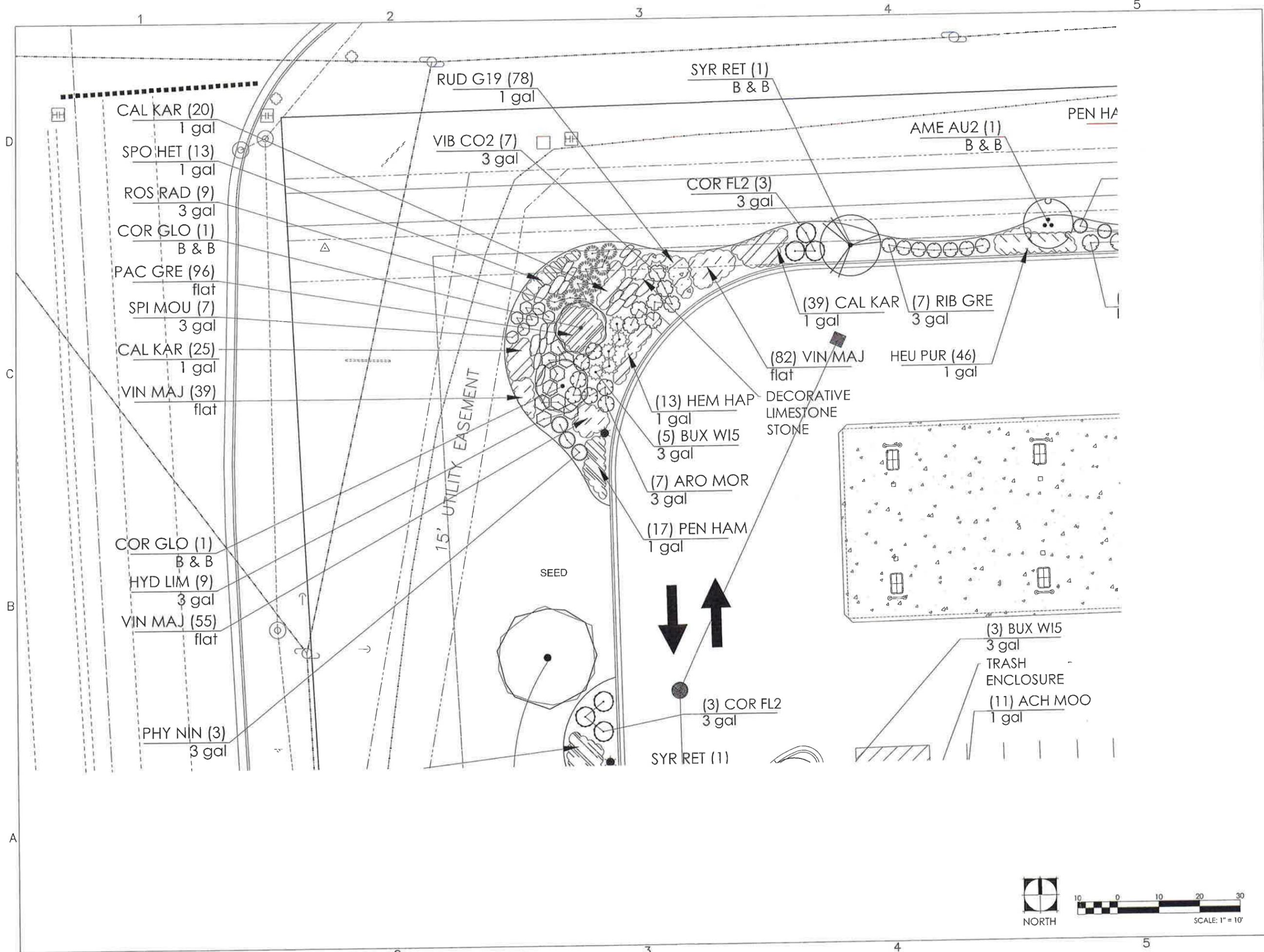


DATE: 4/10/2020  
JOB NO.: 19-311Z  
DRAWN BY: CE  
CHECKED BY: TS

DRAWING TITLE:  
LANDSCAPE PLAN

SHEET NO.:  
LP-100





REV.	COMMENT	DATE
1	VILLAGE REVIEW	6/1/20



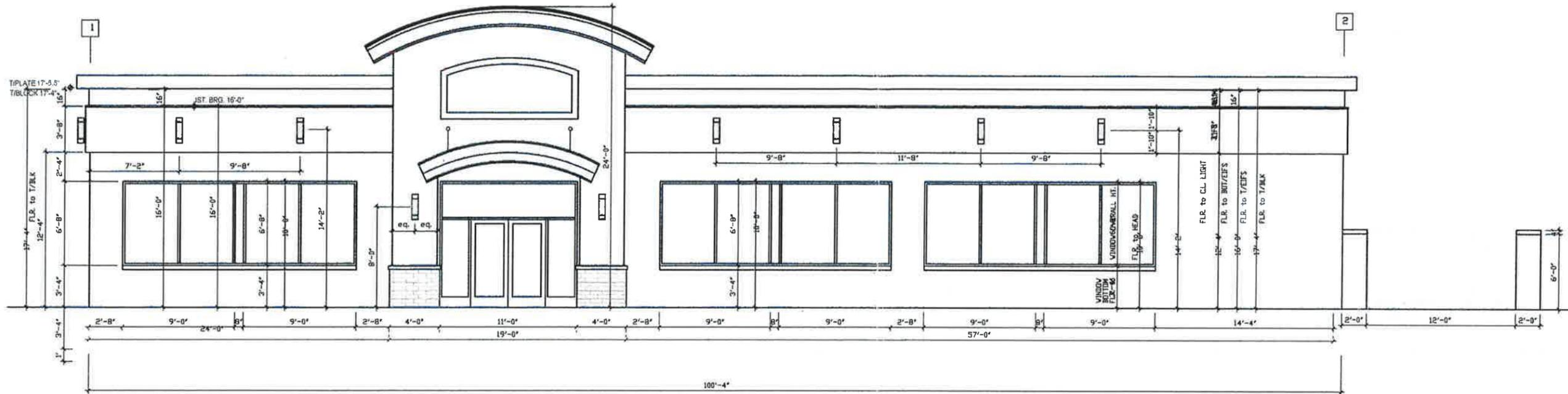
DATE: 4/10/2020  
JOB NO.: 19-311Z  
DRAWN BY: CE  
CHECKED BY: TS

DRAWING TITLE:  
LANDSCAPE PLAN -  
GATEWAY  
ENLARGEMENT  
SHEET NO.:  
**LP-101**



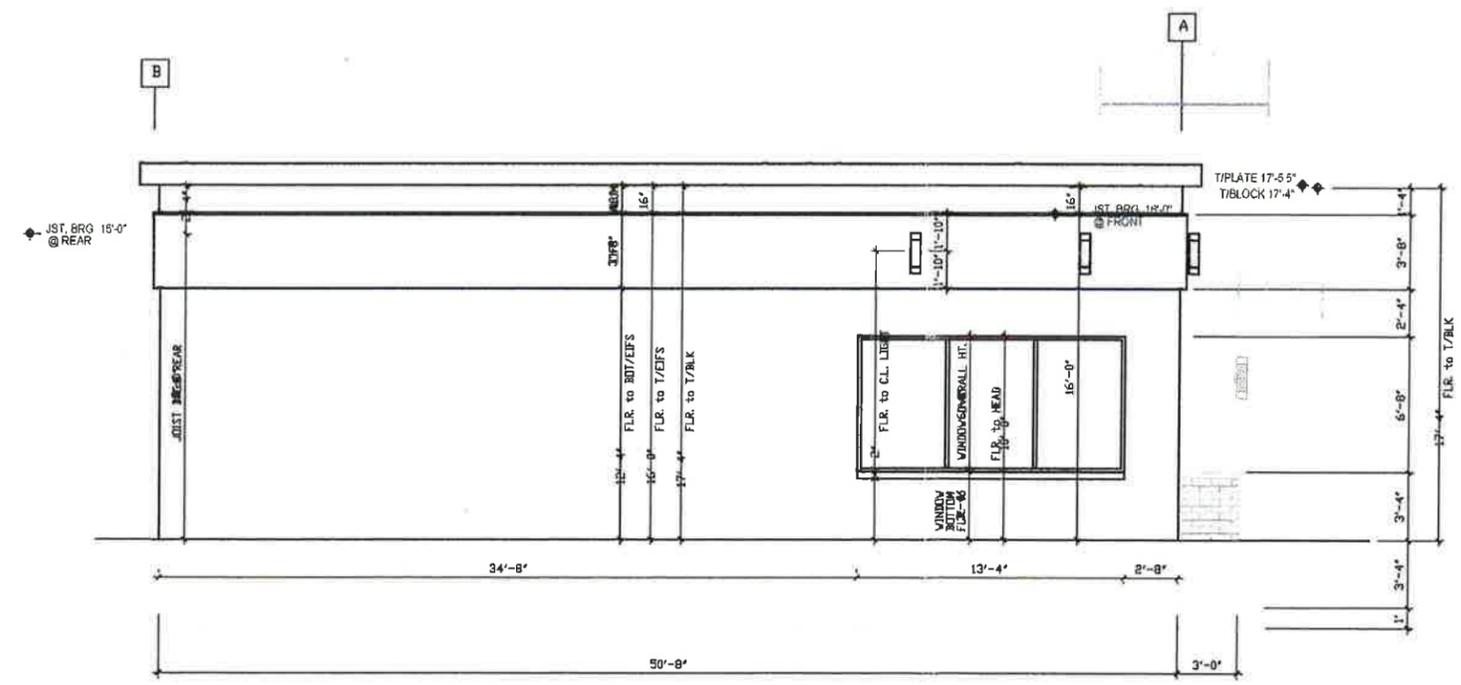






FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



exp: 11-30-2020  
signature:  
date:

Subject to review in accordance with the Illinois Architects Registration Act of 1989 (225 ILCS 305/1b). Application date as listed unless otherwise noted on the expiration date.

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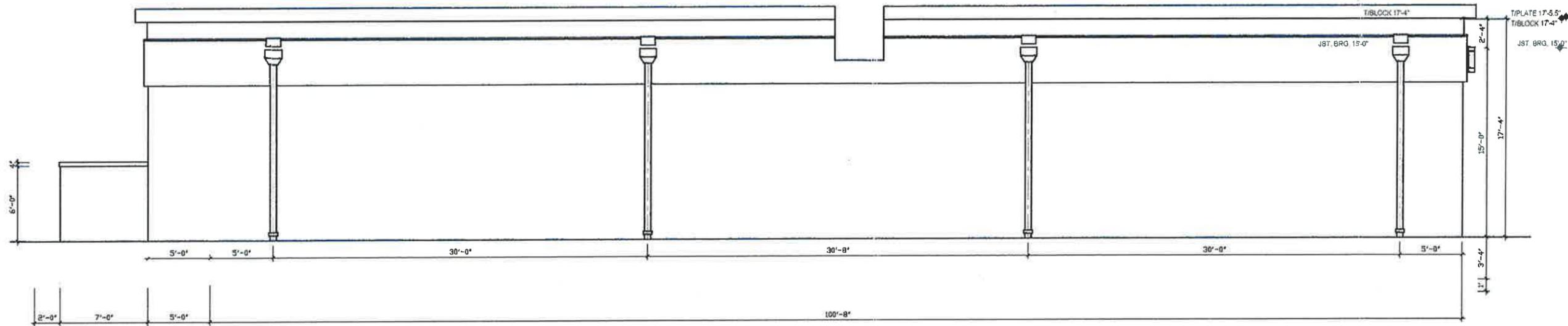


F. A. Ross - Architects  
P. O. BOX 5073  
NEWCASTLE, PA 16105  
PHONE: (724) 858-7886  
FAX: (724) 858-7892

Drawing: Front & Side Elevation  
dimensions & notes  
Project: Truenorth  
Bartlett, IL

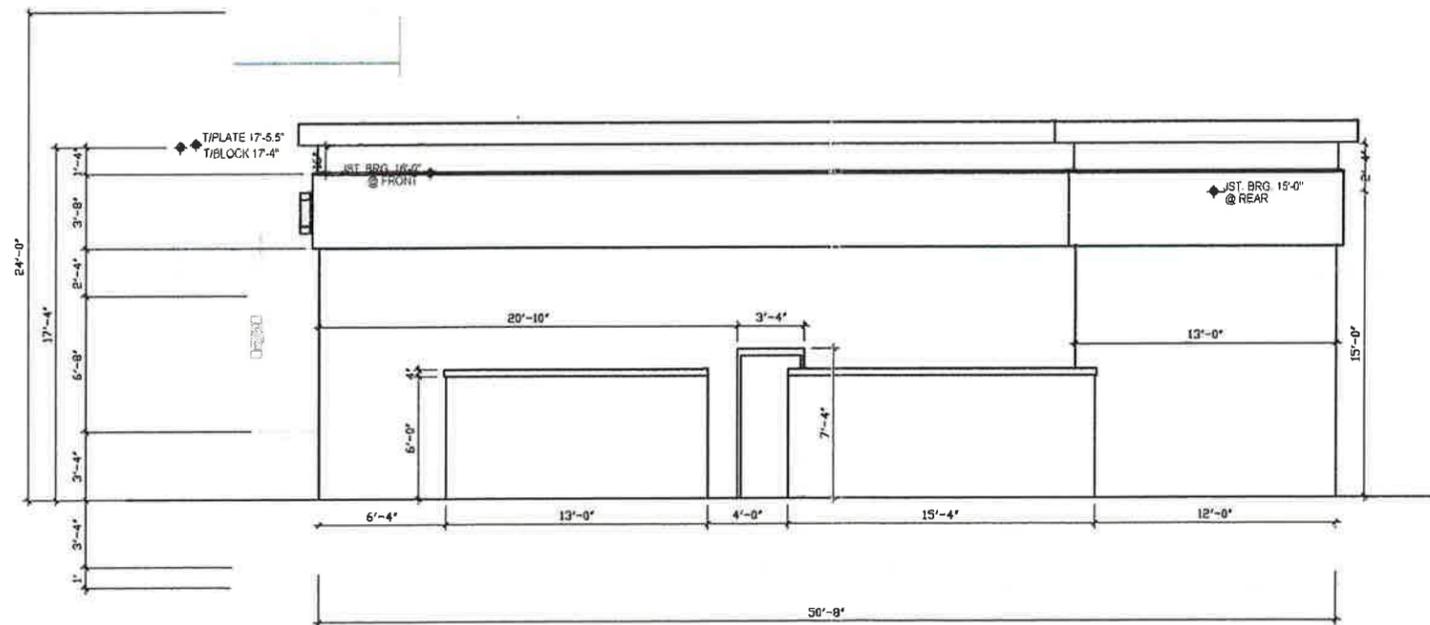
date: 03/15/2020  
project number: TN  
sheet:

A-400



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



expiries: 11-30-2020  
 signature: \_\_\_\_\_  
 date: \_\_\_\_\_

\*Subject to review in accordance with the Illinois Architecture Practice Act of 1993 (225 ILCS 205-10-10) expiration date as later referenced in the current expiration date.

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F. A. Ross - Architects  
 P.O. BOX 5073  
 NEW CASTLE, PA 16105  
 PHONE: (724) 658-7866  
 FAX: (724) 658-7892

drawn by: **Rear & Side Elevation dimensions & notes**  
 project: **Truenorth Bartlett, Illinois**

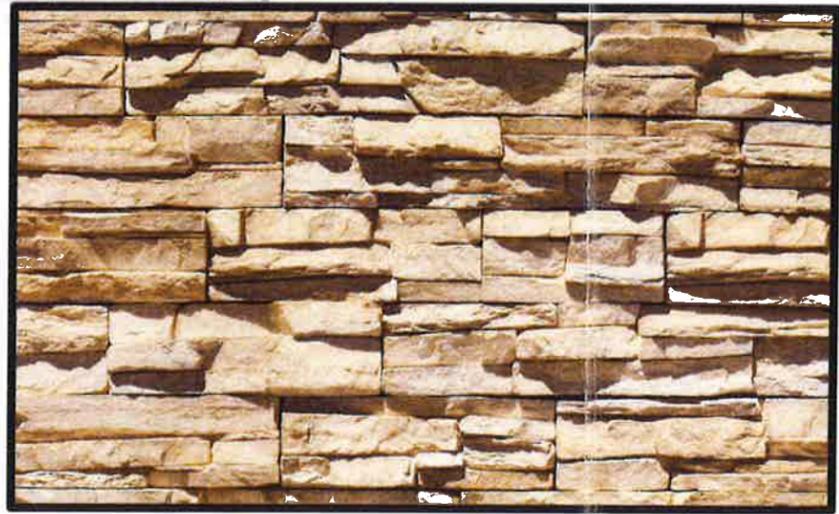
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 sheet:

A-402

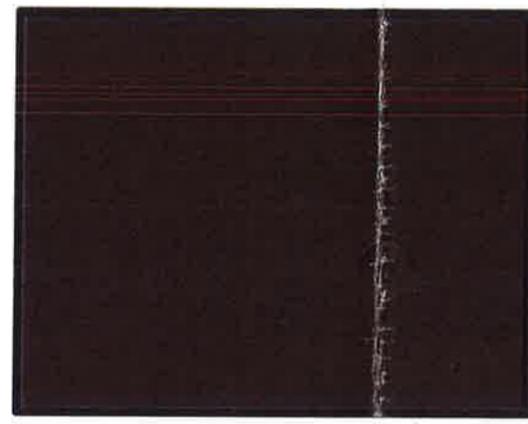
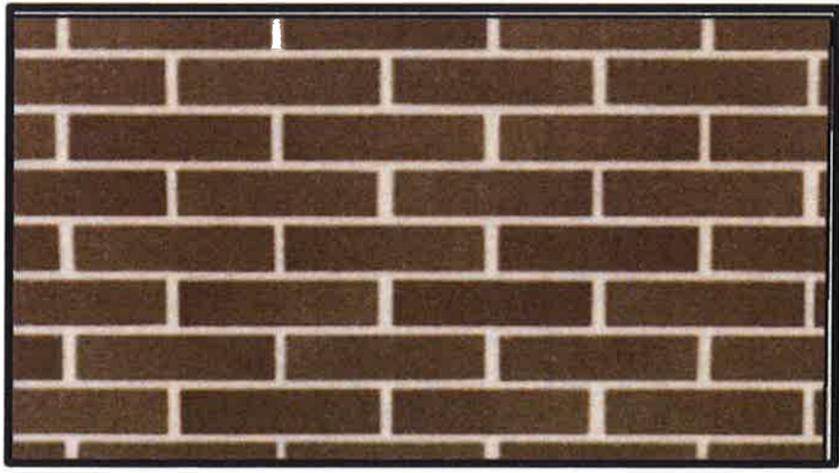


MATERIAL LISTING

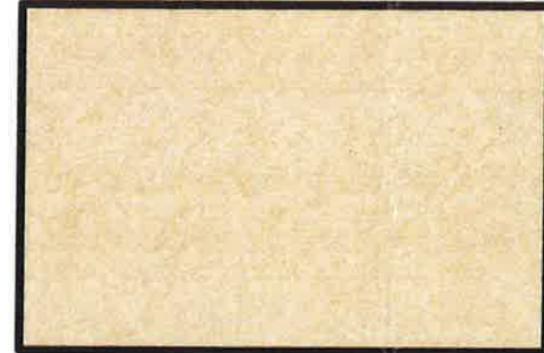
Front Entry: Eldorado Dry Creek Stacked Stone



12" Half High Thru the Wall Unit, 4"H x 16"L x 12"T  
Masonry in running bond, Spec-Brik by Oberfields in Syracuse Blend



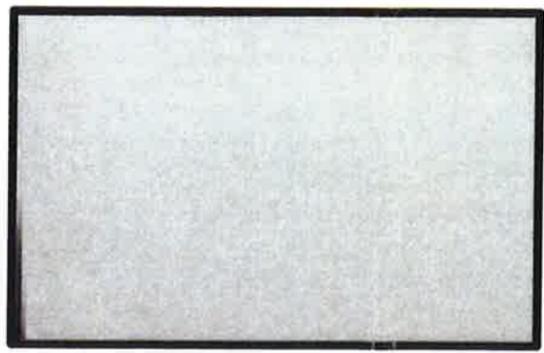
ATAS metal color Classic Bronze 01 for: Top metal coping band, 17" EIFS band, and all standing seam metal awnings



EIFS 3'-9" band to be custom colored matched to Eldorado Stone color



Storefront frames: Anodized finish In Dark Bronze #40



Sungate 400 passive Low-E glass in clear & clear, 76% VLT, SHGC IS .63, U value is .32 to meet the energy codes



MATERIAL LISTING



Sloped Standing seam  
Metal awning in ATAS color  
in Classic Bronze 01

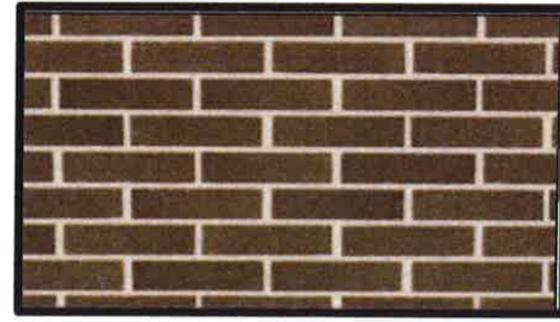


Curved standing metal  
awning over entry door  
in ATAS color  
in Classic Bronze 01

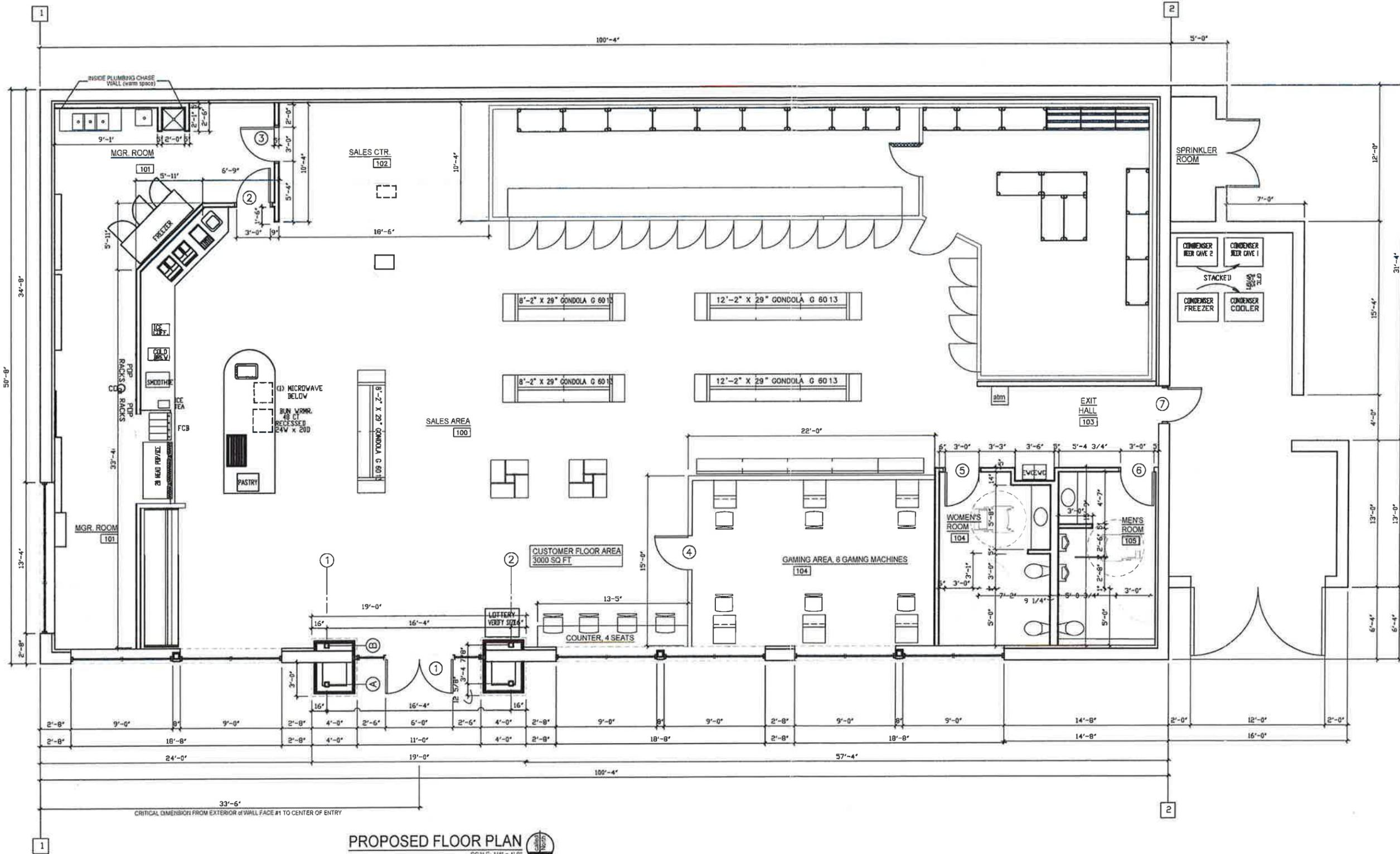
Decorative sconces,  
LED up and down  
lighting, Besa Lighting  
decorative accents in  
bronze metal, diffuser  
in Opal Matte  
24" h x 6" w x 7" d,  
3000K temp



EIFS 3'-9" band to  
be custom matched  
to Eldorado Stone



12" Half High Thru the Wall  
Unit, 4"H x 16"L x 12"T  
Masonry in running bond,  
Spec-Brik by Oberfields  
in Syracuse Blend



**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



expires: 11-30-2020  
signature: \_\_\_\_\_  
date: \_\_\_\_\_

Subject to renewal in accordance with the Illinois Architecture Practice Act of 1989 (225 ILCS 205/16) expiration date as listed references the current expiration date

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**F. A. Ross - Architects**  
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NEW CASTLE, PA 16105  
PHONE: (724) 658-7886  
FAX: (724) 658-7892

drawn: **FLOOR PLAN**  
dimensions & notes  
project: **Truworth**  
Bartlett, IL

date: 3-15-20  
project number: TN  
sheet:

A-400



true

KELLOGG'S  
CORN

Cheerios

KELLOGG'S  
CORN



**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**20-101**

DATE: August 5, 2020  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner   
RE: **(#20-04) Eastfield Subdivision**

---

**PETITIONER**

Pulte Home Company LLC

**SUBJECT SITE**

Northwest corner of Petersdorf and Army Trail Rd.

**REQUESTS**

**Rezoning (upon annexation) from the ER-1 Estate Residence Zoning District to SR-3 Suburban Residence Zoning District, Preliminary/Final Subdivision, Special Use Permit - to allow a retention basin to discharge into a wetland, Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park Uses to Suburban Residential Uses (2-5 dwelling units per acre)**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
Subject Property	Vacant	Mixed Use Business Park & Estate Residential (0-2 DU/Acre)	R-2*
North	Vacant	Estate Residential & Future School Site	R-2*
South	Institutional & Residential	Institutional (Church) & Estate Residential	ER-3 / R-2*
East	Institutional	Institutional (Bartlett High School)	P-1
West	Vacant	Mixed Use Business Park	R-2*

\*DuPage County Zoning

**BACKGROUND**

Pulte Homes submitted a Concept Plan for the subject property which was reviewed by the Committee of the Whole at their May 19, 2019 meeting. The Concept Plan was for 29 single family lots to be zoned SR-3. The Village Board Committee was receptive of the plan and indicated that the Petitioner move

forward with a full submittal. *The Concept Plan and minutes of the Committee of the Whole are attached.*

## **DISCUSSION**

1. The Petitioner is requesting to annex, **rezone (upon annexation), and subdivide** 13.98 acres at the northwest corner of Petersdorf and Army Trail Roads for a proposed 29 lot subdivision. The Petitioner is also requesting to annex 0.996 acres north of the subdivision which will be dedicated as right-of-way to provide two access points for this subdivision.
2. The development would include 27 single family lots with a minimum lot size of 10,010 square feet and an average lot size of 11,543 square feet. Lot 28 will be dedicated to the Park District for a park site. Lot 29 contains a 0.44-acre wetland, wetland buffer area, bike path easement and stormwater retention area.
3. Upon annexation, the petitioner would be requesting to rezone the property from the ER-1 Estate Residence Zoning District to the SR-3 Suburban Residence Zoning District. The net density of the site (excluding rights-of-way) would be 2.18 dwelling units per acre.
4. The Petitioner is requesting an **amendment to the Bartlett Future Land Use Plan** which designates the area as "Mixed Use Business Park" and "Estate Residential, 0-2 du/net acre" to "Suburban Residential, 2-5 du/net acre".
5. A berm and 6-ft tall solid wood fence would be installed along Petersdorf Rd. to screen the homes from the Bartlett High School athletic fields. In addition, a 4-ft tall black aluminum fence would be installed along the east side of Lot 29 adjacent to Lots 15-23 to provide a safety barrier between these lots and the retention pond. The homeowners association would be responsible for the maintenance of the fences.
6. The Petitioner will also be installing a sidewalk along the west side Petersdorf Road as required in the Subdivision Ordinance. Due to the existing grading of the right of way and location of the wetland on the site, the bike path will be installed within a bike path easement on Lot 29 rather than the Army Trail Road right of way.
7. The Petitioner is requesting a **Special Use Permit** to allow the retention area to discharge into the wetland buffer.
8. The Landscape and Engineering Plans are currently under review by the Staff.

**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 Landscape Plans;
  - B. Village Engineer approval of the Engineering and Stormwater Plans;
  - C. DuPage County Stormwater Management approval of wetland and buffer impacts from the proposed development and bike path construction;
  - D. Payment of recapture fees as outlined in the Utilities and Recapture Agreement approved by Resolution 2014-36-R;
  - E. Park District approval of the proposed park site dedication;
  - F. A berm and 6-ft tall solid wood fence with metal poles shall be installed in the landscape easement on Lots 1-10 and Lot 28.
  - G. A 4-ft tall black aluminum fence shall be installed along the east side of Lot 29 adjacent to Lots 15-23;
  - H. A 10-foot wide bike path shall be installed within the bike path easement on Lot 29;
  - I. Parkway trees and sidewalks shall be installed along all public rights of way in accordance with the Subdivision Ordinance.
  - J. Village Attorney approval of homeowner's association covenants and disclosure document pertaining to the proximity of the subject property to Bartlett High School and that the future homeowners are aware of the noise that may be emitted (amplification and athletic events) from the property to the east;
  - K. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, 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;
    - i. That the granting of the Special Use will not:
      - a. Diminish the value of land and building 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.
    - ii. The Special Use shall meet any additional criteria outlined in Ordinance 88-7, the Village of Bartlett Floodplain and Wetland Ordinance.

Background information is attached for your review and consideration.

**Rosanova & Whitaker, Ltd.**  
Attorneys At Law

127 Aurora Avenue  
Naperville, Illinois 60540  
phone 630-355-4600 • fax 630-352-3610  
www.rw-attorneys.com

February 10, 2020

Village of Bartlett  
Village President & Board of Trustees  
228 S. Main Street  
Bartlett, IL 60103

***RE: Pulte Homes Development and Rezoning Submission for the Property Located at 5N098 Petersdorf Rd., Bartlett, IL 60103 (the "Property")***

Dear Village President & Board of Trustees,

We are pleased to offer our submittal for Preliminary/Final Plat approval, annexation and rezoning, and future land use plan amendment for the property located at the northwest corner of Army Trail Road and Petersdorf Road, commonly known as the Harbecke Property or 5N098 Petersdorf Road, Bartlett, Illinois (the "Property"). The request is made on behalf of Pulte Home Company, LLC, a Michigan limited liability company (hereinafter "Pulte"), contract purchaser of the approximately 13.92 acres of land.

The Property is currently zoned R-2 in unincorporated DuPage County, but is within the Village's planning jurisdiction. The Property is presently used for agricultural purposes and is improved with a single structure that supports the agricultural use.

Shown below are the documents we are submitting to the Village in support of our requests. It is our strong desire that this matter be scheduled for the Village's next available Village Board Committee Meeting. The submitted documents include the following:

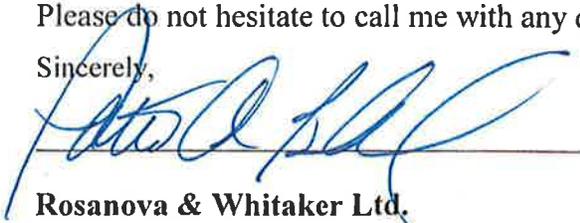
1. Application
2. Letter of Authorization
3. Petition
4. Legal Description
5. Proof of Ownership (deed and real estate contract: redacted first page, signature page, title company acceptance page, and legal description)
6. Plat of Survey
7. Plat of Annexation
8. Plat of Annexation – Roadway
9. Plat of Dedication
10. Annexation Petition
11. Annexation Agreement
12. Site Plan
13. Preliminary/Final Plat of Subdivision
14. Preliminary/Final Engineering Plans
15. Landscape Plans
16. Building Elevations

17. Proposed Signage Plan
18. Final Stormwater Management Report / EcoCAT Report
19. Land Use Opinion Report Application
20. Wetland Delineation Report
21. List of Property Owners within 250' and governmental agencies for notice
22. Filing Fees (\$19,095.00)
  - Annexation Agreement \$200.00
  - Rezoning \$400.00
  - Final Subdivision Plat \$155/lot = \$4,495.00
  - Annexation \$1,000/acre = \$14,000.00

We believe this documentation is appropriate for a public hearing before the Village Board for recommendation on our requests. Should any additional documentation be deemed necessary, we are certainly happy to work with the Village to that end.

Please do not hesitate to call me with any questions.

Sincerely,



**Rosanova & Whitaker Ltd.**  
**Attorney for Petitioner**



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**

Case # \_\_\_\_\_

*(Village Stamp)*

**PROJECT NAME** Eastpointe

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Pulte Home Company, LLC, a Michigan limited liability company

**Street Address:** 1900 E. Golf Road, Suite 300

**City, State:** Schaumburg, IL

**Zip Code:** 60173

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** FJH Properties, LLC, an Illinois limited liability company

**Street Address:** 26W660 Army Trail Road

**City, State:** Bartlett, IL

**Zip Code:** 60103-3003

**Phone Number:** \_\_\_\_\_

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

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

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) Future Land Use Plan Amendment
- Text Amendment
  - Rezoning ER-1 to SR-3
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**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:** 5N098 Petersdorf Road

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-15-303-029

**Zoning: Existing:** ER-1  
(Refer to Official Zoning Map)

**Land Use: Existing:** Vacant

**Proposed:** SR-3

**Proposed:** Residential

**Comprehensive Plan Designation for this Property:** Mixed use Business Park  
(Refer to Future Land Use Map)

**Acreage:** 13.92

**For PUD's and Subdivisions:**

**No. of Lots/Units:** 29 Lots

**Minimum Lot: Area** 10,075 sq. ft. **Width** \_\_\_\_\_ **Depth** \_\_\_\_\_

**Average Lot: Area** 11,719 sq. ft. **Width** \_\_\_\_\_ **Depth** \_\_\_\_\_

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

**Attorney** Rosanova & Whitaker, Ltd.

127 Aurora Avenue, Naperville, IL 60540

Patti A. Bernhard, [REDACTED]

**Engineer** Cemcon, Ltd.

2280 White Oak Circle, Suite 100, Aurora, IL 60502

**Other** V3 Companies

7325 Janes Avenue, Woodridge, IL 60517

**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: Patrick Cook \_\_\_\_\_

DATE: 2/10/20 \_\_\_\_\_

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

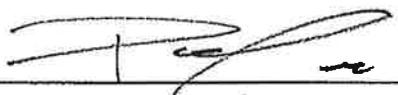
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Pulte Home Company, LLC \_\_\_\_\_

ADDRESS: 1900 E. Golf Road, Suite 300  
Schaumburg, IL 60173 \_\_\_\_\_

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

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

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

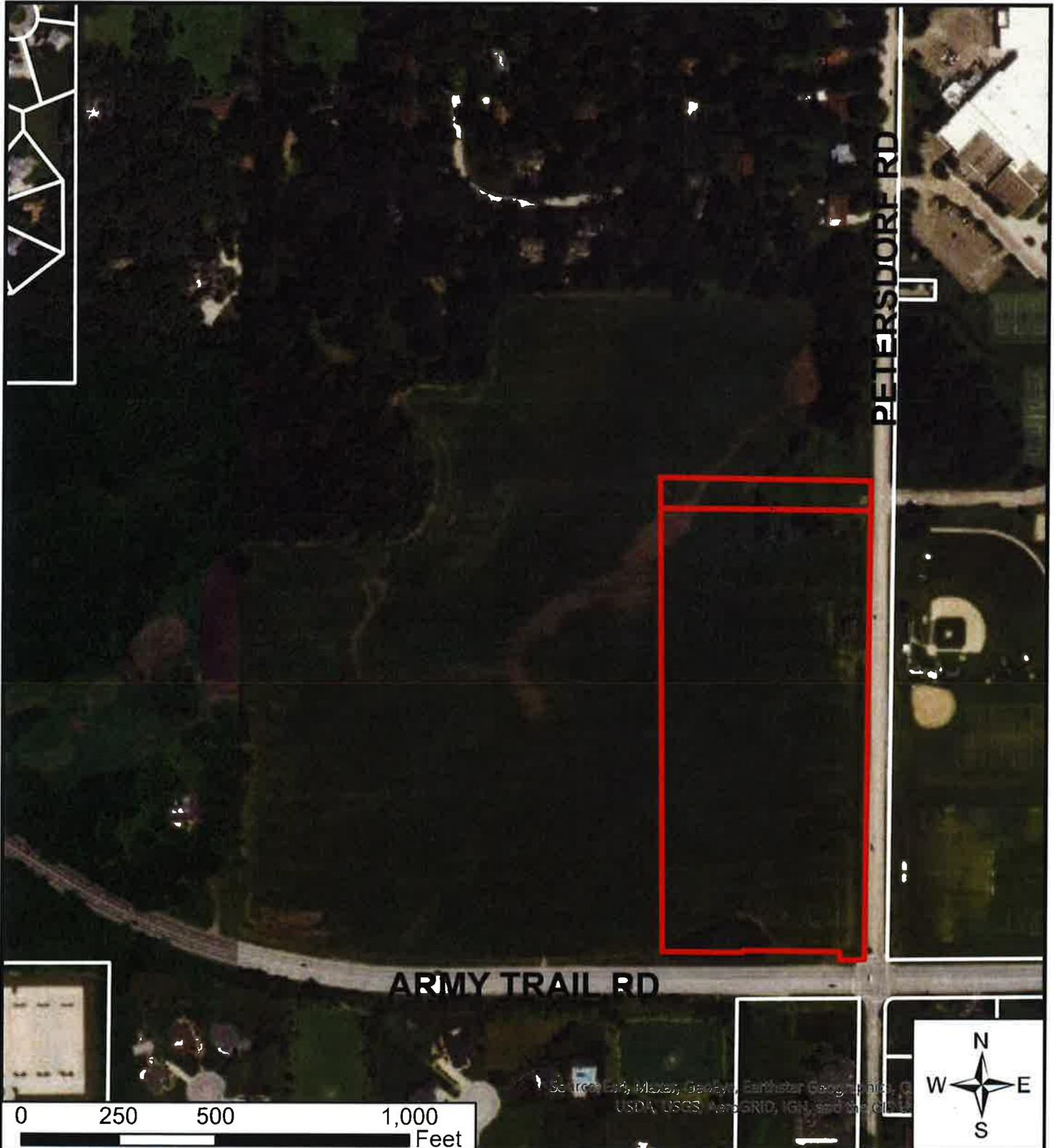
DATE: 2/10/20 \_\_\_\_\_

# Location Map

2020-04 Eastfield Subdivision

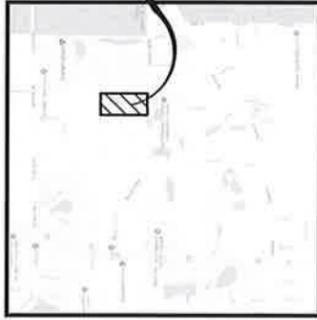
Annexation, Rezoning, Special Use, Prelim/Final Plat of Subdivision  
and Amendment to the Future Land Use Plan

PIN: 01-15-303-029 and Part of PIN: 01-15-303-028



**PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR EASTFIELD**

**SITE LOCATION**

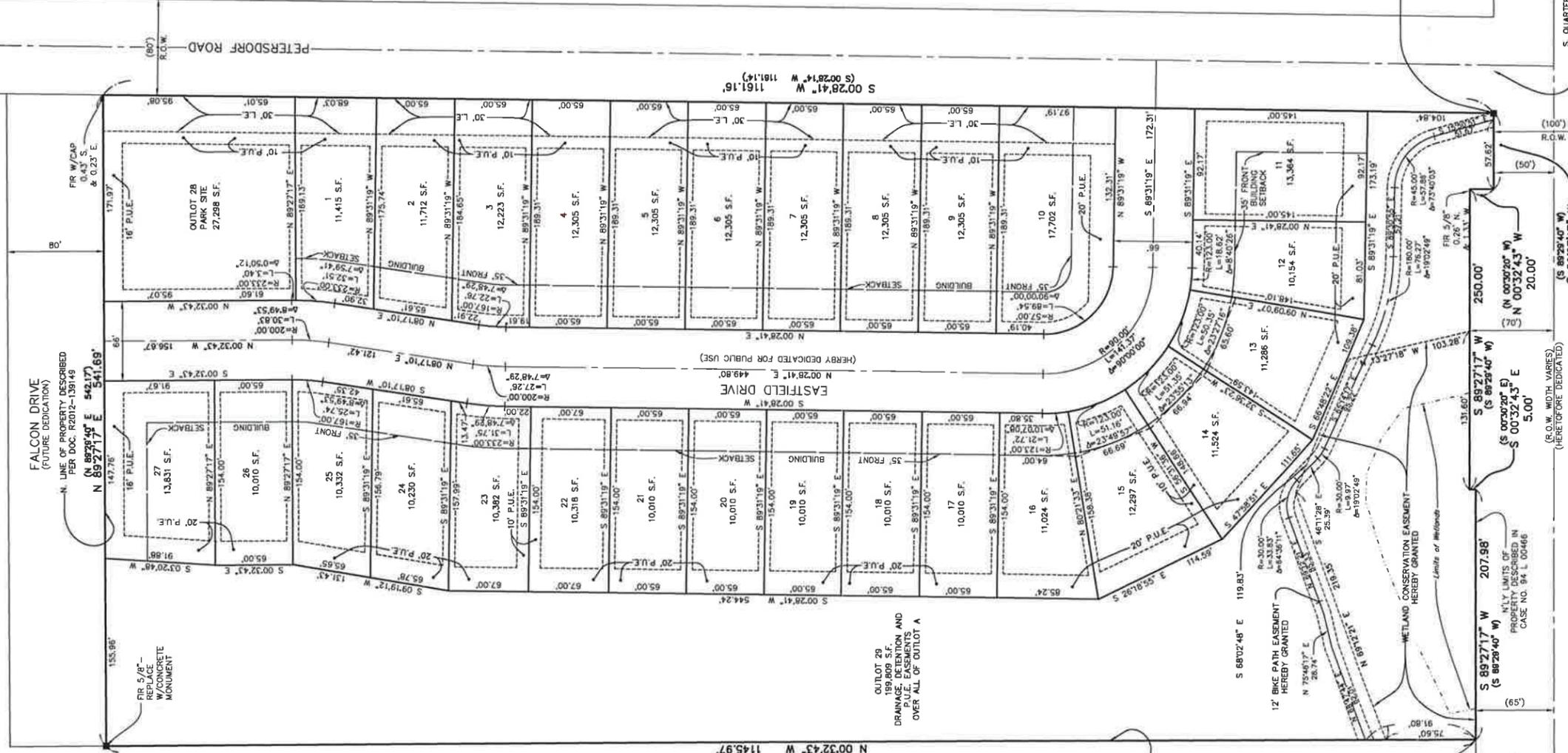


**VICINITY MAP**

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

UNSUBDIVIDED FARMSTEAD ASSESSMENT PLAT PER DOC. RB5-78541

FALCON DRIVE (FUTURE DEDICATION) N. LINE OF PROPERTY DESCRIBED PER DOC. R2012-139149



**TOTAL AREA OF SUBDIVISION**  
13.975 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
01-15-303-029  
BARTLETT, ILLINOIS

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY: VANCE, ROBERTA GRILL, 1000 W. MAIN ST., BARTLETT, IL 60103

- LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
  - LOT LINE/PROPERTY LINE (Solid Line)
  - EASEMENT LOT LINE/PROPERTY LINE (Light Solid Line)
  - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
  - CENTERLINE (Single Dashed Line)
  - QUARTER SECTION LINE (Dashed Dashed Line)
  - SECTION LINE (Triple Dashed Line)

**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

S.F. -- SQUARE FEET

P.U.E. -- INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

L.E. -- INDICATES LANDSCAPE BUFFER EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF SUBDIVISION BEING S 00°28'41" W (ASSUMED).

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMUNITY AREAS (OUTLOT A).

FIP = FOUND IRON PIPE (Ø AS SHOWN)

FIR = FOUND IRON ROD (Ø AS SHOWN)

■ -- SET CONCRETE MONUMENT

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTFIELD SUBDIVISION WHICH IS REFERRED TO ON THIS PLAT AS "DECLARATION".

THE MAINTENANCE OF THE LANDSCAPING IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND THE INSTALLATION AND MAINTENANCE OF THE HOA IS THE RESPONSIBILITY OF THE HOA AND WILL TRANSFER TO THE INDIVIDUAL PROPERTY OWNERS IF THE HOA BECOMES INACTIVE.

SCHOOL DISTRICT UNIT 48 ASSESSMENT PLAT PER DOC. R93-12885

QUARTER CORNER OF SECTION 15-40-9 PER DOC. R2011-036866 IS 35.5' E AND 0.5' N OF SE CORNER OF SUBDIVISION

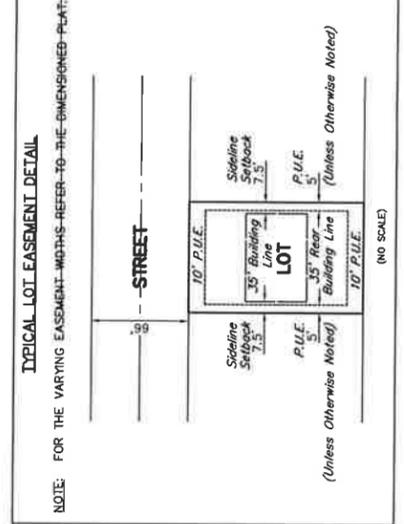
**ACCESS CONTROL COVENANT**

VEHICULAR ACCESS SHALL NOT BE ALLOWED PETERSDORF ROAD ONTO LOTS 1-13 OR OUTLOT A UNLESS THROUGH LOTS 1, 29 AND OUTLOT A AS SHOWN ON THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT AND APPLY ONLY TO LOTS SPECIFICALLY NAMED ABOVE.

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. SCHAUMBURG ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847)230-2592

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100, Aurora, Illinois  
60502-9875 PH: 630.862.2100 FAX: 630.862.2199  
www.cemcon.com

DISC NO.: 402134 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD BK / PG. NO.: DB3  
COMPLETION DATE: 02-03-20 JOB NO.: 402134  
REVISED 04-24-20/VAJ PER COMMENT LETTER DATED 3-12-20  
REVISED 05-23-20/VAJ PER COMMENT LETTER DATED 6-09-20  
REVISED 07-10-20/VAJ REVISED TO INCLUDE PARK SITE



(NO SCALE)



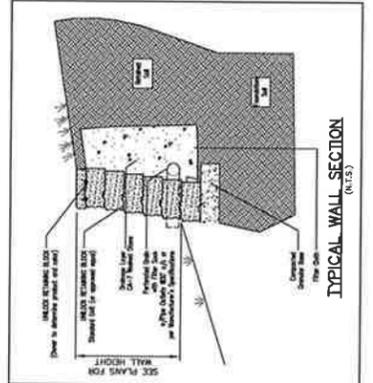
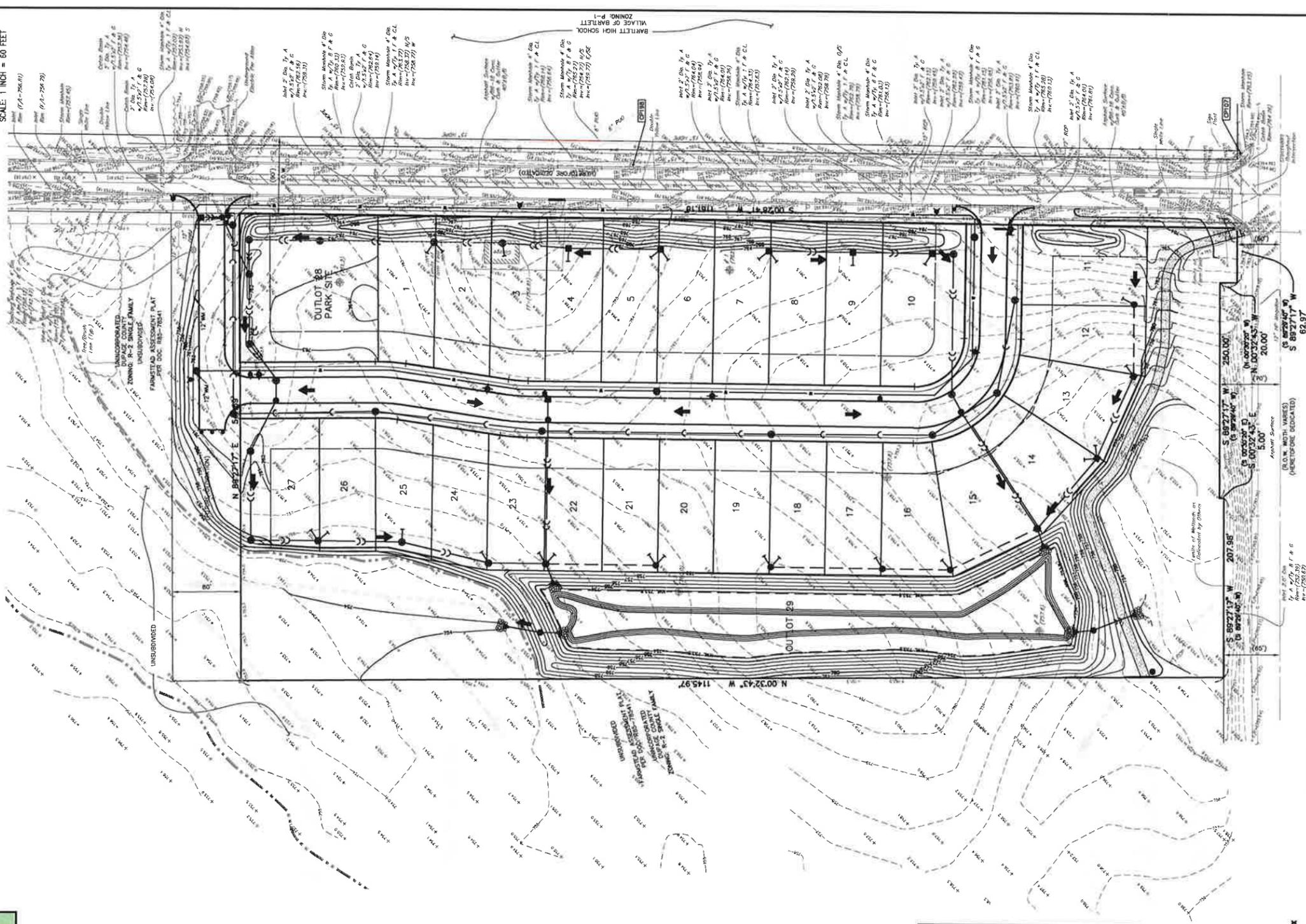
LOCATION MAP

# ENGINEERING PLAN FOR EASTFIELD

SHEET 1 OF 1

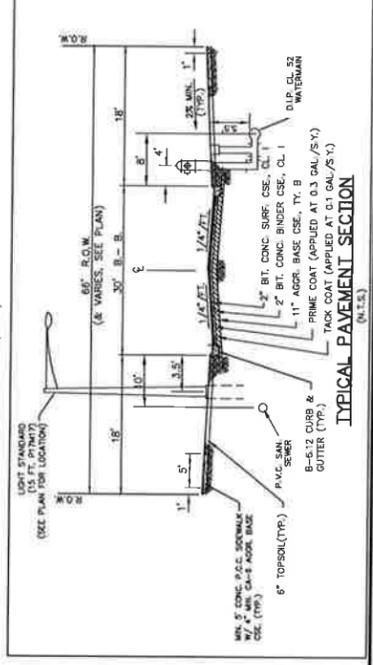


SCALE: 1 INCH = 60 FEET  
0 30 60



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
○	○	CLEANOUT
○	○	SLOPE INLET BOX
○	○	HEADWALL
○	○	END SECTION
○	○	STORM SEWER
○	○	SANITARY SEWER
○	○	WATERMAIN
○	○	VALVE & BOX
○	○	FIRE HYDRANT
○	○	CONTOURS
○	○	ELEVATIONS
○	○	STREET LIGHT
○	○	WATERMAIN PROTECTION
○	○	SILT FENCE INLET PROTECTOR
○	○	TEMPORARY STRAW BALE DITCH CHECK
○	○	SILT FENCE DITCH CHECK
○	○	RIP-RAP
○	○	OVERFLOW ROUTE



PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
 1900 E. GOLF ROAD, SUITE 300  
 SCHAUMBURG, IL 60173  
 (847) 230-5400

PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9875  
 PH: 630.862.2100 E-Mail: cadd@cemcon.com  
 FAX: 630.862.2199 Website: www.cemcon.com

DISC NO.: 4021.34 FILE NAME: PRECOVER  
 DRAWN BY: LAL FILE BK: / DC NO. BK./PG.  
 COMPLETION DATE: 01-31-20 JOB NO.: 402.134  
 XREF: TOPO PROJECT MANAGER: ARF



**A** Double Arm Pipe Gate Example

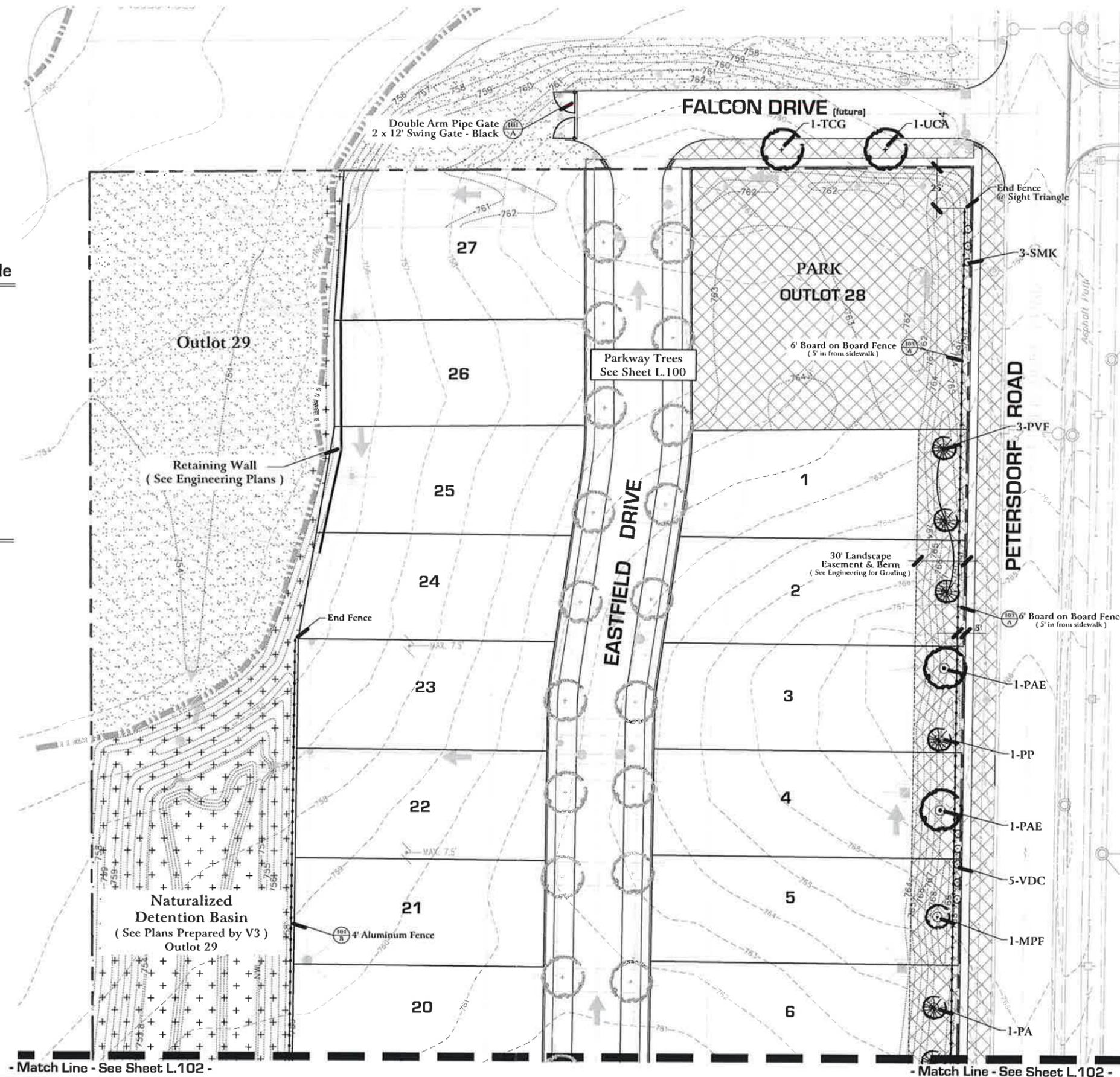
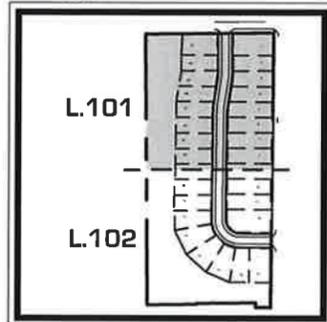


**B** 4' Aluminum Fence Example

**Notes :**

- For Plant Material List & Planting Details - See Sheet L.103
- For Parkway Trees & Turf Establishment - See Sheet L.100
- For Retaining Wall Details - See Engineering Plans
- For Naturalized Basin Plans - See Plans Prepared by V3

**Sheet Key:**



Land Planning  
Landscape Architecture  
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.302.2800 - FAX 630.302.2814

project:

**Eastfield  
Subdivision**

Bartlett, Illinois

sheet description:

**Landscape Plan  
- North -**

owner:



scale: 1" = 30'0"



revisions:	description:
7.10.2020	Park Elev. Fence Added & Lot Numbering
8.24.2020	Revised Petersdorf Road Buffer & Fence
4.28.2020	Per Village Review #1 dated 3/12/2020
2.14.2020	Project Name Change

original issue date: **3 February 2020**

drawn by:

checked by:

project no: **20201**

sheet no:

**L.101**

- Match Line - See Sheet L.101 -

- Match Line - See Sheet L.101 -



Land Planning  
Landscape Architecture  
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.2880 FAX 630.305.3994

project:

# Eastfield Subdivision

Bartlett, Illinois

sheet description:

## Landscape Plan - South -

owner:



north: scale: 1" = 30'0"



7.10.2020	Park Etc. Fence Added & Lot Numbering
8.24.2020	Revised Petersdorf Road Buffer & Fence
4.28.2020	Per Village Review #1 dated 2.13.2020
2.14.2020	Project Name Change

original issue date: 3 February 2020

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 project no.: 20201  
 sheet no.: \_\_\_\_\_

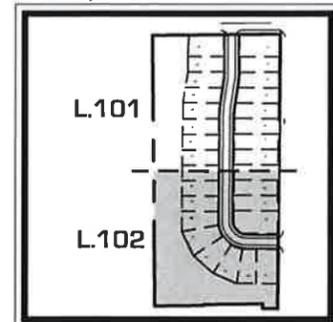
L.102



### Notes :

- For Plant Material List & Planting Details - See Sheet L.103
- For Parkway Trees & Turf Establishment - See Sheet L.100
- For Retaining Wall Details - See Engineering Plans
- For Naturalized Basin Plans - See Plans Prepared by V3

Sheet Key:





RECEIVED

MAY 15 2020

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

# Bartlett -Eastfield

Proposed Elevations

May 15, 2020

# Product Line-up

	<b>Square Footage</b>	<b>Bedrooms</b>	<b>Garage</b>	<b>Elevations</b>
Greenfield	2,621 – 3,235	4 – 5	2 – 3	4
Hilltop	2,899 – 3,299	4 – 5	2 – 3	5
Riverton	3,126 – 3,437	4	2 – 3	5
Westchester	3,300 – 3,507	4 – 6	2 – 3	5
Willwood	3,169 – 3,878	4 – 6	2 – 3	5

# Greenfield



# Hilltop



# Riverton



# Westchester



# Willwood





**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 21, 2019**

---

**Harbecke/FJH Concept Plan**

Chairman Hopkins stated that the petitioner is requesting a concept plan, a conceptual review of the proposed development project and the petitioner requests input and direction from the Committee of the Whole prior of submittal of the application.

Ms. Grill stated that in 2010, the sixty-plus acre parcel located immediately north and west of this parcel was the subject of a Concept Plan Review. The concept plan proposed a combination of single family detached residential homes on estate lots which are half acre lots and SR-2 and SR-3 lots on the remainder of the property. The Committee of the Whole, at that time, provided comments that were not favorable to the SR-3 lots. The petitioner revised the plans to eliminate the SR-3 lots and to decrease the overall density. The Committee of the Whole advised the petitioner to make a full preliminary subdivision submittal based on the revised plan; however, the petitioner did not pursue further approvals. The plans did not include the subject property being discussed tonight. The petitioner is proposing to develop the 14 acres at the northwest corner of Army Trail and Petersdorf Roads with twenty nine single family lots. They would be requesting to annex and rezone the property to the SR-3 suburban residential district and a preliminary final plat of subdivision. SR-3 requires 8,100 square foot lots, the concept plan is showing a minimum lot size of just over 10,000 sq. ft. with an average of 11,719. The plan includes two onsite storm water detention facilities, a ten foot wide multiuse path along the south side of the property, preservation of the wetland on the south side of the property, and a ten foot wide landscape buffer along the east side of the property to provide screening of Petersdorf Road and the Bartlett High School athletic fields. Two points of access are proposed onto Petersdorf Road. The northern access point is fully aligned with the Bartlett High School access drive and the petitioner is working with the property owner to the north for this off-site access point. The southern access point is approximately 350 feet north of Army Trail Road.

The Comprehensive Plan designation for this property is mixed use business park and estate residential. In the past, the Village Board and staff have questioned the viability of the proposed commercial uses along Army Trail Road as identified by the Comprehensive Plan. Staff believes that residential uses may be a more appropriate use for this property along Army Trail Road. The land use designation that is consistent with this Concept Plan is suburban residential, 2-5 dwelling units. The petitioner will be required to request an amendment to the Future Land Use Plan if they proceed with a formal application for residential uses. The trend of development in this area is estate residential and institutional uses. The residential subdivisions to the north, along Schick Road, and on the south side of Army Trail Road are rural subdivisions which were developed under DuPage County's jurisdiction. Taking this lot and the adjacent larger parcel into consideration together, a density distribution with larger estate lots adjacent to the existing subdivision to the north and an increase in density moving south to Army Trail Road may



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 21, 2019**

---

establish the best land use pattern. This Concept Plan is consistent with that land use pattern.

The petitioner is here tonight, they are requesting the Committee of the Whole review the Concept Plan and provide input and direction prior to a formal application submittal.

Chairman Reinke asked what the plan for the adjacent 60 acre parcel is.

Ms. Grill stated that the Land Use Plan shows mixed use business park is along Army Trail road and north of it is estate residential.

Chairman Reinke stated that Bartlett has the challenge of infill in town and you create these strange parcels that are difficult to develop. His concern is about the balance of the property and how that's going to be developed. He doesn't want to see the Village get stuck.

Chairman Camerer asked about the size and type of houses built.

Vince Rosanova from Rosanova and Whitaker Ltd. stated that he is at the meeting on behalf of his client, the Pulte Group. Pulte Group is one of America's largest home building companies. They currently have 49 markets across 26 states. Last year they celebrated their 70<sup>th</sup> anniversary and they are very proud of their Chicagoland roots. They have been building homes in the Chicago area for 50 years. They are a perennial top three builder and they currently have 18 active communities in the Chicago area.

With regard to the Concept Plan, he just had a couple comments. They are proposing 29 single family detached home sites over 14 acres. Overall it creates a density of 2.07 homes per acre. Average lot sizes will approach 12,000 square feet and they provide for desirable lots and usable yards. There will be a 10 foot bike path along the south property line which will contribute to the bicycle connectivity. The preservation of the wetlands along the south property line look nice and are an additional buffer from the homes. Two access points will be located on Petersdorf. They have reached out to the owner to the north to get an access easement and align that access drive directly with the high school. In addition to the 35 foot rear yard setbacks on Petersdorf, they will also be enhancing that area with a 10 foot wide landscape area to further delineate the homes from road. With the lots being 11,719 sq. ft. they exceed the lot requirement by 1.5 times and the overall density of 2.07 is significantly less than what is otherwise allowed in SR-3 and borders along the estate residential Comprehensive Plan designation of 0-2 homes per acre.

For this community they are anticipating about four or five floor plans for homes and about four or five elevations. It will give a great deal of variety and avoid monotony. They anticipate the square footages would fall somewhere in the range of 2,600 and 3,300 Sq.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 21, 2019**

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Ft. There will be three car garage options as well. The floor plans are open style and designed for entertaining. He thanked the Board.

Chairman Camerer asked how locked in they are to the two story concept. Many residents are saying Bartlett needs more ranch houses. Is there any thought in expanding for a ranch style house.

Mr. Rosanova stated that they do not want to do ranches for this community because they feel the high school will be a big draw and not so much for empty nesters and seniors.

Chairman Gabreyna stated that there was a gap between the existing subdivision and your subdivision on the map, why would you not incorporate that.

Mr. Rosanova stated that to the south is residential, to the west, the Comprehensive Plan lists a mixed use business park and residential and to the north is residential. The trend in development in this area he thinks will be residential, overall. He thinks that as you transition from Army Trail to the west and north, ultimately you can transition to lower density. The property to the south and north is all the same property and that will probably come in together with a consistent land use.

Mr. Mraz stated that this property was part of the old Harbecke farm. The Village thought that this corner could eventually be some big box type of store because there was an interest. The village turned down a residential development because the commercial business went under contract. There was litigation at the county level, partially because the village turned down the residential. After years, it was resolved and Mr. Harbecke held on to this piece because there has been some talk that it could be a stadium for the high school as well so it stayed out of the comprehensive plan. The village held out that a commercial business would want to go there some day. When you look at the test of time and the LaSalle factor, it seems to be that it should be a residential property. Harbecke sold the rest of the property, but held this 15 acres throughout the litigation. Somehow the financial terms were different on this piece that he held out. Now you are hearing of a plan with what seems to be a reasonable zoning change.

Chairman Reinke asked if the same party owns the other 60 acre property.

Ms. Grill stated that they do not.

Mr. Rosanova stated that the parcel to the north and west is owned by Baps Shri Swaminarayan Mandir.

Mr. Mraz stated that they ran utilities through there. He believed that they had hoped it would someday develop residentially based on where they granted easements for utilities.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 21, 2019**

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Chairman Reinke stated that he is concerned that something later on might happen to the BAPS property where they can't get residential housing there and industrial building want to go there. The residents will not like it.

Mr. Mraz stated that the utilities line up with where the roads were located on the original residential map, so it is going to be something residential. Their intent was to develop it residential as well.

Mr. Rosanova stated that the water main is located along the north property line for their homes, which feeds into your history about how the line travels west.

Chairman Deyne asked what the homes typically retail for.

Mr. Rosanova stated that they are typically in the high 400's and low 500's.

Chairman Hopkins stated that he likes the subdivision, but he is concerned about the land use to the north and west. He asked if the village can put in a requirement that before anyone purchases a home, they are aware that the area next to them is zoned industrial.

Mr. Mraz stated that the village has done that in the past. BAPS would need to be the contact, and he wouldn't think they would objectify to a zoning change.

Ms. Grill stated that the 60 acres is zoned residential at the county.

Chairman Hopkins stated that we have it zoned differently.

Chairman Deyne stated that he appreciates the concern the other chairman are coming up with. He asked why we can't change the zoning.

Ms. Grill stated that none of these properties are in the Village.

Mr. Mraz said the Comprehensive Plan can be amended though.

Mr. Rosanova stated that they would not be opposed to adding a disclosure to potential home buyers. Additionally, it was his understanding that the village may be reviewing its 2004 Comprehensive Plan to see if it's still accurate.

Chairman Hopkins asked what the time frame was for them to come back.

Mr. Rosanova stated that this meeting was to just check and make sure they are on the right path and if they get that feeling they will regroup with the design team and staff and really start looking at the nuts and bolts in the next 60-90 days.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 21, 2019**

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Chairman Hopkins asked if anyone objected to them moving forward.

Chairman Deyne stated that he liked the plan.

Chairman Hopkins stated that he liked the plan.

**COMMUNITY AND ECONOMIC DEVELOPMENT**

**Project Oak**

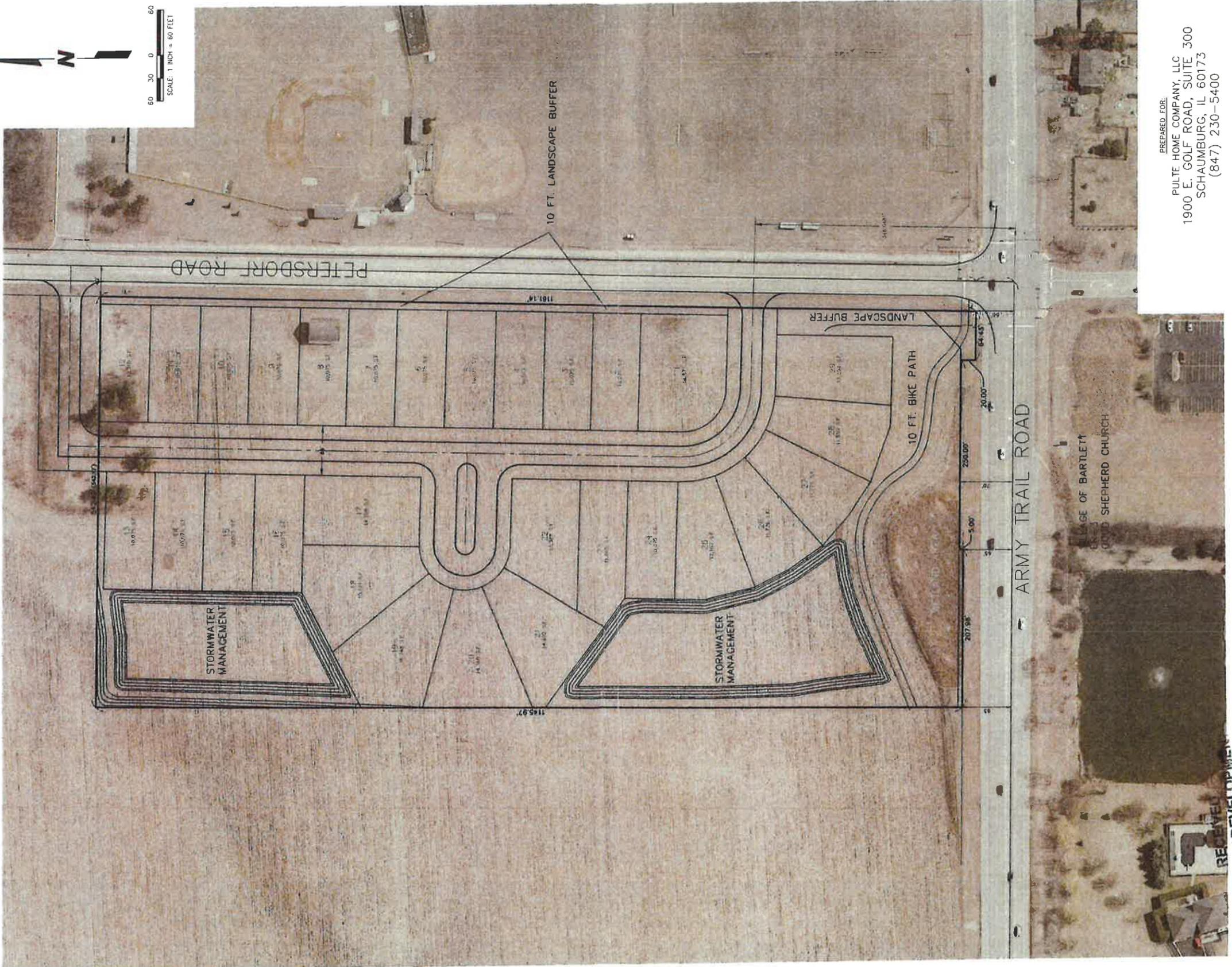
Chairman Gabreyna stated that the request is for a property located at the east side of Spitzer road, north of the ComEd right-of-way for a 399,666 Sq.Ft. warehouse building.

Ms. Grill stated the building would be their phase one. There would be a 75,000 Sq.Ft. addition as part of phase two on 26 acres. It is located on proposed lot #1 in the Brewster Creek Business Park in Cook County. A 17,383 square foot office space is identified at the northwest corner of the building with the remaining 382,316 square feet designated for warehouse space. The proposed building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white/gray with blue and orange color accents. Pre-finished metal canopies will be located over the entranceways and over the patio area. The overall proposed height of the building would be 44 feet, but to allow for some flexibility within the interior of the building, the petitioners are requesting a Special Use Permit to increase the maximum height allowed for the building from 45 feet to 50 feet. The Site Plan identifies 62 exterior docks. The I-2 EDA Zoning District requires the docks on the north side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard. In this case it would be Jack Court. The petitioner is requesting a variation from this requirement along the north side of the building. Landscaping, including evergreen trees, will be incorporated along the north property line and the required parkway tree plantings along Jack Court will also provide screening of this loading area from the roadway.

Three curb cuts are proposed along Spitzer Road on the west property line and one along the future Jack Court on the north property line. Passenger vehicles would utilize the two northern curb cuts to access the employee parking area, with the southernmost curb cut to be utilized as an entrance/exit for trucks only. The curb cut on Jack Court is identified as an exit only for trucks. Each of the curb cuts for the truck entrance/exits would be gated, with trucks equipped with an electronic system that would enable them access to the loading areas. The petitioner is requesting a variation to allow for a reduction in the required number of parking spaces on the property. The site plan identifies 272 parking spaces, including eleven handicapped accessible spaces. The zoning ordinance requires 447 spaces for phase 1, and if phase 2 were built, a total of 522 parking spaces would be required. The plan, however, identifies 253 future land banked parking spaces, which

# SITE PLAN FOR NORTHWEST CORNER OF ARMY TRAIL RD & PETERSDORF RD

SR-3 ZONING  
BARTLETT, ILLINOIS



**SITE DATA**

A. TOTAL AREA	14 AC.
B. ARMY TRAIL ROAD R.O.W. DEDICATION	0.08 AC.
C. TOTAL AREA AVAILABLE	1.58 AC.
D. RESIDENTIAL UNITS 165' X 145' LOTS	29
E. GROSS DENSITY	2.07 DU/AC
F. MIN. FRONT YARD SETBACK	33 FT.
G. MIN. SIDE YARD SETBACK	75 FT.
H. MIN. INTERIOR SIDE YARD SETBACK	75 FT.
I. MIN. REAR YARD SETBACK	35 FT.
J. MIN. LOT SIZE	10,076 S.F.
K. MAX. LOT SIZE	16,877 S.F.
L. MAX. LOT AREA	1,480 S.F.
M. LINEAL FEET OF ROADWAY	1,480 FT.

**COMMUNITY DEVELOPMENT**  
**APR 23 2019**  
**VILLAGE OF  
BARTLETT**

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2780 Wilshire Blvd., Suite 100  
Beverly Hills, CA 90212  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cec@cemcon.com Website: www.cemcon.com

DISC NO.: 402.999 FILE NAME: CONCEPT PLAN OPTION 9  
DRAWN BY: PRP FLD. BK. / PC. NO.: BK./PG.  
COMPLETION DATE: 1-24-19 JOB NO.: 402.999  
XREF : PROJECT MANAGER : PRP  
REVISION DATE: 1-31-19, 2-1-19, 2-6-19, 2-14-19, 2-15-19  
REVISION DATE: 4-4-19

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**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**20-096**

DATE: July 31, 2020  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner   
RE: **(#20-06) Brewster Creek Business Park Lot 12B (Tomart LLC)**

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**PETITIONER**

Triumph Construction Services

**SUBJECT SITE**

Lot 12B in the Brewster Creek Business Park

**REQUESTS**

**Site Plan Review**

**Special Use Permit** – Outdoor truck trailer parking/storage

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
North	Vacant	Mixed Use Business Park	I-2 EDA
South	Vacant	Mixed Use Business Park	I-2 EDA
East	Utility (ComEd)	Utility	I-2 EDA
West	Vacant	Mixed Use Business Park	I-2 EDA

**DISCUSSION**

1. The Petitioner is requesting a **Site Plan Review** for a proposed 25,000 square foot warehouse building with a 4,000 sq. ft. office area on 5.8 acres on the east side of Humbracht Circle.
2. The proposed building would be painted gray with red accents and constructed with pre-cast concrete wall panels. The maximum building height is 34'-6".
3. The Site Plan depicts passenger vehicle parking along the north and west sides of the building. Two (2) drive-in doors and nine (9) exterior loading docks are shown on the south side of the building.
4. Two curb cuts are proposed along Humbracht Circle. Trucks will enter the site

from the southern curb cut and exit the site from the northern curb cut after utilizing the on-site scale. Passenger vehicles will utilize only the northern curb cut.

5. The Site Plan identifies a total of 44 parking spaces, including two (2) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 36 parking spaces.
6. The Petitioner is also requesting a **Special Use Permit** to allow the outdoor storage of trailers on the site. The Site Plan identifies 51 trailer parking stalls on the southern portion of the site.
7. The Village Board will review the Petitioner's request to amend Ordinance #2000-54 *An Ordinance Approving the Preliminary/Final Plat of Subdivision for Brewster Creek Business Park Unit 2* to eliminate the requirement of installing an 11-foot tall berm within the 50-foot wide Landscape Buffer Easement. Grading plans for this portion of Brewster Creek Business Park Unit 2 had not been reviewed when the condition was added to install the berm. The Petitioner has submitted a cross section exhibit which depicts the existing grade change from this site to the Litchfield Woods Subdivision to the east. The proposed site would be approximately 28 feet lower than the residential subdivision. A berm within the easement would not be visible to the homes to the east and would serve no purpose. Staff concurs with this proposed amendment.
8. The Landscape, Photometric and 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 Landscape and Photometric Plans;
  - B. Village Engineer approval of the Engineering Plans;
  - C. Signage shall be reviewed and approved separately by the Planning and Development Services Department in accordance with the Sign Ordinance;
  - D. Building permits shall be required for all construction activities;
  - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services Development for review and approval by the Village Forester 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 logistics building 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.
- I. Findings of Fact (Special Use Permit):
- i. The proposed Special Use 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 Special Use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the Special Use shall conform to the regulations and conditions specified in 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.

kms/attachments

x:\comdev\mem2020\096\_bcbp lot12b\_pc.docx



www.triumphconstructionservices.com

March 19, 2020

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

**Re: Site Plan & Special Use Approvals  
Tomart Enterprises L.L.C.  
Lot 12 B  
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 25,000 SF Build-to Suit industrial facility for Tomart Enterprises L.L.C. to be located on Lot 12 B consisting of approximately 5.8 acres along Humbracht Circle in the Brewster Creek Business Park.

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

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

Sincerely,  
Triumph Construction Services Corporation

Russell Scurto III  
Executive Vice President



# VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

<b>For Office Use Only</b>
Case # _____

**PROJECT NAME** Tomart L.L.C

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Triumph Construction Services

**Street Address:** 425 N. Martingale Rd

**City, State:** Schaumburg IL

**Zip Code:** 60173

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted** See Dropdown

**PROPERTY OWNER INFORMATION**

**Name:** Tomart Enterprises L.L.C

**Street Address:** 501 Industrial drive

**City, State:** Bensenville IL

**Zip Code:** 60106

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** [Signature]

**Date:** 03-19-2020

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

**SPECIAL USE PERMIT REQUESTED** (Please describe i.e. liquor sales, outdoor seating, etc.)

Tomart Enterprises is asking for the use of trailer parking in Brewster Creek Business Park

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**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Lot 12 B & C

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01 - 04 - 106 - 003

**Acreage:** 5.8

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

**Land Use:** 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** Palmisano & Moltz c/o Joseph Palmisano  
19 S. LaSalle St Suite 1900  
Chicago, IL 60603

**Engineer** V3 Companies c/o Ethan Frisch  
7325 Janes Ave  
Woodridge, IL 60517

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

**\*\*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.

Yes the proposed use is a permitted use. Tomart Enterprises is a National Logistics

Company

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

Yes this site and building has been designed to be compatible with adjacent land uses

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

Yes this site has been designed with excess maneuvering capabilities compared to most facilities of this nature.

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

yes the pedestrian parking has been located for safe movement from truck maneuvering areas

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

Yes the landscaping will be completed in accordance with the Village Of Bartlett's Ordinances and be compatible with adjacent land uses

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

Yes the proposed landscaping shall screen parking areas as required per Village of Bartlett Ordinances

## **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 use of the property fits within the guidelines of the zoning. The use for the truck parking has been established in the park.

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.

There will be no detrimental use and fits with the existing use of the park

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

The special use will conform to the regulations and conditions specified by the Board of Trustees

**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: Russell Scurto III

DATE: 3/19/2020

**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: Triumph Construction Services

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

PHONE NUMBER: [REDACTED]

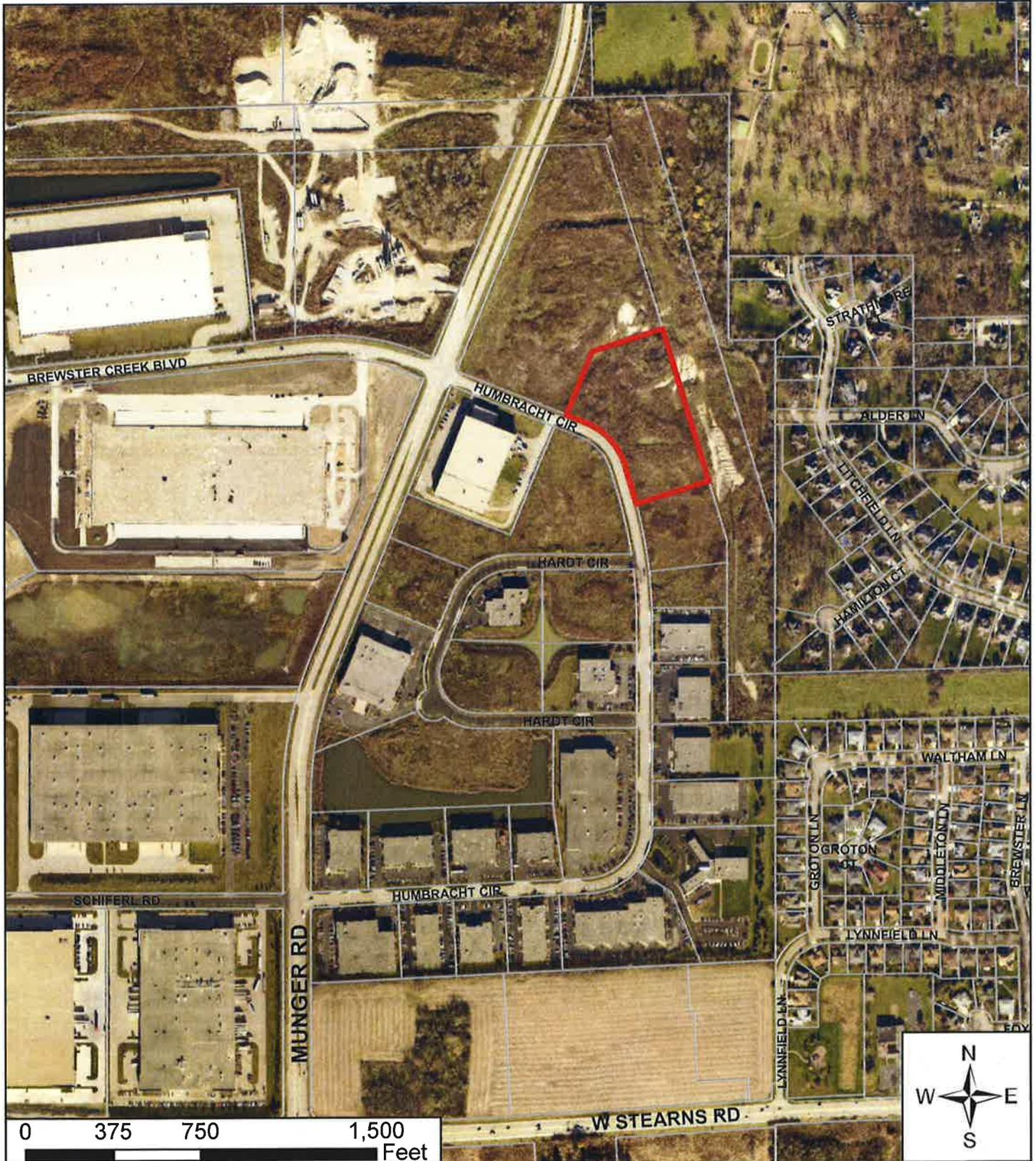
EMAIL: [REDACTED]

SIGNATURE: 

DATE: 03-19-2020

# Location Map

2020-06 BCBP Lot 12 B (Tomark LLC)  
Site Plan, Special Use - Outdoor trailer parking/storage  
Part of PIN: 01-04-106-003





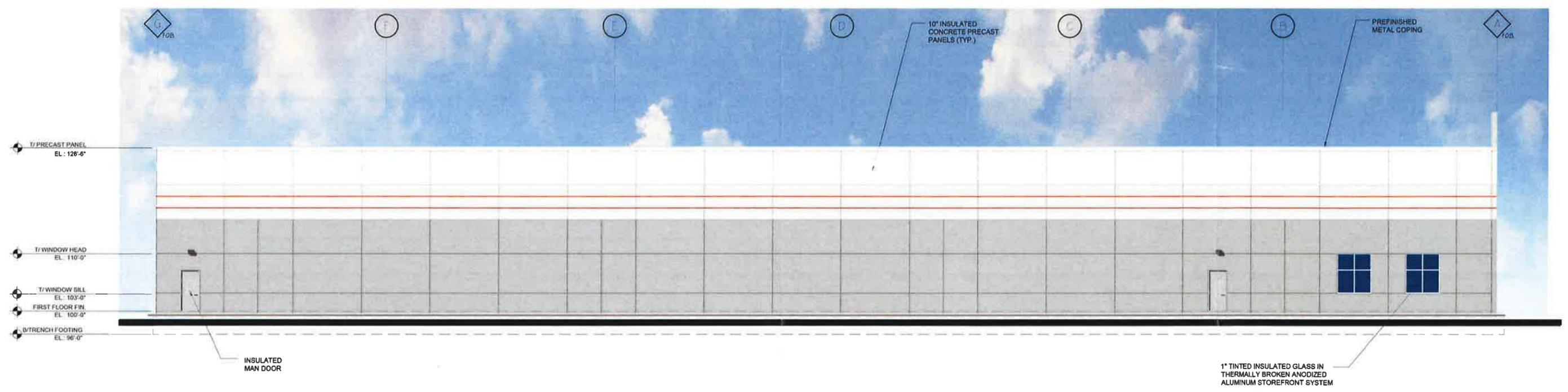
 **TRIUMPH**  
CONSTRUCTION SERVICES CORPORATION

**Tomart LLC.**

 **arete design studio** ltd  
architecture • planning • design  
13543 West 185th Street, Mokena, Illinois 60448  
815.485.7333 arete-ltd.com  
© 2020



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



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

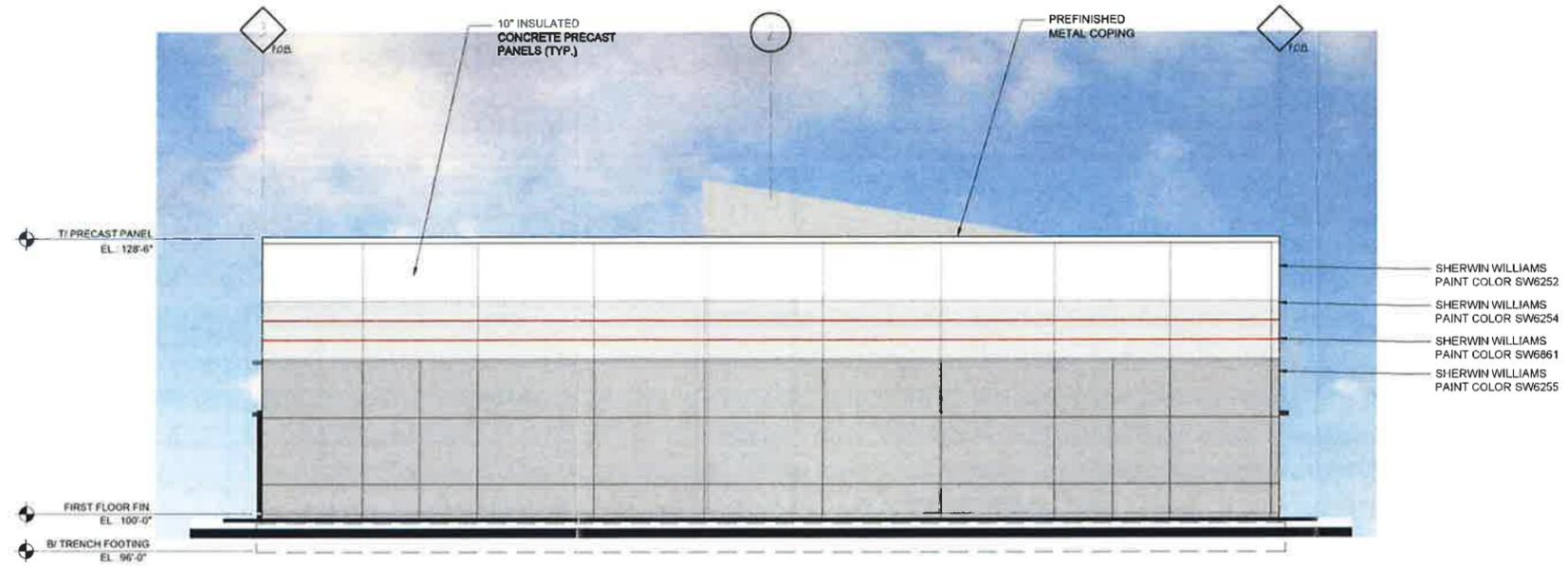
EL-1r

PROJECT #: 19051  
DATE: 08/23/2019  
REVISIONS: 04/30/2020  
SCALE: AS NOTED  
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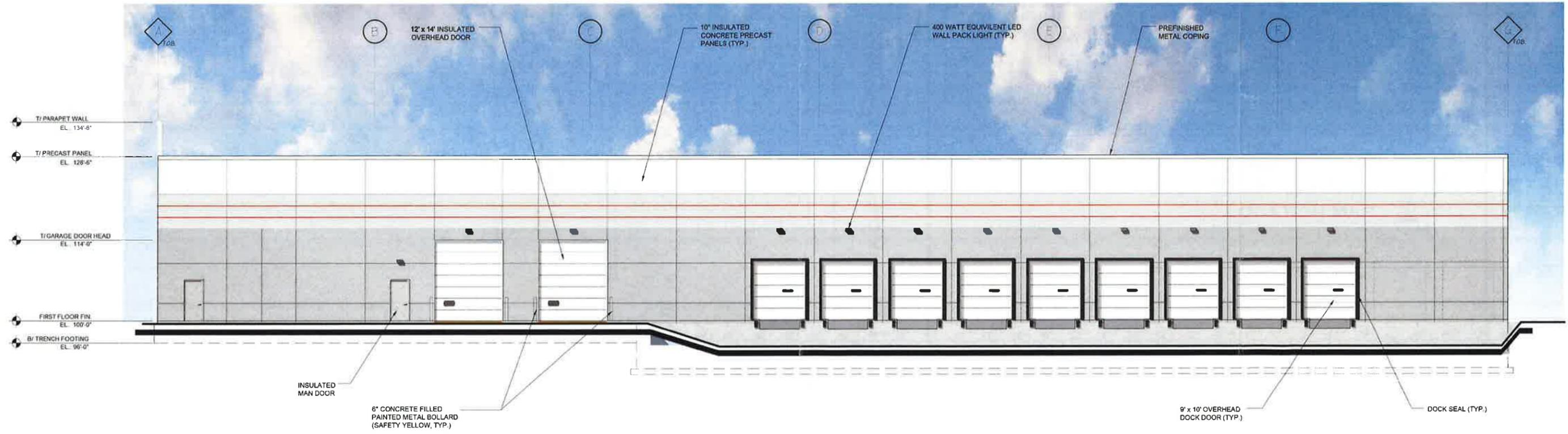
DESIGN BUILDER:  
**TRIUMPH**  
CONSTRUCTION SERVICES  
(647)608-7982  
425 NORTH WARTINGALE ROAD  
SCHMUNZBURG, IL 60193

FOR:  
**TOMART L.L.C.**  
PROPOSED FACILITY - 25,000 S.F.  
LOT12B BREWSTER CREEK  
BARTLETT, IL

ARCHITECT/PLANNER:  
**arete design studio**  
architecture • planning • design  
13543 West 185th Street Mokena, Illinois 60448  
815 485 7333 arete-llc.com



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



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

EL-2r

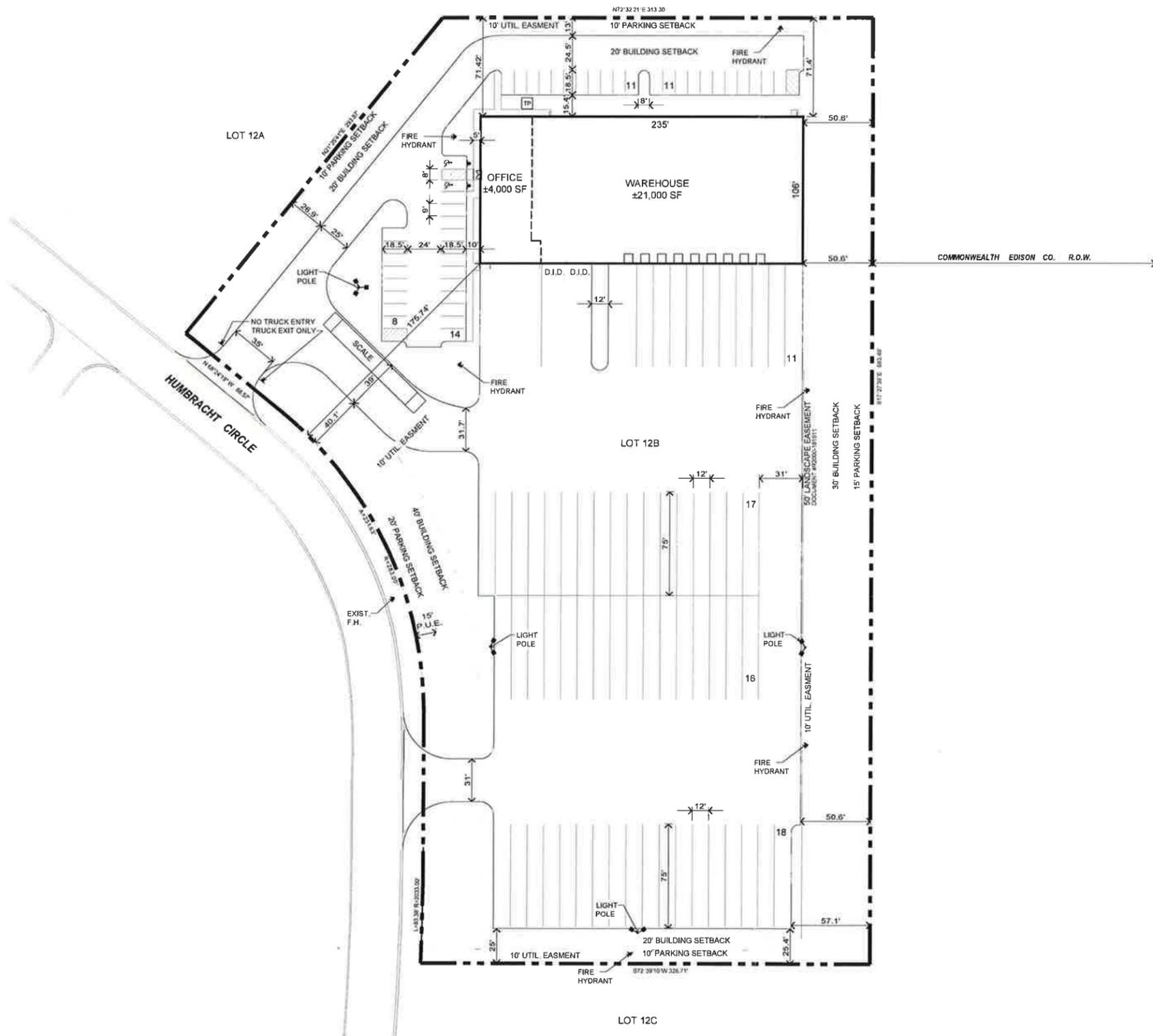
PROJECT #: 19051  
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DESIGN BUILDER:  
**TRIUMPH**  
CONSTRUCTION SERVICES  
(847) 608-7982  
425 NORTH WARTINGALE ROAD  
SCHWABURG, IL 60193

FOR:  
**TOMART L.L.C.**  
PROPOSED FACILITY - 25,000 S.F.  
LOT12B BREWSTER CREEK  
BARTLETT, IL

ARCHITECT/PLANNER:

**arete design studio**  
architecture • planning • design  
13543 West 185th Street, Mokena, Illinois 60448  
815.465.7333 arete-llc.com



**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 40'-0" (80' x 36")  
 NORTH

SITE DATA	
<b>SITE AREA</b>	255,287 SF (5.8606 AC.)
<b>BUILDING AREA</b>	21,000 SF WAREHOUSE 4,000 SF OFFICE 25,000 SF TOTAL
<b>LANDSCAPE</b>	15% OPEN SPACE REQUIRED 34% OPEN SPACE PROVIDED
<b>PARKING REQUIREMENTS</b>	1/ 1000 FOR WAREHOUSE 21,000 SF = 21 STALLS 1/ 275 FOR OFFICE 4,000 SF = 15 STALLS TOTAL = 36 STALLS REQUIRED
<b>PARKING PROVIDED</b>	2 ACCESSIBLE STALLS 42 STANDARD STALLS 44 TOTAL
<b>TRAILER PARKING PROVIDED</b>	51 TRAILER STALLS
REFUSE IS KEPT INSIDE THE BUILDING UNTIL PICKUP, NO ENCLOSURE REQUIRED.	
SEE PHOTOMETRIC PLAN FOR LIGHTS LOCATED ON BUILDING.	



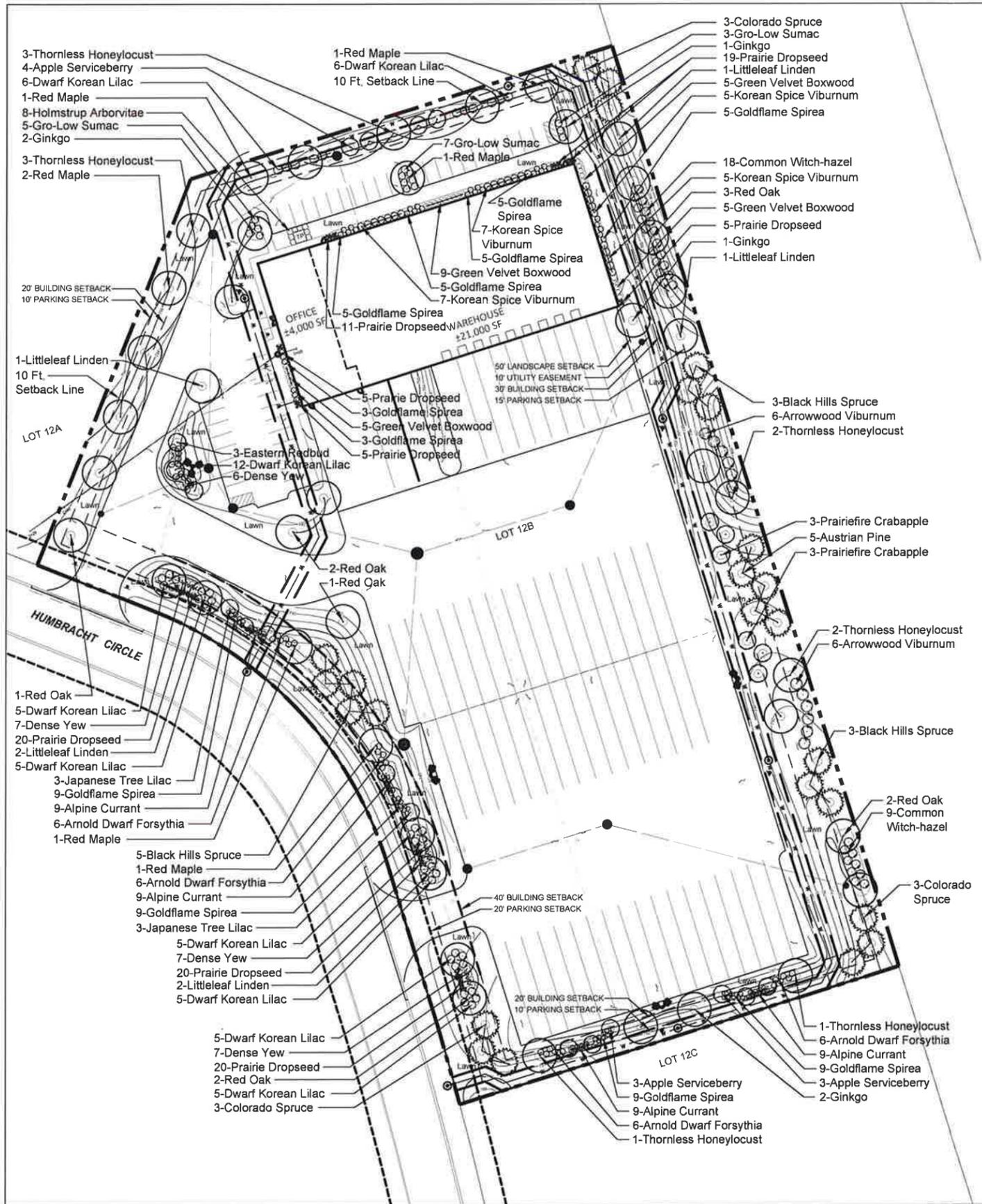
**SITE PLAN**

FOR:  
**TOMART, L.L.C.**  
 PROPOSED  
 FACILITY - 25,000 S.F.  
 LOT 12B  
 BREWSTER CREEK  
 BARTLETT, IL.  
 60613

DESIGN - BUILDER:  
**TRIUMPH**  
 CONSTRUCTION SERVICES  
 (847) 608-7982  
 425 NORTH MARINGALE ROAD  
 SCHMIDGALL, IL 60131

**SP-1**

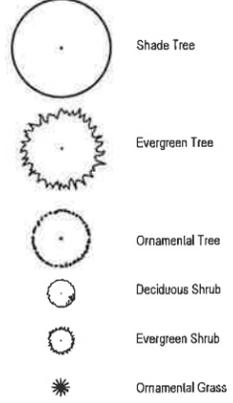
PROJECT #: 19051  
 DATE: 08/23/19  
 REVISION DATE: 04/30/20  
 SCALE: AS NOTED



GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseries standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by rototilling 2" of Mushroom Compost into new beds. Do not add compost nor rototill within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Tree branching shall start no less than 6 feet (6') above the pavement measured from pavement level.
- To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30") above pavement on landscape islands at the end of parking rows.

LEGEND



Requirement Chart

**Bartlett, IL: Landscape Requirement Chart**

Zone Classification		Lineal Feet	Requirement	Required Qty		Proposed Qty		
Tree	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs				
<b>10-11A-4-D-1 Interior Parkway Requirements</b>								
1-2 General Industry Economic Development Area District	\$10.68 LF	1 tree every 30 LF. Shrubs to be planted leaving maximum of 25% of the frontage unscreened.	17	10	6	8	99	
<b>10-11A-4-D-2 Perimeter Landscaping Requirements</b>								
Location	Lineal Feet	Requirement	Tree	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs	
North-West Property Line	269.10 LF	Screening Type - 2.	5	5	0	0	0	
North Property Line	293.54 LF	Shrubs to be provided at least	5	5	4	0	12	
East Property Line	502.75	50% of the length of the Parking	9	12	6	17	39	
South Property Line	291.31 LF	Area. Trees to be placed at every	5	4	6	0	48	
<b>10-11A-4-D-3 Foundation Landscaping</b>								
Location	Requirement	Proposed Qty	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs		
Building	Minimum 4' wide landscape area.	0	0	0	0	77		
<b>10-11A-4-D-4 Parking Lot Landscaping</b>								
Location	Requirement	Proposed Qty	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs		
Parking Lot	Minimum 7' wide planting island at the end of	7	3	0	0	41		
<b>PROPOSED TOTAL</b>			<b>43</b>	<b>25</b>	<b>25</b>	<b>318</b>		

Plant List

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
7	2" cal.	<i>Acer rubrum</i>	Red Maple
6	2" cal.	<i>Ginkgo biloba</i> 'Princeton Sentry'	Ginkgo
12	2" cal.	<i>Gleditsia triacanthos inermis</i> 'Suncole'	Thornless Honeylocust
7	2" cal.	<i>Tilia cordata</i>	Littleleaf Linden
11	2" cal.	<i>Quercus rubra</i>	Red Oak
43	Total		
Evergreen Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
11	6" Ht.	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce
9	6" Ht.	<i>Picea pungens</i>	Colorado Spruce
5	6" Ht.	<i>Pinus nigra</i>	Austrian Pine
25	Total		
Ornamental Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
10	6" Ht. Multi Stem	<i>Amelanchier x grandiflora</i>	Apple Serviceberry
3	6" Ht. Multi Stem	<i>Cercis canadensis</i>	Eastern Redbud
6	6" Ht. Multi Stem	<i>Malus 'Prairefire'</i>	Prairefire Crabapple
6	6" Ht. Single Stem	<i>Syringa reticulata</i>	Japanese Tree Lilac
25	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
24	30" Ht. x 30" Spr.	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood
27	24" Ht. x 24" Spr.	<i>Taxus x media 'Densiformis'</i>	Dense Yew
8	36" Ht. x 24" Spr.	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae
59	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
54	30" Ht. x 30" Spr.	<i>Syringa meyeri 'Paibin'</i>	Dwarf Korean Lilac
24	24" Ht. x 24" Spr.	<i>Forsythia x intermedia 'Am. Dwf.'</i>	Arnold Dwarf Forsythia
15	18" Ht. x 24" Spr.	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac
27	30" Ht. x 30" Spr.	<i>Hammamelis virginiana</i>	Common Witch-hazel
36	30" Ht. x 30" Spr.	<i>Ribes alpinum 'Green Mound'</i>	Alpine Currant
67	18" Ht. x 24" Spr.	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spirea
24	30" Ht. x 30" Spr.	<i>Viburnum carlesii 'Spice Baby'</i>	Korean Spice Viburnum
12	30" Ht. x 30" Spr.	<i>Viburnum dentatum</i>	Arrowwood Viburnum
290	Total		
Ornamental Grasses			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
105	1 Gallon Pot	<i>Sporobolus heterolepis</i>	Prairie Dropseed
105	Total		

PROJECT  
**Tomart Lot 12 Landscape**  
 Brewster Creek Blvd, Bartlett, Illinois 604103

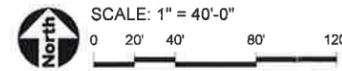
**uplandDesign Ltd**  
 Park Planning and Landscape Architecture  
 24042 Lockport St, Plainfield, Illinois 60544  
 1250 W. 18th St, Chicago, Illinois 60544  
 815-254-0091 www.uplanddesign.com

SHEET TITLE  
**Landscape Plan**

SHEET NUMBER **L1.0**

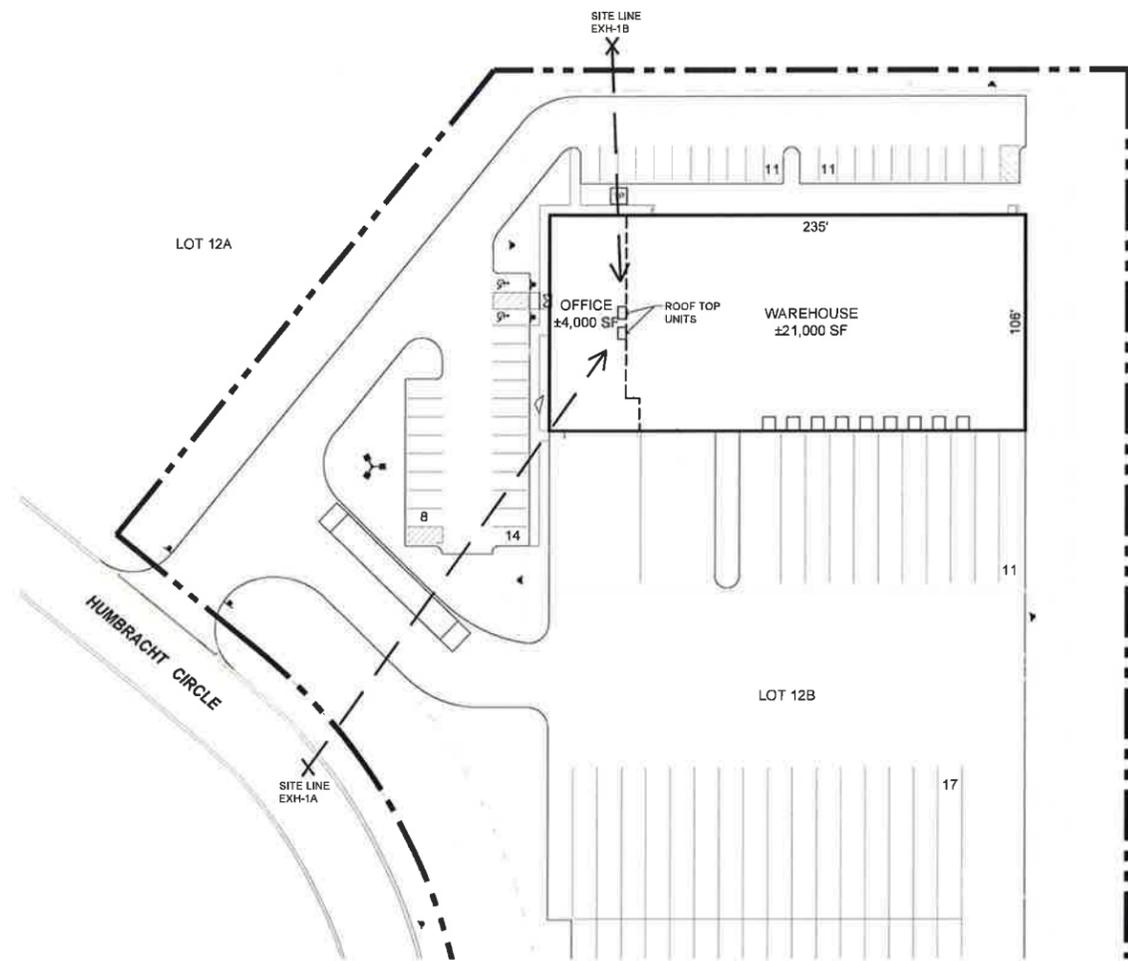
DRAW / REVISION

MB/TM	Preliminary Permit Submittal	23MAR2020
MB/TM	Permit Re-submittal	07MAY2020

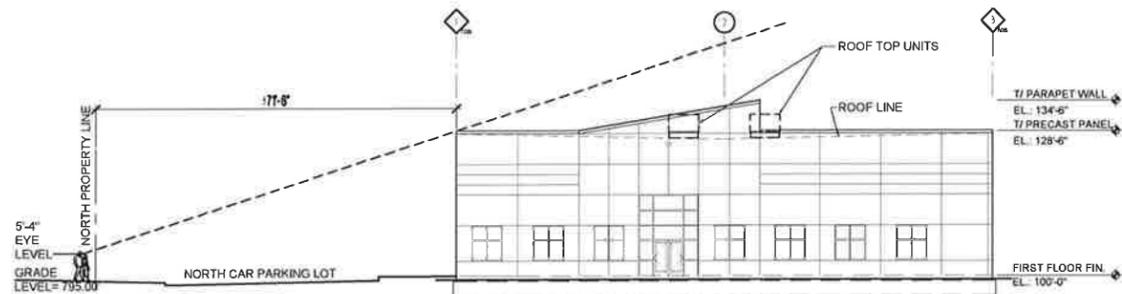


Project Number 837  
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 W:\837-Tomart Lot 12 Landscape-Atlet\20-Concepts  
 10/1/2020

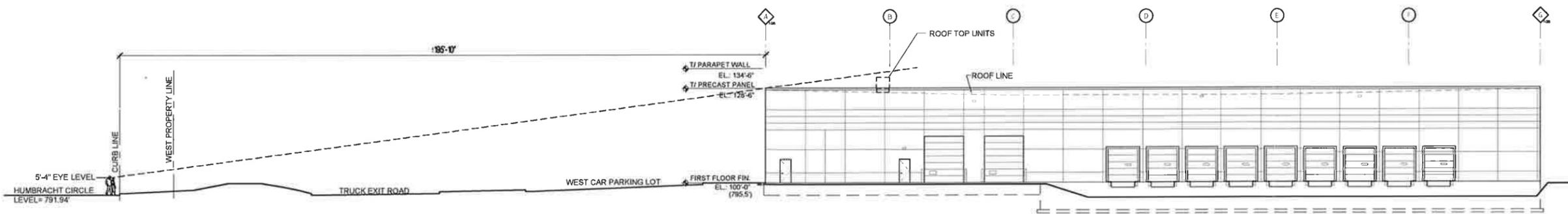




**1 SITE LINE EXHIBIT**  
 SCALE 1" = 40'-0" (924' x 367)  
 NORTH



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



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

**EXH-1**

PROJECT #: 19051  
 DATE: 08/23/2019  
 REVISIONS: 04/30/2020  
 SCALE: AS NOTED  
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DESIGN BUILDER:



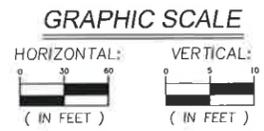
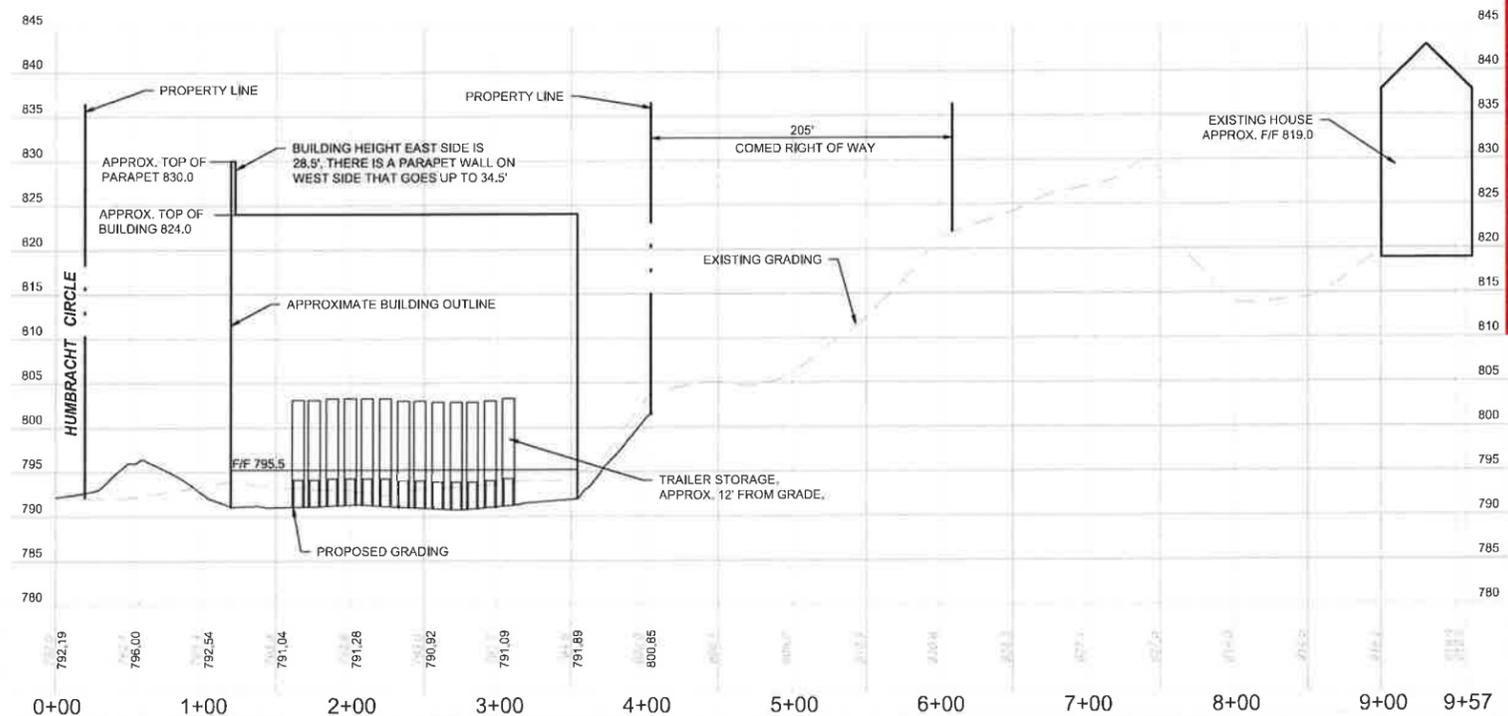
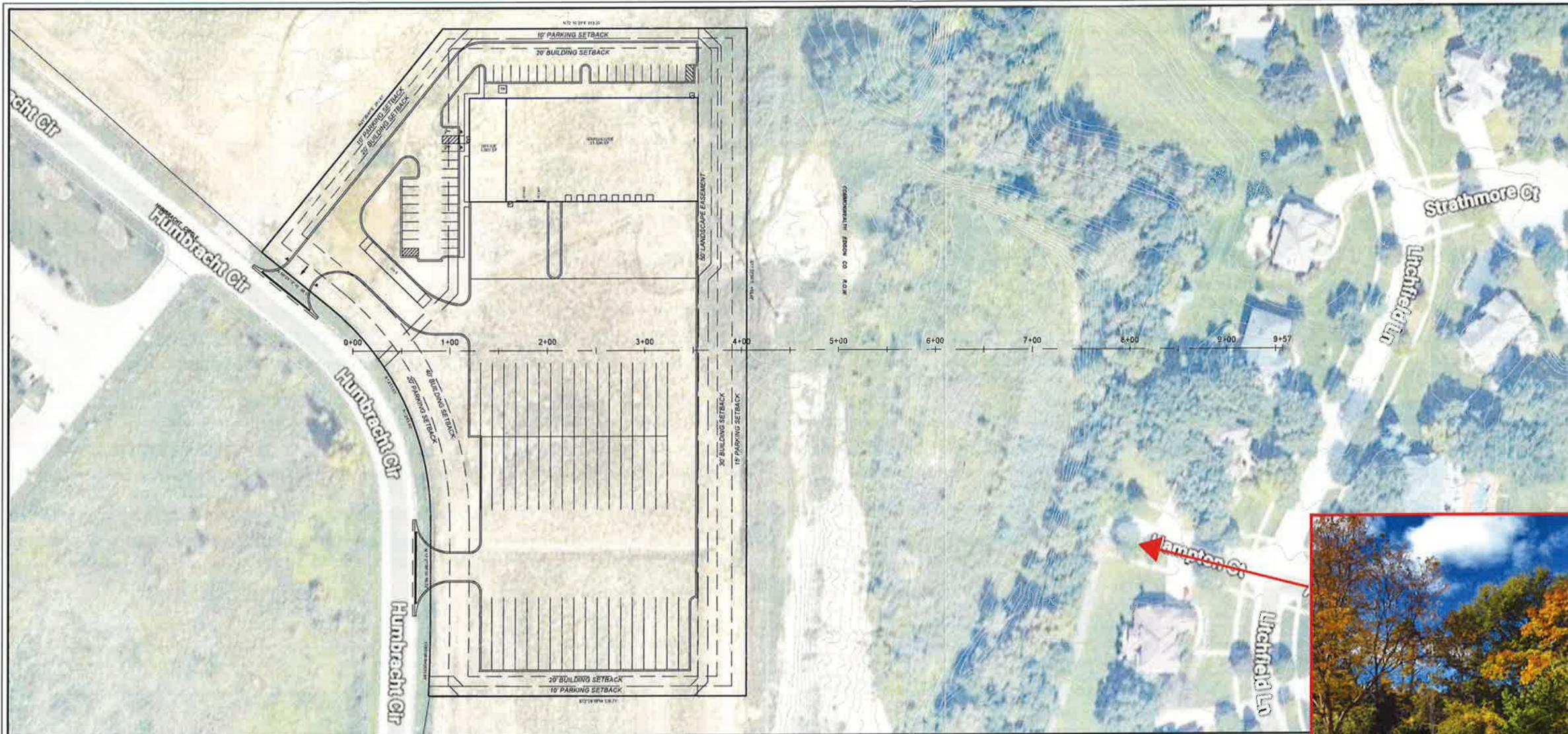
FOR:

**TOMART L.L.C.**

PROPOSED FACILITY - 25,000 S.F.  
 LOT12B BREWSTER CREEK  
 BARTLETT, IL

ARCHITECT/PLANNER:





REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.	9428.LOT12BC
PROJECT MANAGER	BCR
DESIGNED BY	EF
DRAWN BY	DB

CROSS SECTION EXHIBIT	
LOT 12 B	
BARTLETT	BREWSTER CREEK
ILLINOIS	

7325 Jones Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	
DRAWING NO.	EX 1

# Distance Map

2020-06 BCBP Lot 12 B (Tomark LLC)  
Site Plan, Special Use - Outdoor trailer parking/storage  
Part of PIN: 01-04-106-003

