



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION MEETING
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
March 6, 2025
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the January 2, 2025 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#24-12) 1350 Munger Road**
Preliminary/Final Plat of Resubdivision
Site Plan
Variation – Reduction in Parking Requirements
PUBLIC HEARING
- VI. New Business/Old Business
- VII. Adjournment



Village of Bartlett
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M. Werden, Chair called the meeting to order at 7:04 pm.

Roll Call

Present: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, C. Deveaux, G. Koziol (arrived at 7:07 pm), M. Sarwas

Absent: None

Also Present: Kristy Stone, Planning & Development Services Director, Brian Krause, Associate Planner

Approval of Minutes

A motion was made to approve the October 3, 2024 amended meeting minutes.

Motioned by: J. Miaso

Seconded by: A. McSwane

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden

Nays: None

Abstain: C. Deveaux, M. Sarwas

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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(#24-17) Cheer Athletic Chicago

Special Use – Fitness/Recreation Center

Variation – Reduction in Parking Requirements

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Melissa Rack**, Honor Elite Allstars, LLC dba Cheer Athletics Chicago, 36W429 Lancaster Ln, St. Charles, IL was sworn in by **M. Werden**. **M. Rack** stated that there are 2 requests, 1 for a Special Use Permit and Parking Requirement Variance for the location at 810 E Devon Ave. The unit is part of a multitenant building in the Light Industrial District. There are 4 units with 3 of the 4 spaces currently occupied by other tenants. The 810 unit is the only unit in the building that is currently unoccupied. Cheer Athletics Chicago has a lease with building owner pending approval from the Village of Bartlett for these 2 requests.

Cheer Athletics was founded in 1996 and has established itself as a leader in the cheer community known for its high-level training and successful teams with a focus on developing athletes. Cheer Athletics has produced numerous champions and fosters a supportive culture of athletic growth and community with an impressive global presence with 19 locations worldwide including a flagship location in Plano, Texas. Cheer Athletics has solidified itself as a dominant force in the all-star cheer industry. For almost 3 decades, the organization has garnered numerous regional, national and world champion titles surpassing any other program in the country. This location will be the first Cheer Athletics location in the State of Illinois. The 20,000 square foot space will be divided into an entrance with 2 offices and a conference room with an open showroom for merchandise. The 1,300 square foot loading dock will be used to bring cheerleading equipment into the facility and will basically go unused once the move-in is complete. There is about 17,000 square feet of warehouse space with 3 cheerleading floors with mats and apparatus for stunting and tumbling classes. There is currently a walled-off storage room that is about 900 square that will be used for storage of tumbling equipment.

Cheerleading is an over 2 billion-dollar industry with the nearest market competition located in Naperville to the south and Prospect Heights to the north. This location is ideally located to address the market in the middle amidst residential communities and nearby thoroughfares.

Athletics programs for children and children at heart with varying skills and abilities are vital for physical, mental and emotional development. Regular engagement in fitness and recreation contributes to athlete's overall health and wellbeing. It teaches the importance of collaboration and working towards a common goal. They learn to communicate effectively, trust their teammates and support each other, set and achieve goals, overcome challenges and experience success to build self-esteem and confidence.



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Classes are held in the evenings and weekends to accommodate student's schedules. Classes also occur with staggered start and end times for the safety of students entering and exiting the facility, which will reduce congestion in the parking areas and in the nearby community. Only enrolled students may participate in activities in the facility. Parents will drop off their students at the beginning of class and pick up their students at the end of class. The Special Use complies with all regulations and conditions as outlined in the Light Industrial District guidelines. Cheer Athletics Chicago does not participate in any of the outlined prohibited uses as designated in Ordinance 10-7A-6. Additionally, the building complies with the site and structure provisions in Ordinance 10-7A-7 and commits to comply with the performance standards in the ordinance.

The proposed operation is appropriately classified as a fitness recreation facility under the Village's municipal code. The parking requirements are based on use and square footage and under a fitness facility requires 1 parking space for every 250 square feet. Currently, the building has an approved variance for 147 parking spaces, 71 parking spaces for its proposed use for a total of 186 for the entire property, a delta of 39, which is what they are currently approved for. Cheer Athletics Chicago contends that the standard parking requirements outlined in the Village Code do not accurately reflect the actual parking demands for its use. The parking hardship stems from the inherent mismatch between the standard parking requirements and the unique operational characteristics of a cheerleading gym. The facility would operate on a structured class schedule allowing us to manage the participants present at any given time. This is in contrast to an open access public gym with less predictable usage patterns. This facility would not be open to the general public allowing the gym to control attendance and parking needs. Most participants would be dropped off and picked up rather than parking long term. Cheer Athletics Chicago has referenced a comparable parking study from a similar competitive cheerleading gym located in Naperville. The study showed that the competitive cheerleading facility in Naperville has a total number of 160 parking spaces for a property size of 111,800 square feet with similar tenant demands as the location we are talking about tonight. The cheerleading gym space in Naperville is 40,000 square feet and that study proved to have no issues with parking requirements as the peak demand was a total of 20 parking spaces and the peak period lasted less than 15 minutes. Our peak demand estimate would include 35 parking spaces for employees and athletes, which is less than half the code requirement. Regular operations estimate that only 19 parking spaces would ever be needed on a regular day-to-day basis. The busiest periods are expected to occur as the existing tenants in that space are winding down, allowing for efficient use of the available parking. The 3 existing tenant's operating hours occur during the daytime while Cheer Athletics Chicago would operate at night and on weekends and no overlap would occur making those existing parking spaces available. Without the parking variance we would have to consider this project not viable at all. We need the parking variance in order to proceed with this project. In partnership with the owner of the building, we have outlined a drop off procedure. Participants in cheerleading gyms are very used to these procedures for parking to provide safety for the enrolled athletes. The cones and signage would be placed daily and then removed at the end of the day.



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B. Krause this use would occupy unit 2 of 4, the other 3 units are all light industrial uses. Their parking requirements in total are 115 spaces. There are currently 147 and this would add an additional 71 spaces without a variation. The total adding all 4 units as is would be 186 spaces. This use requires a parking variation to decrease the total by 39 spaces. As a way of mitigating those parking spaces, this business would operate outside of normal business hours of the other 3 tenants. The parking plan would also encourage parents to drop their students off and this would be included in the code of conduct that every parent would have to sign to join the program. Staff does recommend approval for the Special Use and the Variation with the condition that the facility be used only as a training center and would prohibit any competitions, ceremonies or any special events that would require additional parking.

M. Werden asked, did you get any calls or emails for this? **B. Krause** no, we did not.

M. Werden I was very impressed with your presentation. I think you have addressed everything very well. In your cover letter as part of your application, you stated that the standard parking requirements do not reflect your needs and most participants will be dropped off or will carpool, classes will operate on structured schedule, the facility is not open to the general public and a parking study at a similar location showed less than 50% of code requirements were needed. This is picture perfect and I am glad to see something like this come about. I personally do not see any problems with this. **J. Miaso** your presentation was very inclusive and you explained everything. **G. Koziol** yes, that was an excellent presentation. I am always glad to see parking being well thought out. **M. Sarwas** you are thinking about this ahead of time and you will have paperwork to go back to hold people accountable. **C. Deveaux** asked, will there be an opportunity for parents to observe their children? **M. Rack** answered, that would be discouraged. However, the way sports are and especially gymnastics and cheerleading, there would be televisions for streaming in the administrative space so that if a parent wants to see what is going on in the facility, they can see what is happening in real time. We use that for safety, insurance and transparency purposes. **B. Bucaro** asked, during peak times, there are 3 administrative staff, 4 coaches and 28 students, if that is on a weeknight from 5 to 9, are those students coming and going? **M. Rack** typically, the class times stagger. We do that so people are not coming and going at the same time. **B. Bucaro** would you train existing teams? **M. Rack** all of the Cheer Athletics teams are part of the Cheer Athletics brand. If there was a team that wanted to use the space, they would have to be enrolled to comply with the policies and procedures and they could utilize the facility on rental basis. **J. Kapadoukakis** asked, what is the age range of the students? **M. Rack** the ages go from 4 years old to adulthood. There are athletes that may be able to drive themselves, but the split between drivable versus non-drivable is about 80% non-drivable to 20% drivable. Parents often carpool. **J. Battermann** asked staff, do the current tenants ever park trucks in the front of the building? **B. Krause** no, those trucks will no longer be there. The parking lot will be repainted and that will eliminate the truck parking.

M. Werden opened the public hearing. No one came forward from the public.



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J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-17) Cheer Athletic Chicago** for a Special Use for a fitness/recreation center and a Variation for a reduction in parking requirements subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: M. Sarwas

M. Werden closed the public hearing.

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, C. Deveaux, G. Koziol, M. Sarwas

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone we have some items in the pipeline. I do not know if they will be ready for February's meeting.

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

Motioned by: B. Bucaro

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:32 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-06

DATE: February 27, 2025
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Andrew Barna, Associate Planner 
RE: **(#24-12) 1350 Munger Road**

PETITIONER

Eriksson Engineering Associates

SUBJECT SITE

1350 Munger Road

REQUESTS

**Preliminary/Final Plat of Resubdivision
Site Plan Review for Lot 1 and Lot 2
Variation to reduce parking requirement for Lot 2**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Industrial	Industrial	I-2 EDA
North	Industrial	Industrial	I-2 EDA
South	Industrial	Industrial	I-2 EDA
East	Industrial	Industrial	I-2 EDA
West	Industrial	Industrial	I-2 EDA

BACKGROUND INFORMATION

The subject property is zoned I-2 EDA and is located within the Brewster Creek Business Park.

In 2006, Ordinance #2006-13 granted a special use permit for building height, variances to allow loading docks in the corner side yard, reduction in the required number of parking spaces, site plan approval, and approved a landbanking agreement for lot 9 in the Brewster Creek Business Park.

This ordinance granted the property a variance to reduce the number of required parking stalls from **490** to **331**, with 200 spaces installed immediately and the landbanking of 131 stalls. A landbanking agreement is recorded which requires the 131 spaces be installed in June, 2026.

CURRENT DISCUSSION

1. The petitioner is requesting a **Preliminary/Final Plat of Resubdivision** of 1350 Munger Rd to create two (2) lots. A new spec building is proposed for Lot 1 and the existing building will be on Lot 2.
2. Trucks will access both sites via two (2) curbs cuts. The existing southern curb cut on Schiferl Rd will be modified to allow adequate ingress and egress of trucks for both lot 1 and lot 2. Additionally, the existing eastern curb cut on lot Munger Rd will serve both lot 1 and lot 2. Cross access easements will be provided for both curb cuts. An additional curb cut on Schiferl Rd in the south west corner of lot 1 will serve the employee and visitor parking lots for lot 1.
3. The petitioner is requesting **Site Plan** reviews for both lots. Lot 1 contains a proposed 149,100 square foot office warehouse facility. The office will consist of 9,000 square feet and the remaining 140,100 square feet will be dedicated to warehouse uses. Lot 2 contains an existing 400,000 square foot office warehouse facility with new truck and trailer parking/land banked parking configuration.

Lot 1

4. The lot 1 site contains 181 parking spaces for the office and warehouse employees and visitors, which meets zoning ordinance requirements.
5. The lot 1 elevations show a precast warehouse building at forty-five feet (45) in height. The east side of the building has forty-two (42) exterior dock doors and two (2) drive in overhead doors.

Lot 2

6. The parking lot for 1350 Munger provides 203 parking spaces for the office and warehouse employees and visitors. The petitioner is requesting to landbank 131 spaces. This requires a **Variation** to reduce the number of required parking spaces from 490 to 331.
7. The petitioner is requesting an amendment to the Landbank Agreement which proposes the landbanking of 131 parking stalls. The landbank agreement is subject to review by the Village Board.

8. The new site plan details ten (10) new truck and trailer parking on the north end of the building.
9. The landscape plan, elevations, photometric plan and engineering plans are currently under review by staff.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for Preliminary/Final Plat of Resubdivision and Site Plans, subject to the following conditions and findings of fact:
 - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
 - B. Village Engineer approval of the engineering plans;
 - C. Building permits shall be required for all construction activities;
 - D. Planning and Development Services approval of the landscape and photometric plan;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. Dumpsters shall be located behind a solid gate;
 - I. Any required Public Improvement Completion Agreement and associated security shall be submitted for review and approval by the Village Attorney.
 - J. Findings of Fact (Site Plan Lots 1+2)
 - i. That the proposed office warehouse facility on Lot 1 and the existing office warehouse facility on Lot 2 are permitted uses in the Brewster Creek Business Park I-2 EDA Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, 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.

- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
2. According to the provisions of the Zoning Ordinance, the Planning and Zoning Commission should render a **variation** recommendation based upon the following:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Planning & Zoning Commission, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

January 22, 2025

VIA MAIL & EMAIL

President Kevin Wallace & Board of Trustees
Planning & Development Services Director
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
CC: Kristy Stone & Andrew Barna

RE: Development Application Cover Letter - Supplement
Dawson Logistics Assets, LLC
1350 Munger Road,
Bartlett, Illinois 60103
PIN: 01-05-400-013

President Wallace & Board of Trustees,

Current Site Information:

Dawson Logistics Assets, LLC (the "Applicant" or "Mapletree") is the owner of the property located at 1350 Munger Road, Bartlett, Illinois 60103 (01-05-400-013). The site currently consists of an approximately 400,00 square foot, one story industrial facility sited on a single, approximately 1,379,623 square foot (or 31.672 Acres) lot. The site currently includes 200 parking spaces (including 9 handicap accessible) with 131 land-banked stalls, twenty of which are located to the North and 111 located to the East. The entire site is currently zoned I-2 EDA, General Industry Economic Development Area District & occupied by Creative Werks, a full-service co-packing, manufacturing, and packaging design company.

Request:

The Applicant is requesting approval from the Village of Bartlett (the "Village") of a (1) Final Plat of Re-Subdivision, (2) a Site Plan for proposed Lot 1, (3) a Site Plan for proposed Lot 2 and (4) a Variation of 159 parking stalls for proposed Lot 2.

Developer Information:

Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. The Group's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. Mapletree's business covers the whole real estate investment process from deal sourcing and origination, acquiring and assembling a portfolio of high-potential assets for investment, development and asset management, to strengthening the portfolio for value creation and to generate returns upon exiting the

investment. The Company currently has over 2,400 employees & over 77.4 billion in total assets under management (AUM).

Re-Subdivision:

The Applicant is requesting a Re-subdivision on the site to allow for a potential new development of an approximately 149,100 square foot industrial building. The existing site will be split into two separate lots, 'Lot 1' will be the proposed site for the new facility and 'Lot 2' would encompass the remainder of the site including the existing building. There's currently no variance or special use requests.

Proposed Lot 1:

- Approx. 364,854 Square Feet of Land (8.307 Acres)
- Approx. 149,100 Square Foot New Warehouse/Office

Proposed Lot 2:

- Approx. 1,017,769 Square Feet of Land (23.365 Acres)
- Approx. 400,000 Square Foot Warehouse (Existing)

Site Plans:

Along with the Re-Subdivision, the Applicant is also requesting approval of site plans for each of the newly proposed lots. The proposed development on Lot 1 will include an approximately 149,100 square foot industrial facility. The new building will stand 45 feet, include 9,000 sq. ft. of first floor offices and approximately 140,100 square feet of warehouse space. The lot will include 169 car parking spaces, 6 accessible parking spaces, no truck parking, 2 drive-in overhead doors and 42 total exterior doors. The lot also satisfies off-street parking requirements with a total of 175 car parking spaces.

The site will also meet/exceed all landscaping, access, lighting and draining requirements (see enclosed Landscaping, Photometric, & Civil Engineering Plans). As to landscaping, the current plan includes a schedule for both trees (canopy & understory), shrubs (deciduous & evergreen) and perennials for the North & South ends of the building as well as a green buffer between the two proposed lots. Assuming the project moves forward, the Applicant anticipates breaking ground by May 1, 2025 with completion slated for April 15, 2026. The lot will have new direct access points off Schiferl Road and a cross access easement with proposed Lot 2. There is currently no tenant identified, but the Applicant expects a suitable industrial tenant to sign a lease and take occupancy around Q4 2026/Q1 2027.

Proposed Lot 2 includes the existing approximately 400,000 square foot industrial facility which will now be sited on approximately 1,017,769 square feet of land. There is no new development planned for this lot, except that the existing trailer parking stalls on the West side of the existing building are being relocated to the current green area between the existing stalls at the North end of the building. The facility is currently fully occupied by Creative Werks, who use the site for packing, manufacturing, warehousing & distribution. After the Re-Subdivision, proposed Lot 2 will have 195 car parking spaces, 8 accessible car parking spaces, 10 truck parking stalls, 33.5' clear height, 2 drive-in overhead doors, and 49 exterior docks. The proposed lots will include a shared cross access easement agreement which will allow both lots to utilize all points of entry/exit to intersecting streets.

Variation Request – Proposed Lot 2

In 2006, the current Lot was granted a variance of 159 parking stalls, reducing the number of required stalls to 331 (Ordinance 2006-13). As a result of the proposed Re-Subdivision, the current site will be

consolidated from one combined Lot to two separate Lots. As such, the 2006 variance will need to be re-passed on the new proposed Lot 2. The characteristics of proposed Lot 2 have not and are not expected to change; therefore, the requested variation is not being changed in any way from the 2006 request, and extension of such will have no practical effect on the proposed Lot.

Economic Benefit:

The Applicant is still in the process of gathering bids but plans to spend approximately **\$13,000,000** to construct the new proposed facility. The Subject Property currently has a 2023 Market Value of \$18,583,828, which will generate approximately \$510,471 in total annual taxes, approximately \$49,403 of which is attributable to the Village.

After construction and stabilization, the Applicant expects the combined market value for both lots of approximately **\$31,583,828**, which would generate total annual taxes of approximately \$867,563, approximately \$83,962 of which will go to the Village. As a result, the proposed development is estimated to generate over **\$4,000,000** in total taxes (across all taxing bodies) and over **\$400,000** to the Village of Bartlett over a 12 year period. In addition to increased property tax revenues, the eventual Occupant's presence will significantly benefit the local community. The Applicant would expect employees and visitors will frequent Village restaurants, gas stations, stores and more. The eventual tenant may also attract both new and returning customers who will also frequent nearby establishments, further increasing Village revenues.

Ultimately, the Applicant requests that the Village of Bartlett approve of the proposed Final Plat of Re-Subdivision, site plans for proposed Lots 1 & 2 & parking variation for Proposed Lot 2. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at [REDACTED]

Best Regards,



Mark Rogers



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # _____

PROJECT NAME 1350 Munger Road

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Eriksson Engineering Associates, Attn Chris Keppner

Street Address: 145 Commerce Drive, Suite A

City, State: Grayslake, Illinois

Zip Code: 60030

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: E-mail

PROPERTY OWNER INFORMATION

Name: Dawson Logistics Assets, LLC Attn. Richard Prokrup

Street Address: 5 Bryant Park, 28th Floor

City, State: New York, NY

Zip Code: 10018

Phone Number: 312-339-3030

OWNER'S SIGNATURE: Richard Prokrup **Date:** 17-Apr-2024 | 5:56 AM SGT

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

ACTION REQUESTED (Please check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input type="checkbox"/> Rezoning _____ to _____ |
| <input type="checkbox"/> PUD (final) | <input type="checkbox"/> Special Use for: _____ |
| <input type="checkbox"/> Subdivision (preliminary) | <input type="checkbox"/> Variation: _____ |
| <input checked="" type="checkbox"/> Subdivision (final) | |

Site Plan (please describe use: commercial, industrial, square footage): Proposed Lot 1: New speculative industrial facility measuring approx. 149,100 sq. ft. sited on 364,854 sq. ft. of land. Proposed Lot 2: Existing Approx/ 400,000 sq. ft. industrial facility sited on approx. 1,017,769 sq. ft. of land.

- Unified Business Center Sign Plan
- Other (please describe) _____

SIGN PLAN REQUIRED? Yes or 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: 1350 Munger Road

Property Index Number ("Tax PIN"/"Parcel ID"): 01-05-400-013

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

Land Use: Existing: Industrial

Proposed: I-2 EDA

Proposed: Industrial

Comprehensive Plan Designation for this Property: Office / Business Park
(Refer to Future Land Use Map)

Acreage: 31.67 acres

For PUD's and Subdivisions:

No. of Lots/Units: Two Lots

Minimum Lot: Area 8.31 acres Width 403.5' Depth 887.3'

Average Lot: Area _____ Width _____ Depth _____

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

Attorney

Liston & Tsantilis, P.C. Attn. Mark Rogers

33 N LaSalle Street, 28th Floor Chicago, IL 60602



Engineer



Eriksson Engineering Associates, Attn Chris Keppner, P.E.

145 Commerce Drive, Suite A Grayslake, IL 60030

Other



FINDINGS OF FACT FOR SITE PLANS

PROPOSED LOT 1

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

The Applicant does not currently have a tenant in tow for the proposed new lot/building, but it will be constructed and leased to an industrial user who will meet all zoning district requirements.

The entire site is zoned 1-2 EDA (General Industry Development Area District). The purpose of the I-2 Economic Development Area District is to foster the development of a mixed use business park on large contiguous tracts of property, and tracts of property adjacent thereto which are greater than forty (40) acres in size, to include a mix of industrial, office/research and commercial uses, including, without limitation, office campuses, research and development facilities, and most manufacturing, wholesaling and warehousing operations and related retail and service uses.

Due to the scale of development and the size of the district, construction of the infrastructure, phased subdivisions and individual development sites is expected to occur over a multiyear period. The I-2 EDA district is intended to control the development of land to be used by industrial firms that will operate in a clean and quiet manner and have high standards and can locate in close proximity to office/research and business uses without creating nuisances.

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

Off-street parking: Proposed Lot 1 will include 169 car parking spaces, 6 additional accessible car parking spaces and no truck parking on site. The proposed facility will include 2 drive-in overhead doors and 42 exterior doors. Total off-street parking requirements for the proposed facility is 174 and the Applicant has provided 175.

See enclosed Site Plan prepared by Architects Plus Design Studio, PLLC dated May 10, 2024 (the "Site Plan") & Civil Engineering Plans prepared by Erickson Engineering Associates, LTD., dated March 20, 2024 (the "Civil Engineering Plans")

Access: Proposed Lot 1 will have direct site entrances off Schiferl Road. Schiferl Road intersects Munger Road, and eventually turns into Humbracht Ct. Schiferl Road also intersects Brewster Creek Blvd.

Lighting: All exterior lighting, building and parking lot lights and landscape lighting will not exceed one foot-candle at the property line. On site parking lot light standards will be limited to thirty feet.

The East Trailer Parking has an average of 1.9 fc, 1.9 fc for the North Car Parking Lot, 2.0 fc for the South Car Parking Lot and 1.8 fc for the West Car Parking Lot.

See enclosed Site Lighting Photometric prepared by Connelly Electric, dated May 15, 2024 (the "Site Lighting Plans") as well as lighting specification sheets.

Landscaping: Applicant has provided screening and landscaping in accordance with the provisions in chapter 11, article A. The landscaping plan includes a plant schedule (trees, shrubs, etc.) as well as a perennial plant mix + material schedule (flowers) for the entire building and surrounding trailer stalls.

See enclosed Tree Protection & Landscaping Plan prepared by Eriksson Engineering Associates, LTD. dated May 10, 2024 (the "Landscaping Plan")

Drainage: The grading and construction of proposed improvements shall be done in a manner which will allow for positive drainage, and not cause ponding of stormwater on the surface of proposed improvements.

For specifics, please see sheets C4.1 & C5.1 of the Civil Engineering Plans which include a diagram and related notes on paving & surfacing, soil erosion and sedimentation control. For specifics on drainage for the new proposed trailer stalls can be found on Sheet C2.3 of Civil Engineering Plans.

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

The two proposed lots will include a shared access easement agreement which will allow both lots to utilize all points of entry/exit to intersecting streets. The lot will have new direct site access off Schiferl Road.

See Sheets 2.1 & 2.2 of the Civil Engineering Plans and the Site Plan for proposed Lot 1.

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

The Site Plan for proposed Lot 1 and associated Civil Engineering Plans (specifically the Geometry and Grading/Paving sheets) provide all necessary specifications for the safe movement of pedestrians, including all relevant information on sidewalks, entrances, setbacks, accessible parking, etc.

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

The development will include a mixture of numerous different canopy trees, understory trees, deciduous shrubs, evergreen shrubs, broadleaf evergreens, and green areas. The enclosed Landscaping Plan includes diagrams, plant schedules, planting details, and tree protection information.

6. All outdoor storage areas are screen and are in accordance with standards specified by this ordinance:

There is no current or planned outdoor storage area on proposed Lot 2 outside of trash enclosures, which will be screened with masonry walls per code. There's a proposed green barrier around the trailer stalls.

If anything changes in the future, screening will be installed per the ordinance.

FINDINGS OF FACT FOR SITE PLANS

PROPOSED LOT 2

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

For Lot 2 there is no new proposed use; instead, the existing tenant will remain at the building on Lot 2 with no change in use. The entire site is zoned 1-2 EDA (General Industry Development Area District).

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

Off-street parking: The project is currently still under a land-banking agreement with the Village of Bartlett passed on June 30th 2006 (the "Agreement"). The site at the time required 490 parking spaces absent a variation. 200 initial parking spaces (including 9 handicapped) were included during the building construction. 20 land-banked stalls were added to the North of the site, plus 111 land-banked stalls were added to the East of the property, for a total of 131 land-banked stalls. This left a deficit of 159 parking spaces per the ordinance, and a variation was passed to allow for such deficit, subject to the terms and conditions of the agreement.

The term of the Agreement was ten (10) years from execution and was automatically renewed after said period for an additional ten (10) year period. At the end of the full twenty (20) year term on June 30th, 2026, the Owner is to immediately install all parking spaces and associated landscaping required by codes and ordinances of the Village.

The proposed parking changes from the original development are very minimal;

Petitioner is planning on adding ten (10) trailer parking stalls in between the current stalls to the North of the existing building. Per the enclosed Site Plan prepared by Architects Plus Design Studio, PLLC dated May 10, 2024 (the "Site Plan"), proposed Lot 2 will have 195 car parking stalls, 8 accessible car parking spaces, ten (10) truck parking stalls, two (2) drive-in overhead doors, and 49 total exterior doors. Currently the Off-street parking is compatible with adjacent land uses, and the Applicant will request a renewal of the current land-banking agreement, or a new agreement entirely.

Access: Two streets which provide access to and from the facility located on proposed lot 2, Schiferl Road & Munger Road. Schiferl Road intersects Munger Road, and eventually turns into Humbracht Ct. Schiferl Road also intersects Brewster Creek Blvd. Munger Road intersects Schiferl Road, Stearns Road & W. Bartlett Road. There also exists a truck drive/fire lane to the East and North of the site. Direct entrances to proposed Lot 1 are being added off Schiferl Road.

Lighting: The lighting on this Lot will not change – please refer to the original lighting plan from 2006 for additional details.

Please see the findings of facts for Lot 1 for more information on the new development & photometric for that site.

Landscaping: The landscaping on this Lot will not change outside of a setback/green barrier between the two proposed lots– please refer to the original landscaping plan from 2006 for additional details.

Please see the findings of facts for Lot 1 for more information on the new development & barrier.

Drainage: The drainage on this Lot site will not change – please refer to the original civil engineering plans from 2006. The site has a detention pond directly to the North of the existing facility. See the findings of facts for Lot 1 for more information on the new development.

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

The two proposed lots will include a shared access easement agreement which will allow both lots to utilize all entry/exit to intersecting streets. The current trailer parking stalls at the West of the site are being relocated slightly to the East but should have no effect on the circulation of the site.

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

Major changes are not being made to the exiting building/use on proposed Lot 2 and movement of pedestrians should not be significantly affected. The two proposed lots will include a shared access easement agreement. Please refer to the original 2006 civil engineering documents for further details.

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)

Major changes are not being made to the exiting landscaping on proposed Lot 2 other than a setback/green barrier at the border of Lots 1 & 2, and relocation of trailer parking stalls slightly East onto the current green space. For more information on Lot 2 landscaping, please refer to the 2006 landscaping documentation.

See enclosed Site Plan for Lot 2, and Tree Protection & Landscaping Plan prepared by Eriksson Engineering Associates, LTD. dated March 20, 2024 (the "Landscaping Plan") for Lot 1 for current details and information.

6. All outdoor storage areas are screen and are in accordance with standards specified by this ordinance:

There is no new current or planned outdoor storage area on proposed Lot 2.



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # _____

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Ericksson Engineering Associates, Attn: C

Street Address: 145 Commerce Drive, Suite A

City, State: Grayslake, Illinois

Zip Code: 60030

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Dawson Logistics Assets, LLC Attn. Richard F

Street Address: 5 Bryant Park, 28th Floor

City, State: New York, NY

Zip Code: 10018

Phone Number: [REDACTED]

OWNER'S SIGNATURE: Richard Prekup Date: 23-Jan-2025 | 3:48 AM SGT
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

A variation of 159 parking stalls, reducing the number of required parking stalls to 331

PROPERTY INFORMATION

Common Address/General Location of Property: 1350 Munger Road

Property Index Number ("Tax PIN"/"Parcel ID"): Current: 01-05-400-013

Acreage: Current: 31.67

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

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

Attorney See enclosed

Surveyor See enclosed

Other See enclosed

FINDINGS OF FACT FOR VARIATIONS

PROPOSED LOT 2

- 1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**

ANSWER:

Without said variance, parking on the site would not be a mere inconvenience, but rather an impossibility due to the layout and physical surroundings of the site. Proposed Lot 2 is bordered on the North by proposed landbanking stalls and unbuildable wetland area, to the West by Proposed Lot 2 and the eventual approx. 149,100 square foot facility, existing parking and potential landbanking area to the East, and the entrance & setback from Schiferl Road to the South.

- 2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.**

ANSWER:

The specific conditions at the Subject Property are unique for which the variation is sought, however parking variations are common within the park and same zoning classification. Some specific conditions here are that the entire original project was based upon an understanding of initial parking improvements, along with a landbanking agreement and associated variation. Thus, the parking issues here have been identified from the project's inception and said findings/ordinances have been in place for the past ~19 years.

As mentioned above, the Site does not physically have the room to create 159 additional parking stalls while retaining the landbanked stalls. The site is bordered to the North by proposed landbanking stalls and unbuildable wetland area, to the West by Proposed Lot 2 and the eventual approx. 149,100 square foot facility, existing parking and potential landbanking area to the East, and the entrance & setback from Schiferl Road to the South.

The current Lot has a current variation of 159 spaces in place, and Petitioner is requesting to have that same variation passed for the newly proposed Lot 2, which features essentially the same layout/use as the current Lot and original development proposal.

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

ANSWER:

The purpose of the variation here is to simply to have proposed Lot 2 continue under current Lot 1 parking regulations as they have been for the past ~19 years. Re-applying the variation to the newly proposed Lot 2 will no effect on said Lot, nor will it make said lot any more valuable than it was previously.

This variation does also allow for the proposed new building on proposed Lot 1, which will re-utilize a large, unused vacant portion of the current site. The proposed facility will greatly increase both VILLAGE tax revenues and revenue generated by potential tenants. Currently proposed Lot 1 is raw land and not being used to its highest and best use.

- 4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.**

ANSWER:

The previous development and parking setup was set up and negotiated by the former Owner of the property. The current Petitioner is only requesting the variation be applied to the newly proposed Lot 2. Any Owner/Petitioner of the Subject Property would eventually need to deal with the expiring landbanking agreement upon its expiration, and Petitioner is looking to accomplish this ahead of the expiration date in order to avoid losing time.

- 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.**

ANSWER:

Granting the variation on Proposed Lot 2 will have no effect on the public welfare nor will it be injurious to other property or improvements in the neighborhoods. The requested variation is already in place on the current Lot, and thus the re-application will not have any effect on the public – rather, it will retain the status quo as compared to if the variation was not granted. If anything, the variation will allow for continued development in the area, leading to increased employment, tax revenue, etc.

- 6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.**

ANSWER:

As mentioned above, since the requested variation is already in place on the current Lot, re-applying it to the proposed Lot 2 will have zero effect on the adequate supply of light and air, increase congestion in public streets, endanger safety or diminish property values. Since the requested variation is in place on the current lot, and the characteristics of proposed Lot 2 are not changing, any findings of fact regarding light, air, etc. from the original 2006 development would be applicable to this request.

- 7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.**

ANSWER:

The granting of the requested variance will simply continue the parking situation as it has been. The variance was granted in 2006 based on the same basic configuration, and variances/landbanking agreements are not uncommon here, or in surrounding industrial parks.

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: Richard Prokrup

PRINT NAME: Dawson Logistics Assests, LLC Attn: Richard Prokrup

DATE: 23-Jan-2025 | 3:48 AM SGT

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: Dawson Logistics Assets, LLC Richard Prokrup

ADDRESS: 5 Bryant Park, 28th Floor

New York, NY

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Richard Prokrup

DATE: 23-Jan-2025 | 3:48 AM SGT



Location Map

1350 Munger Road (current)

2025



0 195 390 780 US Feet



Location Map

1350 Munger Road
(proposed resubdivision)

2025

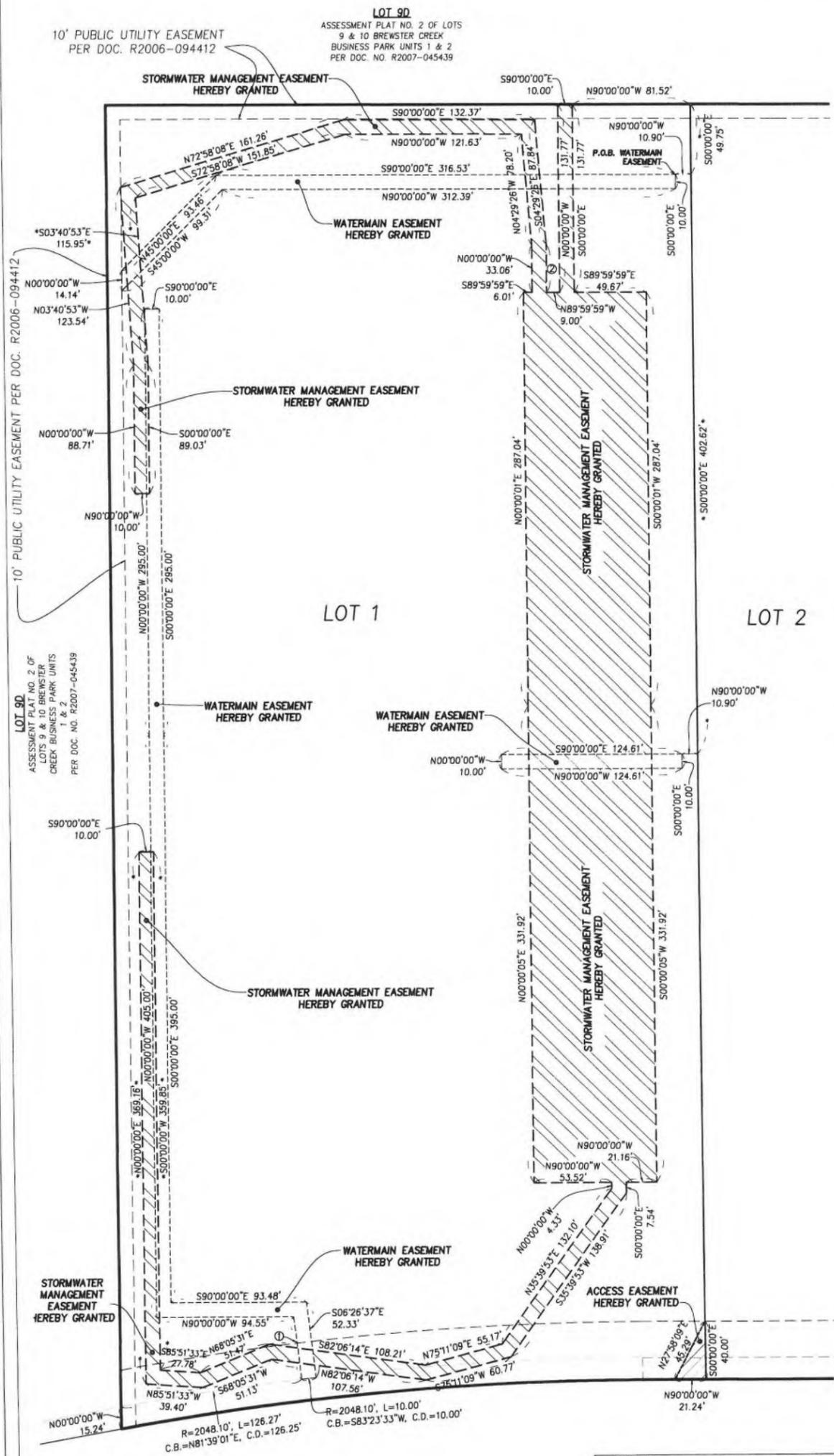
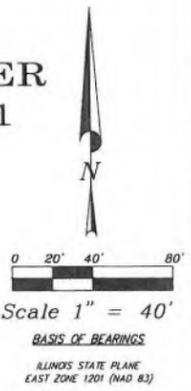


0 195 390 780 US Feet

PARCEL INDEX NUMBER:
01-05-400-013

FINAL PLAT OF RESUBDIVISION FOR: LOT 9A IN ASSESSMENT PLAT NO. 1 OF LOTS 9&10 IN BREWSTER CREEK BUSINESS PARK UNITS 1 AND 2 RESUBDIVISION NO. 1

BEING A RESUBDIVISION OF LOT 9A IN ASSESSMENT PLAT NO. 1 OF LOTS 9 & 10 BREWSTER CREEK BUSINESS PARK UNITS 1 & 2, BARTLETT, ILL., BEING A PART OF SECTION 5, TOWNSHIP 40 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT THEREOF RECORDED MAY 18, 2006, AS DOCUMENT R2006-094413, IN DUPAGE COUNTY, ILLINOIS.



STORMWATER MANAGEMENT EASEMENT PROVISIONS
THE OWNER, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND ITS SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DOES HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS WELL AS PLANTINGS AND BEST MANAGEMENT PRACTICES DEEMED APPROPRIATE BY THE VILLAGE FOR PARTICULAR SITUATIONS AND AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF BARTLETT ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF BARTLETT.

THE OWNER DOES HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF BARTLETT, AN ILLINOIS MUNICIPAL CORPORATION, A PERPETUAL EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING THE APPROPRIATE MAINTENANCE OBLIGATIONS SHOULD THE OWNER FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. THE GRANTED EASEMENT RIGHTS TO THE VILLAGE SHALL PROVIDE THE RIGHT TO THE VILLAGE TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY DRAINAGE EASEMENT, OUTLOT OR STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT AND TO INSPECT THE EASEMENT PERIODICALLY. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

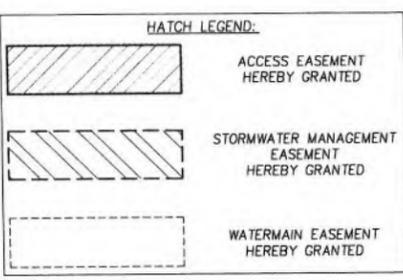
WATERMAIN EASEMENT PROVISIONS
THERE IS HEREBY RESERVED AND EXCEPTED FROM THE DEDICATION OF ALL STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT, AND HEREBY RESERVED FOR AND GRANTED TO VILLAGE OF BARTLETT, AND ASSIGNS, FOREVER, AN EASEMENT AND A FREE UNINTERRUPTED AND UNOBSTRUCTED RIGHT OF WAY IN, UPON, ALONG AND UNDER THOSE PARTS OF ALL LOTS SHOWN ON THIS PLAT WHEREIN EASEMENTS ARE INDICATED BY DASHED LINES AND SHOWN AS "WATERMAIN EASEMENT" FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REPLACING, RELAYING, AND ADDING TO, FROM TIME TO TIME, PIPE OR PIPES, WITH NECESSARY FITTINGS, APPURTENANCES, AND ATTACHED FACILITIES, INCLUDING LATERALS AND CONNECTIONS FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO (I) ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID WASTEWATER AND WATER PIPE LINES AND APPURTENANCES; (II) REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND (III) FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED. THE PROPERTY WITHIN SAID EASEMENT MAY BE FREELY USED AND ENJOYED INsofar AS SUCH USE AND ENJOYMENT DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERRECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND COVER OVER SAID FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE BENEFICIARY OF SAID EASEMENT. NOTWITHSTANDING THE FOREGOING, NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET, MEASURED HORIZONTALLY, FROM SAID WATER MAINS EXCEPT PIPES CROSSING SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ANY OPENING MADE IN CONNECTION WITH ANY OF THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY SHALL BE BACKFILLED AND RESURFACED TO AS NEARLY AS POSSIBLE THE SAME CONDITION AS EXISTED WHEN SAID OPENING WAS MADE WITH RESTORATION TO LANDSCAPING, OTHER THAN GRASS WHICH WAS DESTROYED UPON ENTRY.

LINE TABLE:

LINE #	BEARING	DISTANCE
①	N08°26'37"W	43.40'
②	S00°00'00"E	33.46'

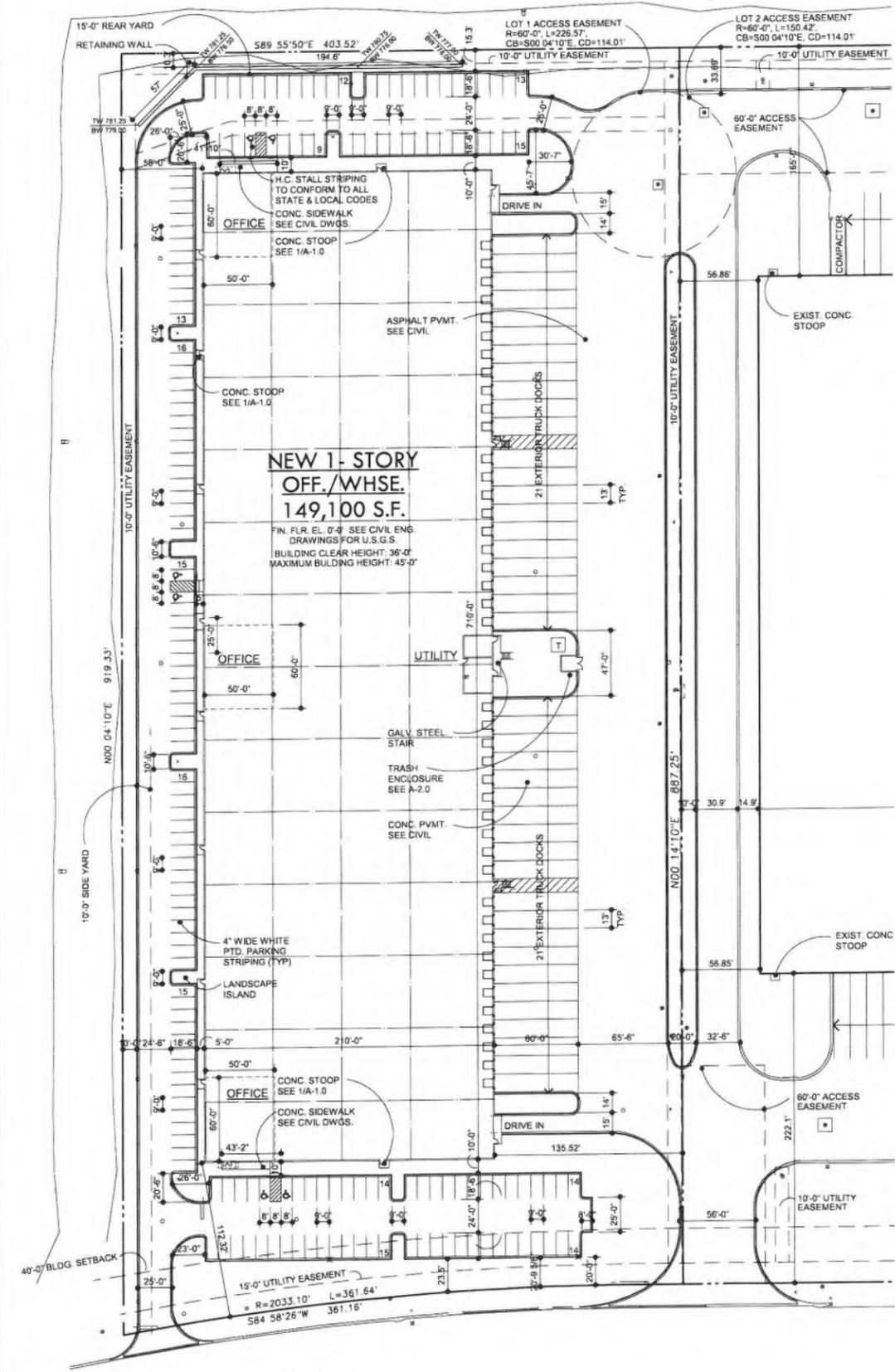
ABBREVIATIONS

XXX.XX'	MEASURED DIMENSION
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
DOC.	DOCUMENT
L	ARC DISTANCE
NO.	NUMBER
P.I.N.	PARCEL INDEX NUMBER
R	RADIUS

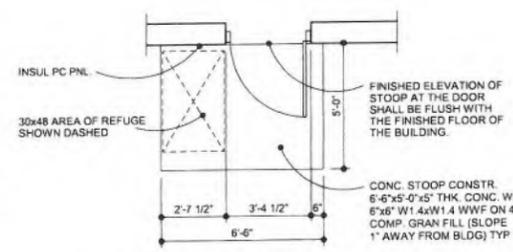


Survey No.:	H053
Ordered By:	Dawson Logistics Assets
Description:	Final Plat of Subdivision
Date Prepared:	May 21, 2024
Scale:	1" = 40'
	Field Work: MB,DS
	Prepared By: BRP,SC

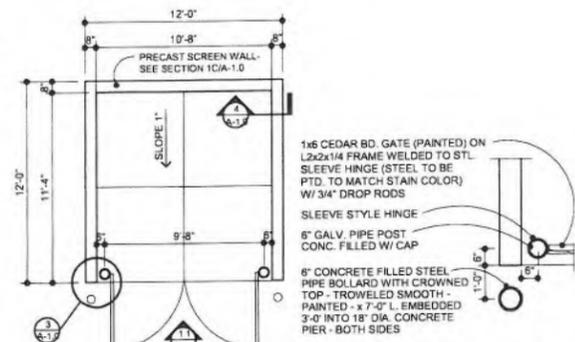
JACOB & HEFNER ASSOCIATES
1111 Hancock Road, Suite 100, Downers Grove, IL 60515
Phone: 630-582-8800 Fax: 630-582-8801
www.jacobandhefner.com
Illinois Professional Engineer Firm
License No. 043-000173 Exp. 4/30/24



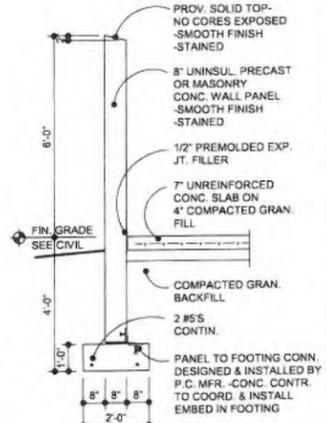
OVERALL SITE PLAN
SCALE: 1" = 40'-0"



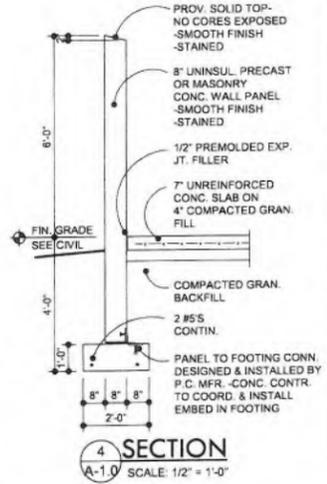
1 CONC. STOOP PLAN
SCALE: 3/8" = 1'-0"



2 TRASH ENCL. PLAN
SCALE: 1/4" = 1'-0"



3 JAMB DETAIL
SCALE: 1/2" = 1'-0"



4 SECTION
SCALE: 1/2" = 1'-0"

PROJECT LOCATION MAP



SITE DATA - LOT 1

SITE AREA (±8,307 AC.)	±361,858 S.F.
DETECTION	SEE CIVIL DRAWINGS
BUILDING AREA	
FIRST FLOOR OFFICE	9,000 S.F.
WAREHOUSE	140,100 S.F.
TOTAL BUILDING FOOTPRINT	149,100 S.F.
PARKING	
CAR PARKING	175 CARS
CAR PARKING (ACCESSIBLE)	6 CARS
TRUCK PARKING	NONE
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	42 DOCKS
BULK REGULATIONS TABLE	
EXISTING PROPERTY ZONING	I-2 EDA GENERAL INDUSTRIAL ECONOMIC DEVELOPMENT AREA DISTRICT
INDUSTRIAL DISTRICTS BULK CONTROLS	
MAXIMUM HEIGHT	45'-0"
MINIMUM FRONT YARD	40'-0"
MINIMUM SIDE YARD	20'-0"
MINIMUM REAR YARD	30'-0"
OFF STREET PARKING REQUIREMENTS:	
REQUIRED OFFICE (1/275 S.F.)	33 CARS
REQUIRED WAREHOUSE (1/1,000 S.F.)	141 CARS
TOTAL REQUIRED	174 CARS
TOTAL PROVIDED	175 CARS
LOT COVERAGE:	
LOT COVERAGE - MAX.	85%
LOT COVERAGE - PROPOSED	84.97%
FLOOR AREA RATIO:	
F.A.R. MAXIMUM (50%)	180,929 S.F.
F.A.R. PROVIDED (41.20%)	149,100 S.F.

SITE NOTES

GENERAL NOTES:

- SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
- ALL DIMENSIONS ARE FROM BACK OF CURB OR BUILDING UNLESS NOTED OTHERWISE.

ADOPTED BUILDING CODES

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE W/ AMEND. 2021 STATE OF ILLINOIS ENERGY CONSERVATION CODE 2014 STATE OF ILLINOIS PLUMBING CODE W/ AMEND. 2018 STATE OF ILLINOIS ACCESSIBILITY CODE 2018 NATIONAL FUEL GAS CODE
FIRE DEPARTMENT:	2018 INTERNATIONAL FIRE CODE W/ AMEND.
ZONING:	I-2 EDA GENERAL INDUSTRIAL ECONOMIC DEVELOPMENT AREA DISTRICT
CONSTRUCTION TYPE:	TYPE 2B, FULLY SPRINKLERED NON-COMBUSTIBLE UNLIMITED AREA
OCCUPANCY TYPE:	B- BUSINESS, S-1 - STORAGE MODERATE HAZARD
HANDICAPPED PARKING:	HANDICAPPED PARKING AND SIGNS PER APRIL 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS.
FIRE PROTECTION:	BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SYSTEM. DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMMODITIES AS DEFINED IN N.F.P.A. 221C. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.
	FIRE DETECTION SYSTEM: YES FIRE ALARM: YES SPRINKLER SYSTEM: YES STANDPIPE SYSTEM: NO CURTAIN BOARDS: NO PORTABLE FIRE EXTINGUISHERS: YES
BUILDING HEIGHT:	PROPOSED: 45'-0" ALLOWABLE: 45'-0"
FIRE RATING:	STRUCTURAL FRAME: 0 HRS BEARING WALLS (EXTERIOR): 0 HRS BEARING WALLS (INTERIOR): 0 HRS NON-BEARING WALLS (EXTERIOR): 0 HRS NON-BEARING WALLS (INTERIOR): 0 HRS FLOOR CONSTRUCTION: 0 HRS ROOF CONSTRUCTION: 0 HRS PARTITIONS (EXIT ACCESS CORRIDOR): 0 HRS
OCCUPANT LOAD:	FUTURE OFFICE #1: TBD FUTURE OFFICE #2: TBD STORAGE/WAREHOUSE (149,100 S.F. / 500): TBD TOTAL OCCUPANT LOAD: TBD
NUMBER OF EXITS:	REQUIRED: PROVIDED:
EGRESS WIDTH:	REQUIRED: PROVIDED:
TRAVEL DISTANCE:	ALLOWABLE (SPRINKLERED BLDG.): S-1 250' / B 300'

ARCHITECT'S STATEMENT

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE CITY OF BARTLETT, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF BARTLETT, ILLINOIS.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILCS ADM CODE 400). IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT. FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY.

DATE DESCRIPTION
 5/30/2024 SITE PLAN REVIEW
 4/06/2024 REISSUED SITE PLAN REVIEW
 11/27/2024 REISSUED SITE PLAN REVIEW

maple tree

GENERAL CONTRACTOR

ARCHITECT

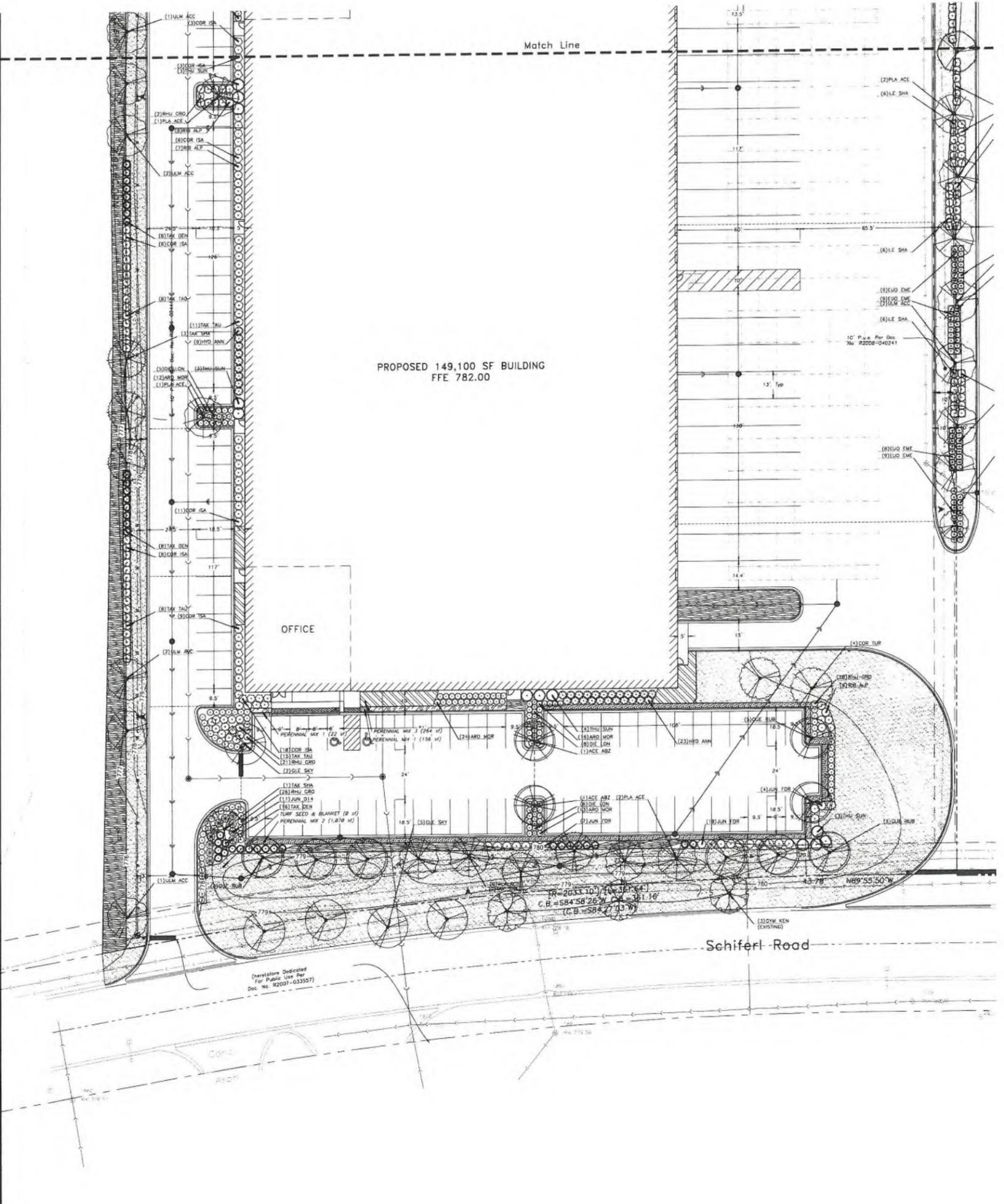
Architects plus
designstudio, P.L.L.C.
1320 HILSON CIRCLE
WHEATON, ILLINOIS 60189 • 647.834.4423
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NEW OFFICE WAREHOUSE FOR:
LOT 1
1350 MUNGER ROAD
BARTLETT, ILLINOIS

PROJECT NUMBER	2024 0M
FILE	51E.DP
DRAWN BY	JH
CHECKED BY	JH

A-1.0

MUNGER SPEC BUILDING
1350 MUNGER ROAD LOT 1
BARTLETT, ILLINOIS



EAST PERIMETER PKG ISLAND
582 LINEAR FEET
- REQUIRED TREES : 10
- PROPOSED TREES : 8 (Utility Conflicts)
- REQUIRED SCREENING VEGETATION : 291 LF
- PROPOSED VEGETATION : 298 LF

PERENNIAL MIX + MATERIAL SCHEDULE : SOUTH

PERENNIAL MIX 1 KALAMORIS INCISA 'BLUE STAR' / JAPANESE ASTER SPOROBOLOUS HETEROLEPIS 'TARA' / TARA PRIMA DROPSIED	178 SF 33 27
PERENNIAL MIX 2 CAREX BREVOFF / OVAL SEDGE GERANIUM MACRORHIZUM / BIGROOT GERANIUM SISYRINCHIA AUTUMNALIS / AUTUMN MOOR GRASS	1,070 SF 139 89
PERENNIAL MIX 3 CAREX SPRENGELII / SPRENGEL'S SEDGE GERANIUM X 'ORION' / ORION GERANIUM SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	714 SF 185 335 99
NO MOW FESCUE SEED MIX BUCKLEDE DACTYLODES / BUFFALO GRASS FESTUCA BREVIPILA / HARD FESCUE FESTUCA ALBA ALBA / CREEPING RED FESCUE	12,821 SF 11,805 2,524 SF 5,048 SF

PLANT SCHEDULE SOUTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING CANOPY TREES					
	QYM KEN	QYMOCLADUS DIOICUS / KENTUCKY COFFEE TREE	EXISTING		3
CANOPY TREES					
	ACE ARZ	ACER X FREEMAN 'JEFFERSBRO' / AUTUMN BLAZE SM FREEMAN MAPLE	B & B	2.5" CAL.	2
	COR FLU	CORPULUS COLUMNA / TURKISH FILBERT	B & B	2.5" CAL.	2
	OLE SKY	OLESTYSA TRICHANTHOS 'SKYLARK' / SKYLARK HONEY LOCUST	B & B	2.5" CAL.	5
	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL.	8
	QUE RUB	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL.	8
	TAX SHA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	B & B	2.5" CAL.	6
	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL.	7
UNDERSTORY TREES					
	CER EAS	CERIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	8" HT.	1
SYMBOL CODE BOTANICAL / COMMON NAME COND. SIZE QTY					
DECIDUOUS SHRUBS					
	ARO MOR	ARONIA MELANOCARPA 'NORTON' / IRIDIOLUS BEAUTY SM BLACK CHOKEBERRY	B & B	36" HT.	70
	COR ISA	CORNUS SERICEA 'ISANT' / ISANT REDDOSSER DOGWOOD	B & B	36" HT.	51
	DIE LON	DIERNELLA LONGICORN / DWARF BUSH HONEYSUCKLE	B & B	18" HT.	19
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	32
	RHU GRO	RHUS ARNICA 'SRO-LW' / GRO-LW FRAGRANT SUMAC	B & B	24" SPREAD	69
	RIB ALP	RIBES ALPIMUM / ALPINE CURRANT	B & B	30" HT.	23
EVERGREEN SHRUBS					
	JUN D14	JUNIPERUS CHINENSIS 'DAUB'S FROSTED' / DAUB'S FROSTED JUNIPER	B & B	24" SPREAD	11
	JUN FDR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	21
	TAX TAU	TAXUS X MEDIA 'TAUNTONT' / TAUNTONT'S ANGLO-JAPANESE YEW	B & B	36" HT.	42
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	37
	THU SUN	THUJA OCCIDENTALIS 'SUNSHINE' / SUNSHINE ARBORVITAE	B & B	5" HT.	12
BROADLEAF EVERGREEN					
	ELD EME	ELAEAGNUS FORTUNEI 'EMERALD 'N' GOLD' / EMERALD 'N' GOLD WINTERKEEPER #3	B & B	24" HT.	35
LANDSCAPE NOTES					

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY CROWN STOCK AND SHALL BE FREE FROM ANY DEFECTS, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR COOKED/DISTURBED LEAVES, BARK, ABRASION, STAMPS, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPAL REQUIREMENTS AND SPECIFICATIONS, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO: PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUTTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISCARDED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR / REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - ORNAMENTAL TREE PLANTING - 18", SHRUB PLANTING - 18", TURF AREAS - 6"
 - PLANTING SOIL AT ROOT BALL OF TREES - 36"
 - OWNER REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL. MATERIALS MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1" REMOVE FOREIGN OBJECTS. SHOULDS TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- TEST ALL BEDS FOR 1" PER HOUR MIN. PERCOLATION RATE, WHERE PERCOLATION IS INSUFFICIENT PROVIDE SUMP DRAINAGE. PROVIDE UNIT COST FOR GRAVEL SUMP DRAINAGE WITH BID.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A ONE-COINTEGRATOR UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL, IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT PLANE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

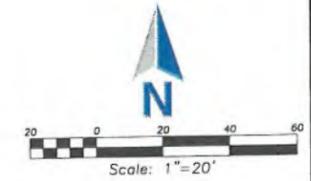
Reserved for Seal

No.	Date	Description
	05/10/24	Development Review
	09/08/24	Wsign Comments
	11/27/24	Wsign Comments

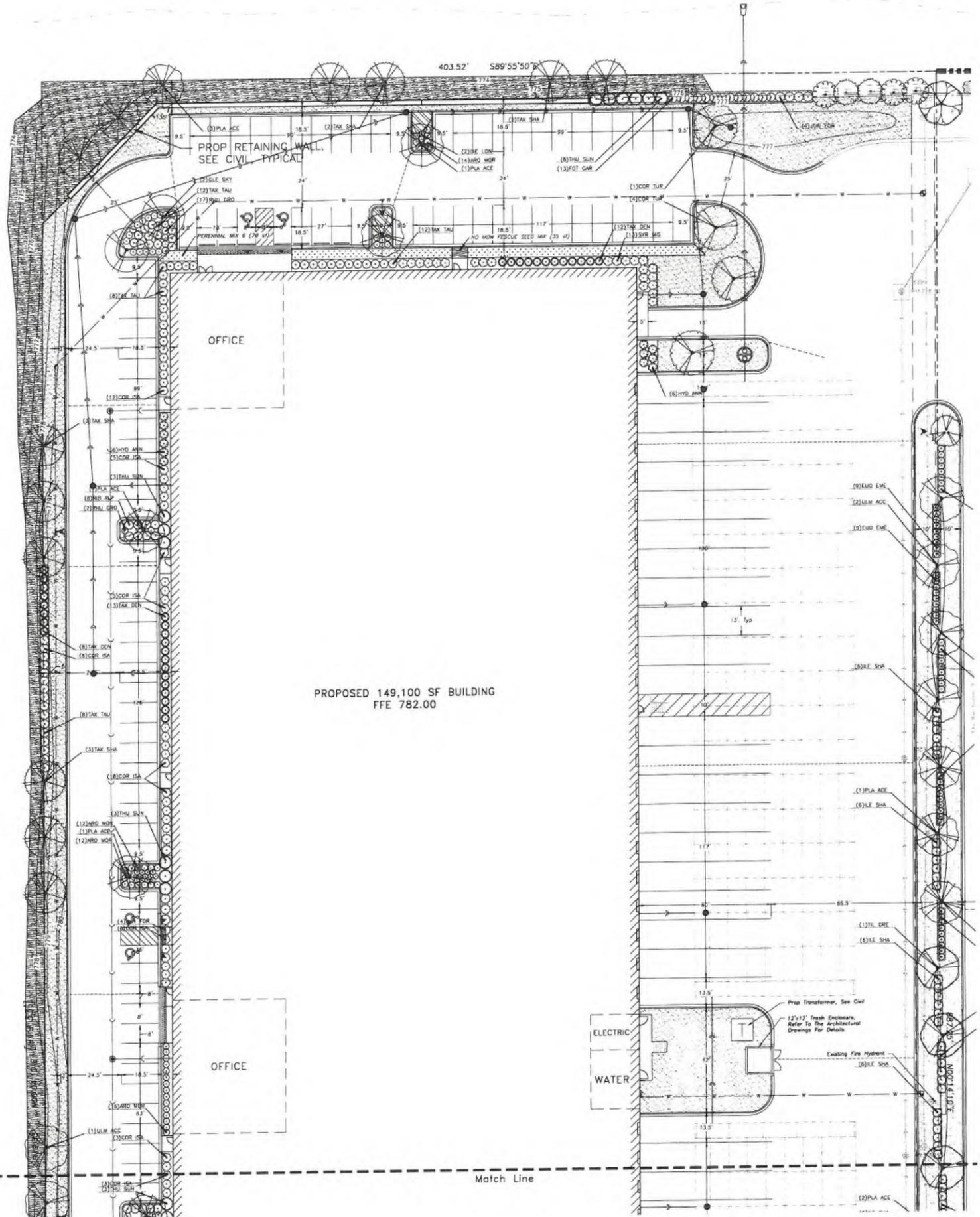
Design By: JUA Approved By: CK Date: 03/20/24

Sheet Title:
SITE LANDSCAPE PLAN (SOUTH)

Sheet No:
L1.1



MUNGER SPEC BUILDING
1350 MUNGER ROAD LOT 1
BARTLETT, ILLINOIS



PERENNIAL PLANT MIX + MATERIAL SCHEDULE : NORTH

PERENNIAL MIX 6 EURYBIA DIVARICATA / WHITE WOOD ASTER HOSTA X 'HALCYON' / HALCYON HOSTA	899 SF 138 77
PERENNIAL MIX 3 CAREX SPRENGELII / SPRENGEL'S SEDGE GERANIUM X 'ORION' / ORION GERANIUM SCHIZANTHUS SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	176 SF 46 82
NO MOW FESCUE SEED MIX BACHELOR DACTYLODES / BUFFALO GRASS FESTUCA BREVIFLUA / HARD FESCUE FESTUCA RUBRA RUBRA / CREEPING RED FESCUE	35 SF 33 7 SF 14 SF
TURF SEED & BLANKET	15,069 SF

PLANT SCHEDULE NORTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING CONIFER TREE					
PC	CO3	PICEA PLUNGENS / COLORADO SPRUCE	EXISTING		2
PI	NG	PINUS NODOSA / AUSTRALIAN PINE	EXISTING		3
CANOPY TREES					
CO	TUR	CORYLUS COLORATA / TURKISH FILBERT	B & B	2.5'DIA	4
GL	SKY	GLEDTISIA TRACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL.	2
PL	ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5'DIA	8
TAX	SWA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	B & B	2.5'DIA	10
TL	GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5'DIA	1
ULM	ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5'DIA	3
DECIDUOUS SHRUBS					
ARD	MOR	ARONIA MELANOCARPA 'MORTON' / IRIDIUM BEAUTY™ BLACK CHOKEBERRY	B & B	36" HT.	39
COR	ISA	CORNUS SERICEA 'ISANTY' / ISANTY REDOSIER DOGWOOD	B & B	36" HT.	48
DI	LON	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	B & B	18" HT.	16
FOT	GAR	FOTHERGILLA GARDNERI / DWARF FOTHERGILLA	B & B	36" HT.	13
HYD	ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	12
RHU	GRD	RHUS AROMATICA 'GRD-LOW' / GRD-LOW FRAGRANT SUMAC	B & B	24" SPREAD	22
RIE	ALP	RIBES ALPIMUM / ALPINE CURRANT	B & B	30" HT.	8
SYR	MIS	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	36" HT.	22
EVERGREEN SHRUBS					
JUN	FDR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNPER	B & B	24" SPREAD	10
TAX	TAU	TAXUS X MEDIA 'TAUNTONI' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	36" HT.	42
TAX	DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	33
THU	SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	5' HT.	12
BROADLEAF EVERGREEN					
ELV	EME	EUONYMUS 'FORTLIND' 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERKEEPER #3	B & B	24" HT.	18
ILE	SHA	ILEX CLABRA 'SHAMROCK' / SHAMROCK INBERRY HOLLY	B & B	24" HT.	24

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- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
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 - PLANTING SOIL AT ROOT BALL OF TREES - 36"
 - OWNER REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL. MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- TEST ALL BEDS FOR 1" PER HOUR MIN. PERCOLATION RATE, WHERE PERCOLATION IS INSUFFICIENT PROVIDE SUMP DRAINAGE. PROVIDE UNIT COST FOR DRAIN SUMP DRAINAGE WITH BID.
- ALL DRIVEWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GRASS/LEGUME MIX UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 8" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
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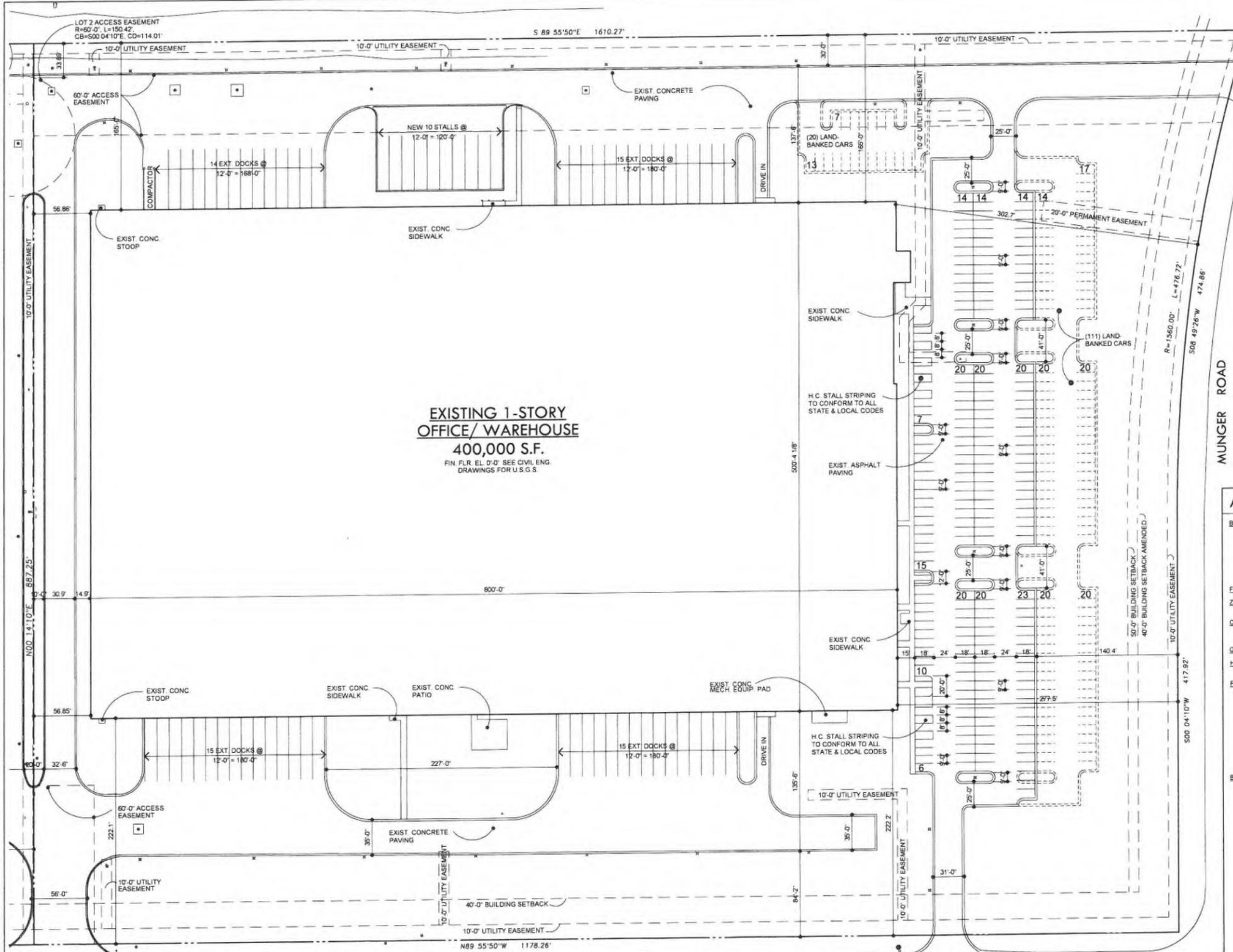
Reserved for Seal

No.	Date	Description
	05/10/24	Development Review
	09/08/24	Village Comments
	11/27/24	Village Comments

Design By: JUA Approved By: CK Date: 03/20/24

SITE LANDSCAPE PLAN (NORTH)

Sheet No: **L1.2**



**EXISTING 1-STORY
OFFICE/ WAREHOUSE**
400,000 S.F.
FIN. FLR. EL. 0'-0" SEE CIVIL ENG.
DRAWINGS FOR U.S.G.S.

OVERALL SITE PLAN
SCALE: 1" = 40'-0"



PROJECT LOCATION MAP



SITE DATA - LOT 2

SITE AREA (±23.365 AC.)	±1,017,766 S.F.
DETECTION	SEE CIVIL DRAWINGS
BUILDING AREA	400,000 S.F.
PARKING	
CAR PARKING	195 CARS
CAR PARKING (ACCESSIBLE)	8 CARS
CAR PARKING (LANDBANKED)	131 CARS
TRUCK PARKING	10 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	49 DOCKS
BULK REGULATIONS TABLE	
EXIST. PROPERTY ZONING	I-2 EDA GENERAL INDUSTRIAL ECONOMIC DEVELOPMENT AREA DISTRICT
INDUSTRIAL DISTRICTS BULK CONTROLS	
MAXIMUM HEIGHT	45'-0"
MINIMUM FRONT YARD	40'-0"
MINIMUM SIDE YARD	20'-0"
MINIMUM REAR YARD	30'-0"
LOT COVERAGE	
LOT COVERAGE - MAX.	85%
LOT COVERAGE - EXISTING	56.83%
LOT COVERAGE - W/ LANDBANKING	61.39%
FLOOR AREA RATIO	
F.A.R. MAXIMUM (50%)	508,883 S.F.
F.A.R. PROVIDED (33.8%)	400,000 S.F.

SITE NOTES

- GENERAL NOTES:**
- SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
 - ALL DIMENSIONS ARE FROM BACK OF CURB OR BUILDING UNLESS NOTED OTHERWISE.

ADOPTED BUILDING CODES

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE W/ AMEND. 2021 STATE OF ILLINOIS ENERGY CONSERVATION CODE 2014 STATE OF ILLINOIS PLUMBING CODE W/ AMEND. 2018 STATE OF ILLINOIS ACCESSIBILITY CODE 2018 NATIONAL FUEL GAS CODE
FIRE DEPARTMENT:	2018 INTERNATIONAL FIRE CODE W/ AMEND
ZONING:	I-2 EDA GENERAL INDUSTRIAL ECONOMIC DEVELOPMENT AREA DISTRICT
CONSTRUCTION TYPE:	TYPE 2B, FULLY SPRINKLERED NON-COMBUSTIBLE UNLIMITED AREA
OCCUPANCY TYPE:	B-BUSINESS, S-1 - STORAGE MODERATE HAZARD
HANDICAPPED PARKING:	HANDICAPPED PARKING AND SIGNS PER APRIL 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS
FIRE PROTECTION:	BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SYSTEM, DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMMODITIES AS DEFINED IN N.F.P.A. 231C. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS
FIRE DETECTION SYSTEM:	YES
FIRE ALARM:	YES
SPRINKLER SYSTEM:	YES
STANDPIPE SYSTEM:	NO
CURTAIN BOARDS:	NO
PORTABLE FIRE EXTINGUISHERS:	YES
BUILDING HEIGHT:	PROPOSED: 40'-0" ALLOWABLE: 45'-0"

DEVELOPER

mapleiree

GENERAL CONTRACTOR

ARCHITECT

DESIGN FIRM 164.008367, EXPIRATION: 4.30.2025

Architects plus
designstudio, PLLC

1320 NELSON CIRCE
WHEATON, ILLINOIS 60157 • 630.574.4428
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BY ARCHITECTS PLUS DESIGN STUDIO, PLLC

NEW OFFICE WAREHOUSE FOR:
LOT 2
1350 MUNGER ROAD
BARTLETT, ILLINOIS

DATE	DESCRIPTION
3/10/2024	SITE PLAN REVIEW
4/04/2024	REPROCESSED SITE PLAN REVIEW
8/27/2024	REPROCESSED SITE PLAN REVIEW

PROJECT NUMBER: 2024-01
FILE: SITE2B
DRAWN BY: JH
CHECKED BY: JH

A-1.0A

ARCHITECT'S STATEMENT

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE CITY OF BARTLETT, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF BARTLETT, ILLINOIS.

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM CODE 400). IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFOREMENTIONED BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY.

JOHN M. WHITE
LICENSE NUMBER #001-015201
EXPIRES 11-30-2024



145 COMMERCE DRIVE, SUITE A
 BRAYLAKE, ILLINOIS 60030
 PHONE (847) 223-4804
 FAX (847) 223-4804
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003320
 EXPIRES 04/30/2025

MUNGER SPEC BUILDING
 1350 MUNGER ROAD LOT 2
 BARTLETT, ILLINOIS

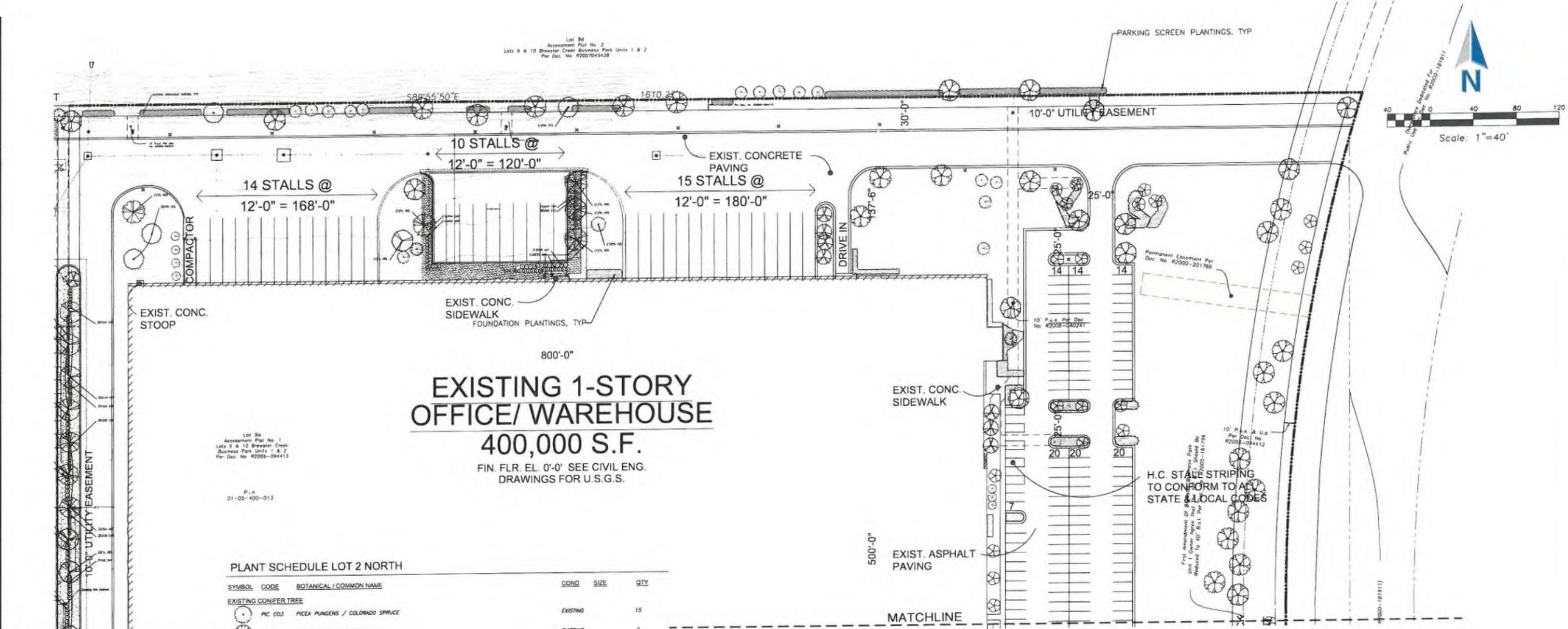
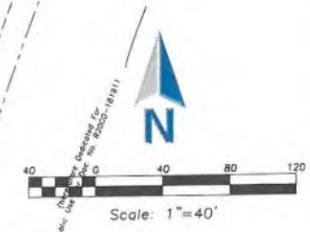
Reserved for Seal

No.	Date	Description
02/10/24	Development Review	
09/06/24	W/age Comments	
11/27/24	W/age Comments	

Drawn By	JUA	Approved By	CK	Date	03/20/24
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LANDSCAPE PLAN (NORTH)

Sheet No. **L1.1**



EXISTING 1-STORY OFFICE/ WAREHOUSE
 400,000 S.F.
 FIN. FLR. EL. 0'-0" SEE CIVIL ENG. DRAWINGS FOR U.S.G.S.

PLANT SCHEDULE LOT 2 NORTH

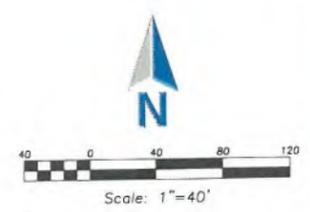
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING CONIFER TREE					
⊙	PIK COJ	PICEA PUNGENS / COLORADO SPRUCE	EXISTING		15
⊙	PIW NIG	PINUS NIGRA / AUSTRIAN PINE	EXISTING		2
⊙	THU OCC	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	EXISTING		7
EXISTING CANOPY TREES					
⊙	ACE XF4	ACER X FREEMANI / FREEMAN MAPLE	EXISTING		15
⊙	GLE TR	GLEITSIA TRICANTHOS / HONEY LOCUST	EXISTING		9
⊙	ULM AME	ULMUS AMERICANA / AMERICAN ELM	EXISTING		10
EXISTING UNDERSTORY TREES					
⊙	AME OR4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM	EXISTING		7
⊙	MAL HS	MALUS IOENSIS / PRUNE CRABAPPLE	EXISTING		20
CANOPY TREES					
⊙	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5'DAL	2
⊙	TLA RED	TLIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5'DAL	4
⊙	TLA GRE	TLIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5'DAL	3
⊙	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5'DAL	2
EVERGREEN TREES					
⊙	PIW FLE	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' / VANDERWOLFS PYRAMID LAMBER PINE	B & B	6' HT.	1
⊙	PIW ST2	PINUS STROBUS / WHITE PINE	B & B	6' HT.	4
UNDERSTORY TREES					
⊙	CER EAS	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT.	1
DECIDUOUS SHRUBS					
⊙	ARO MOR	ARONIA MELANOCARPA 'MORTON' / 'RODOLPH'S BEAUTY' BLACK CHOKEBERRY	B & B	36" HT.	14
⊙	FOT DAR	FOTHERGILLIA GARDENII / DWARF FOTHERGILLIA	B & B	36" HT.	14
⊙	RHU GRO	RHUS ARNATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUNAC	B & B	24" SPREAD	13
⊙	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	30" HT.	12
EVERGREEN SHRUBS					
⊙	JUN D14	JUNIPERUS CHINENSIS 'DAUB'S FROSTED' / DAUB'S FROSTED JUNIPER	B & B	24" SPREAD	8
⊙	JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	7
BROADLEAF EVERGREEN					
⊙	EVO EME	EVONYMUS FORTUNEI 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERKEEPER	#3		35
⊙	IEX SHA	ILEX GLABRA 'SHAWROCK' / SHAWROCK INKBERY HOLLY	B & B	24" HT.	6
SHRUB AREAS					
⊙		EXISTING DECIDUOUS SHRUBS 36" MIN HEIGHT			5,015 SF
⊙		EXISTING EVERGREEN SHRUBS 12-24" HEIGHT			933 SF
⊙		EXISTING PERENNIAL BED			540 SF
GROUND COVERS					
⊙		TURF SEED & BLANKET			3,000 SF

- GENERAL NOTES**
- REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
 - COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
 - PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS. TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WAGHOUPS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
 - COORDINATE WITH ALL OTHER TRADES.

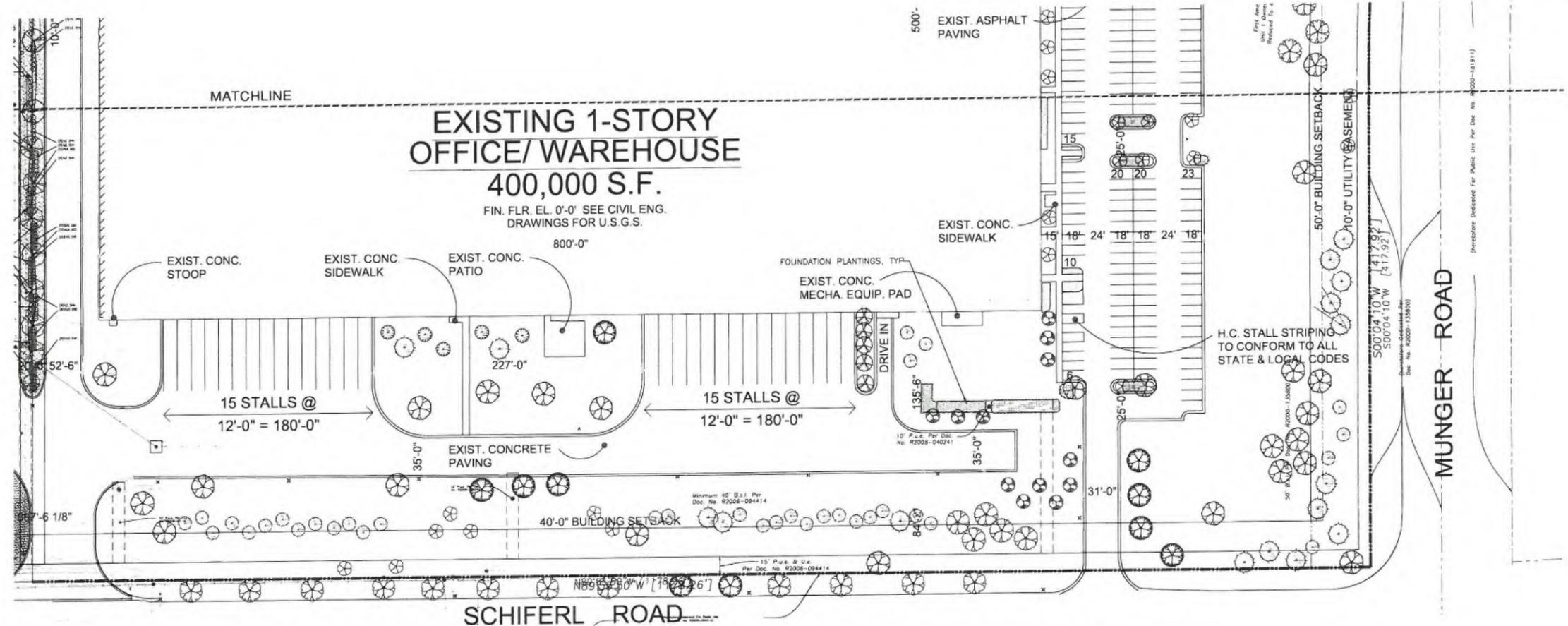
- LANDSCAPE NOTES**
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 - ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
 - PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFOLIATIONS, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CRACKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
 - THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
 - ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
 - PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 4"
 - PERENNIAL / ORNAMENTAL GRASS PLANTING - 12"
 - ORNAMENTAL TREE & SHRUB PLANTING - 18"
 - PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36"
 - OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL) MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL. MEETING PERCOLATION REQUIREMENTS. FREE OF GRAY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS, BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.

- GRAPHIC KEY**
- ⊙ EXISTING LIGHT
 - ⊙ EXISTING FIRE HYDRANT
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND SPINES REMOVED.
 - PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.
 - THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL. PRESENTED ON THIS PLAN, IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERNON AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 - ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.
 - HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
 - THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.

EEA - 1350 Munger Spec Building (Overseas) 1350 Munger Spec Building Landscape Plan.dwg
 Plot Date: 11/25/24 @ 2:12pm by jordansteele



MUNGER SPEC BUILDING
1350 MUNGER ROAD LOT 2
BARTLETT, ILLINOIS



PLANT SCHEDULE LOT 2 SOUTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING CONIFER TREE					
⊙	PIA AB	PICEA ABIES / NORWAY SPRUCE	EXISTING		16
⊙	PIA CO3	PICEA PUNGENS / COLORADO SPRUCE	EXISTING		34
⊙	PIV NG	PINUS NIGRA / AUSTRIAN PINE	EXISTING		5
EXISTING CANOPY TREES					
⊙	ACE XF	ACER X FREEMANI / FREEMAN MAPLE	EXISTING		23
⊙	QTM KEN	QTMOCADUS DICICUS / KENTUCKY COFFEE TREE	EXISTING		12
⊙	TLA AME	TLIA AMERICANA / AMERICAN LINDEN	EXISTING		10
⊙	ULM AME	ULMUS AMERICANA / AMERICAN ELM	EXISTING		5
EXISTING UNDERSTORY TREES					
⊙	AME GR4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	EXISTING		5
⊙	CRB COC	CRATAEGUS CRUS-GALLI / COCKSPUR HAWTHORN	EXISTING		12
⊙	MAL IAS	MALUS IOENSIS / PRUNE CRABAPPLE	EXISTING		18
CANOPY TREES					
⊙	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5' CAL	1
⊙	RLI ORI	TLIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5' CAL	1
⊙	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5' CAL	2
BROADLEAF EVERGREEN					
⊙	EVO EME	EUCOMYUS FORTUNAE 'EMERALD 'N' GOLD' / EMERALD 'N' GOLD WINTERKEEPER	⊓		35
⊙	IEX SH4	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY	B & B	24" HT.	24
SHRUB AREAS					
⊙		EXISTING DECIDUOUS SHRUBS 36" MAX HEIGHT			1,194 SF
⊙		EXISTING EVERGREEN SHRUBS 12-24" HEIGHT			774 SF
⊙		EXISTING PERENNIAL BED			680 SF

GENERAL NOTES

- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING MAX. SIZE AND FOOTPRINT.
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
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- COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
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- ALL CRACK, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 1" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 3/5 OR APPROVED EQUAL.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
8.1. TURF PLANTING - 6"
8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING - 12"
8.3. ORNAMENTAL TREE & SHRUB PLANTING - 18"
8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36"
8.5. OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL). MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL, MEETING PERCOLATION REQUIREMENTS AND FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
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GRAPHIC KEY

- ⊙ EXISTING LIGHT
- ⊙ EXISTING FIRE HYDRANT

EEA - P:\12410 - Munger - 1350 Munger Spec. Building Landscape Plan.dwg
 Printed: 11/25/24 @ 2:43pm By: jperfekson

Reserved for Seal

No.	Date	Description
05/10/24		Development Review
09/08/24		Village Comments
11/27/24		Village Comments

Design By JJA	Approved By CK	Date 03/20/24
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**LANDSCAPE
PLAN (SOUTH)**