

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
April 1, 2025

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)

4. **STANDING COMMITTEE REPORTS:**

 - A. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
 1. 2025/26 Budget Approval Discussion

 - B. **BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN**
 1. #2025-03 Devon Avenue Rezoning
 2. #2024-12 1350 Munger Road

5. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA ITEM: 2025/26 Budget Approval

BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount	\$80,740,589 to \$80,371,589.	Budgeted	\$
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Fund: _____ **Corresponding Activity Measure:** _____

EXECUTIVE SUMMARY

The Village Board reviewed the fiscal year 2025/26 budget at the March 4th and March 18th finance committee meetings. The following adjustments to the proposed budget were suggested last week:

1. Increase the Administration Department Community Relations budget by \$2,000 for the increase in funding to the 4th of July Committee.
2. Reclass the budget of \$150,000 for the water/sewer study from the Professional Services budget in the General Fund to the Water and Sewer Funds.
3. Reduce the Professional Services budget by \$67,000 for the elimination of the additional full-time social worker request.
4. Reduce the Golf Program Machinery & Equipment budget by \$320,000 for the removal of the golf cart lease-purchase agreement.
5. Increase the Golf Program Golf Cart Maintenance budget by \$16,000 due to the removal of the golf cart lease-purchase agreement.

Staff is seeking guidance on these items to prepare the final budget for board approval on April 15th.

ATTACHMENTS (PLEASE LIST)

Memo, Service Program Details

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Maintain checks and balances to ensure financial stewardship

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Paula Schumacher, Village Administrator

Date: March 25, 2025

Memorandum

TO: Village President and Board of Trustees
FROM: Paula Schumacher, Village Administrator
DATE: March 25, 2025
SUBJECT: 2025/26 Budget Approval

The Village Board reviewed the fiscal year 2025/26 budget at the March 4th and March 18th finance committee meetings. The following adjustments to the proposed budget were suggested last week:

1. Increase the Administration Department Community Relations budget by \$2,000 for the increase in funding to the 4th of July Committee.
2. Reclass the budget of \$150,000 for the water/sewer study from the Professional Services budget in the General Fund to the Water and Sewer Funds.
3. Reduce the Professional Services budget by \$67,000 for the elimination of the additional full-time social worker request.
4. Reduce the Golf Program Machinery & Equipment budget by \$320,000 for the removal of the golf cart lease-purchase agreement.
5. Increase the Golf Program Golf Cart Maintenance budget by \$16,000 due to the removal of the golf cart lease-purchase agreement stated above.

The net dollar amount change from the budget adjustments is a decrease to the budget in the amount of \$369,000. This brings the budgeted expenditures from \$80,740,589 to \$80,371,589.

There were no further questions on the first two suggestions (1 & 2). The third suggestion of eliminating the second full-time social worker was recommended to give time for additional information about the offset of police officer time and the impact of the social worker to be provided over a longer period of time. This is a contractual position.

Suggestions 4&5 are relative to the golf cart fleet purchase proposed. The last fiscal year's revenue generation from carts was approximately \$331,000, and revenue generated through February of the current fiscal year is \$284,000.

Several factors were considered when proposing the new fleet to the board. These include the ongoing effort to increase user fees (including the new tax on carts imposed by the state of Illinois), the wear and tear on the current fleet, and the time spent by the golf staff and mechanic on fleet maintenance. The golf staff often has to retrieve dead carts, which slows play and negatively impacts the customer experience. Additionally, the GPS system would perform better with new batteries.

Most importantly, however, is the time the mechanic spends on cart repairs, which takes away from focusing on the 128 other pieces of equipment in the shop, including but not limited to riding mowers, aerators, utility vehicles, sprayers, and push mowers. Currently, the mechanic spends approximately 390 hours per year on cart repairs. Our mechanic is also trained to maintain most of the playing surfaces.

On average in 2024 from May 1 until November 1 the mechanic spends 3 hours a day working on carts.

- 15 hours a week x 26 weeks = 390 hours
- 390 hours x \$24.75/hour = \$9,652.50

- 2025 future cost prediction if fleet was not replaced
- 20 hours a week x 26 weeks = 520 hours
 - 520 hours x \$35.14/hour = \$18,272.80

The price of a **lease to purchase** would be \$319,200 *after the* trade in. This would be for 5 years.

Lease with maintenance is shown in the table below, it also includes the fleet trade in.

Lease term	5-year term	6-year term	7-year term	8-year term
Year 1	\$0	\$0	\$0	\$0
Year 2	\$85,120	\$60,040	\$41,800	\$28,120
Year 3	\$103,360	\$90,820	\$81,700	\$74,860
Year 4	\$103,360	\$90,820	\$81,700	\$74,860
Year 5	\$103,360	\$90,820	\$81,700	\$74,860
Year 6	xxx	\$90,820	\$81,700	\$74,860
Year 7	xxx	xxx	\$81,700	\$74,860
Year 8	xxx	xxx	xxx	\$74,860
Total	\$395,200	\$423,324	\$450,300	\$477,280

Staff members have spoken with counterparts in Elgin, Glenview, and McHenry—each of whom has adopted a lease/maintenance model and spoke highly of it. These courses are also government-run agencies. The maintenance agreement ensures the fleet remains in good condition well into its later stages. The details of the service program are attached.

Staff is seeking guidance on these items to prepare the final budget for board approval on April 15th.



What Nadler Golf Car provides under our FULL SERVICE lease program.

ALL PARTS, batteries included.

ALL LABOR, to maintain cars both summer and winter.

ALL BATTERIES, cars are guaranteed to have a minimum 36-hole performance level throughout lease life.

AUTOMATIC WEEKLY SERVICE, service personnel will perform regularly scheduled service calls no less than once each week during the season.

“No Charge” EMERGENCY SERVICE, is provided on a call basis. Notification must be made prior to noon on Fridays.

FULL COVERAGE INSURANCE, is provided which includes liability. The Club is supplied with a Certificate of Insurance which names them as a Named Additional Insured. Lessee is responsible for the first \$20,000.00 of Loss or Damage from vandalism or theft.

SPARE TIRES / FLAT TIRES, adequate spare tires are left at the Club for emergency use. Our service personnel will exchange all flat spare tires as well as repair any flat tires on the cars themselves.

BATTERY CHARGERS, are maintained.

FULL OFF-SEASON RECONDITIONING, is performed throughout the term of the lease agreement. Cars are serviced both mechanically and aesthetically. Reconditioning includes but is not limited to: Checking, Adjusting, Repairing or Replacing all mechanical systems such as;

Steering: which included steering column, rack & pinion, front end alignment, etc..

Suspension: including front & rear leaf springs and shock absorbers.

Brake System: proper adjustment and cleaning of brake shoes, brake cables, brake pedal adjustments.

Electrical: including all Solenoids, Resistors, micro-switches, wires, cables, etc..

Rear Drive Unit: Check axles, seals, gears, lubricant.

Batteries: including load testing & grouping.

Cosmetic: body & cowl repairs or replacements, seat repairs, floor mats, pedal pads.

Miscellaneous: complete lubrication of car, complete cleaning of car, and transportation to our facility.

NORMAL WEAR AND TEAR DAMAGE, is repaired at our expense.



Agenda Item Executive Summary

AGENDA ITEM: #2025-03 Devon Rezoning **BOARD OR COMMITTEE:** Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measures: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting to rezone the 1.12 acre property known as 27W637 W Devon Avenue from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District.

The property was annexed into the Village and rezoned to the B-2 District in 1993 in anticipation of the Elgin O'Hare extending further west of the property over Devon Avenue.

The home on the property has been the office location of Magnum Realty. The petitioner intends to cease all office operations and the business' sign will be removed if the rezoning is approved.

ATTACHMENTS (PLEASE LIST)

PDS Memo, location map, cover letter, application, site plan

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only - To review and forward to the Planning & Zoning Commission to conduct the public hearing
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: March 25, 2025

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-09

DATE: March 25, 2025
TO: Paula Schumacher, Village Administrator
FROM: Andrew Barna, Associate Planner *AB*
RE: **(25-03) Devon Rezoning**

PETITIONER

Ed Calusinski

SUBJECT SITE

27W637 Devon Ave

REQUESTS

Rezoning from the B-2 Local Convenience Shopping District to ER-2 Estate Residence.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family Residential	Mixed Use Business Park	B-3
North	Church	Municipal/Institutional	ER-1
South	Vacant	Mixed Use Business Park	SR-4
East	Single Family Residential	Mixed Use Business Park	ER-1
West	Single Family Residential*	Mixed Use Business Park	R-4*

Unincorporated DuPage County*

ZONING HISTORY

Ordinance 1993-32 automatically rezoned the subject property to the ER-1 Zoning District upon annexation into the Village. Ordinance 1993-33 approved the rezoning of the two parcels from the ER-1 Estate Residence Zoning District to the B-2 Local Convenience Shopping Zoning District and granted site plan approval for ERA Magnum Realty's office.

DISCUSSION

1. The petitioner is requesting to **rezone** their 1.12-acre property located at 27W637 W Devon from B-2 Local Convenience Shopping District to the ER-2 Estate Residence to allow the property to be marketed as a single-family property.
2. The property owner has stated that all office operations will be removed from the property and A&E Magnum Realty Ltd. signage along Devon Avenue will be removed.
3. The existing site is 48,623.57 square feet, which meets ER-2 minimum lot size.

RECOMMENDATION

1. The Staff recommends forwarding the application to the Planning and Zoning Commission for review and to conduct the public hearing.
2. Background information is attached for your review.

ab/attachments

General - PDS Team\memos 2025\DevonRezoning_vbc.docx



E DEVON AVE

I-1

I-1

ER-1

ER-1

B-2

SR-4

SR-5

LAKESIDE DR

SHOREWOOD DR

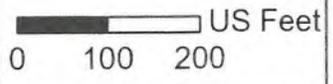
SURF CT



Created by Bartlett GIS
March 2025

27W637 Devon Ave.

PIN #'s 01-01-100-010 (Top) &
01-01-100-015 (Bottom)



Ed Calusinski/ Broker Owner of Magnum Realty

Owner of property located at 27w637 Devon Ave. Bartlett il 60103

630-440-5805 / magnumrealty@yahoo.com

02/24/2025

Bartlett Village Board ,Village of Bartlett

Subject: Request for Rezoning of Property at 27W637 Devon Ave. Bartlett il from B2 to ER2

Dear Members of the Bartlett Village Board,

I am writing to formally request the rezoning of my property located at 27w 637 Devon Ave. from its current B2 Local convenience shopping zoning to ER2 (Single Estate Residence) zoning.

I purchased this property in 1987 when it was located in unincorporated DuPage County, Illinois. At that time, it was a 1200 square foot Cape Cod style home situated on a one-acre farmette. In March 1993, I incorporated the property into the Village of Bartlett, and at the request of the village board, it was rezoned to B2 to accommodate an office space for my real estate business.

It is crucial to emphasize that this property has always been, and remains, a residential home site. The structure is a single-family dwelling, and the land is consistent with residential use. Notably, my property is situated between two other properties that are both zoned ER1 to the east & R4 to the west, further highlighting its residential character.

Since the onset of the COVID-19 pandemic, my real estate business has experienced a significant decline. As a result, I am no longer able to financially support the property under its current B2 zoning. The market for renting the property in its current state is non-existent, and the costs associated with selling it as a commercial property in this location are prohibitive.

I firmly believe that the highest and best use of this property is as a single-family residence under ER2 zoning. My opinion is reinforced by the fact that a property located just three lots to the west has faced similar challenges, remaining unsold or unrented for over six years under its current zoning. This demonstrates the limited viability of commercial use in this predominantly residential area.

The current B2 zoning is incongruous with the surrounding residential landscape and the property's inherent nature. Rezoning to ER2 would align the property with the established character of the neighborhood and enable its continued use as a single-family home.

I respectfully request that the Bartlett Village Board consider my application and approve the rezoning of my property from B2 to ER2.

I am available to provide any additional information or documentation that you may require.

Thank you for your time and consideration.

Sincerely,

Edward Calusinski

Ed Calusinski

With respect to A&E Magnum Realty Ltd. we will cease doing business at this location and only use the address for mailing purposes. In addition we will remove signage at the entrance of the property.



VILLAGE OF BARTLETT REZONING APPLICATION

For Office Use Only
Case # 25-03
RECEIVED
PLANNING & DEVELOPMENT
MAR 25 2025

PROJECT NAME: 27W637 Devon Ave

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: ED CALUSINSKI

Street Address: 456 SUNDANCE DRIVE

City, State: BARTLETT ILLINOIS Zip Code: 60103

Email Address: MAGNUMREALTY@YAHOO.COM Phone Number: 630-440-5805

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: ALBANK TRUST # 87-200

Street Address: 27W637 DEVON AVE

City, State: BARTLETT ILLINOIS Zip Code: 60103

Phone Number: 773-267-7300

OWNER'S SIGNATURE: Edward Calusinski Date: 2/23/2025
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: 27W637 DEVON AVE. BARTLETT

Property Index Number ("Tax PIN"/"Parcel ID"): 0101100010(B2)& 01101100015(B2)

Zoning: Existing: B-2 Land Use: Existing: Commercial
(Refer to Official Zoning Map)
Proposed: ER-2 Proposed: Residential

Comprehensive Plan Designation for this Property: Mixed use Business Park
(Refer to Future Land Use Map)
Acreage: .87 + .25 Number of Lots/Units: 2

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

Attorney KEN RUUD / 815-529-1135 / RUUDLESLIE@YAHOO.COM

Surveyor _____

Other _____

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: Edward Calusinski

PRINT NAME: EDWARD CALUSINSKI

DATE: 2-23-2025

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: EDWARD CALUSINSKI

ADDRESS: 456 SUNDANCE DRIVE BARTLETT ILLINOIS

PHONE NUMBER: 630-440-5805

EMAIL: MAGNUMREALTY2YAHOO.COM

SIGNATURE: Edward Calusinski

DATE: 2-23-2025



Agenda Item Executive Summary

AGENDA ITEM: #2024-12 1350 Munger Road **BOARD OR COMMITTEE:** Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measures: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting to resubdivide 1350 Munger Road into two (2) lots, site plan review of both lots and a variation to reduce the parking requirements for lot 1 in order to construct a 149,000 sq. f.t building immediately west of the existing building.

The Planning & Zoning Commission reviewed the application, conducted the required public hearing and recommended approval of the subdivision, site plans and variation at their March 6, 2025 meeting.

The petitioner is also requesting to amend the previously recorded landbank parking agreement to extend the term for up to 80 years. The current agreement that was recorded for the entire property as part of Ordinance 2006-13 required that the owner install the 131 landbanked parking stalls by June 2026. *The Planning & Zoning Commission did not review the terms of the agreement, it is subject to the Village Board's approval.*

ATTACHMENTS (PLEASE LIST)

PDS Memo, P&Z meeting minutes, cover letter, application, location map, Lot 1 site plan, Lot 1 elevations, Lot 1 landscape plan, Lot 2 site plan, Lot 2 landscape plan, draft landbank agreement amendment recorded landbank agreement

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Attract businesses to Bartlett

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

For Discussion Only - To review the Planning & Zoning Commission recommendation and the terms of the amended landbank parking agreement and forward to the Village Board for a final vote

Resolution

Ordinance

Motion

Staff: Kristy Stone, PDS Director

Date: March 25, 2025

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-08

DATE: March 24, 2025
TO: Paula Schumacher, Village Administrator
FROM: Andrew Barna, Associate Planner *AB*
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
Amendment to the landbank agreement**

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 details additional items and conditions which are subject to review. *Pleased see the proposed amendment to the landbank agreement attached.*

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 Planning and Zoning Commission held the required public hearing, reviewed the petitioner's requests for Preliminary/Final Plat of Resubdivision, Site Plans, and Variation and **recommended approval** at their meeting on March 6, 2025 based 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.

K. Findings of Fact (Variation):

- i. 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;
- ii. 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;
- iii. That the purpose of the variation is not based exclusively upon a desire to make money out of the property;
- iv. 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;
- v. 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;
- vi. 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;
- vii. 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.

- 2. The minutes from the P&Z Commission meeting, additional background material, and the proposed amendment to the landbank agreement is attached for your review and consideration.



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

(#24-12) 1350 Munger Road

Preliminary/Final Plat of Resubdivision

Site Plan

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

Mark Rogers, Liston & Tsantilis, 33 N LaSalle St, Chicago IL on behalf of the petitioner, Eriksson Engineering Associates, and Dawson Logistics Assets LLC, came forward and was sworn in by **M. Werden**. **M. Rogers** stated that they are the requesting the approval of the Final Plat of Resubdivision and Site Plan for lot 1 and proposed lot 2 and the Variation to reduce the parking requirements for the proposed lot 2. Currently, lot 1 and lot 2 are a single lot. Our first request is to resubdivide that lot into 2 lots. Lot 2 has an existing building and lot 1 has a proposed development for a new 149,000 square foot building. There will be no changes to the proposed lot 2. The only changes are on lot 1. There are cross-access easements across both lots. The lot 1 Site Plan has a proposed 149,000 square foot building on approximately 365,000 square feet of land. There will not be changes to lot 2 other than moving some truck trailer parking stalls. The landbank parking spots will be the same. The Variation request goes hand and hand with the landbank agreement. Currently, the site requires 490 parking spaces. We have 200 parking spaces installed and 131 landbank stalls currently, which leaves a deficit of 159 parking spaces, which is what we are requesting the Variation for and that Variation is currently in place for the property. We are asking for that to be applied to the proposed lot 2. The landbank agreement will come before the Village board, but it does work very closely with the Variation, you need one to have the other. We have the entire team here and would be happy to answer and questions. **M. Werden** asked if there have ever been any parking issues? **A. Barna** no, we have not had any issues. **B. Bucaro** said he drove through the property at around 2 pm and there were a lot of empty parking spaces. **M. Werden** said that it was good planning to place the building where it is now to have this opportunity. A lot of times the building is placed in the center of the lot and there is an issue. **K. Stone** when this plan originally went through the Planning Commission in 2006, the plan was to do an addition to the building to the west. **B. Bucaro** said, the previous owners developed the site and asked how long the current owners have owned the site. **M. Rogers** answered, since 2018. **C. Deveaux** asked, what is the use on lot 2? **M. Roger** said that currently that lot is occupied by Creative Werks and they are full-service packing, manufacturing and package design company. **J. Battermann** asked, will there be a new water main tap for this second building? **K. Stone** yes. **M. Werden** this does not seem very controversial at all. **B. Bucaro** asked the petitioner to address what the materials for the proposed building will be. **John White** Architects Plus Design Studio, 1330 Nelson Cir, Wheaton IL came forward and stated that the materials would be precast concrete walls with reveal patterns and change of color with paint for the main building and the office areas will have glass with aluminum frames and metal canopies. **B. Bucaro** on the west elevation there is a note about future windows. What is the thinking there? **J. White** that would provide flexibility for the building. There are windows on each end of the building. The goal is to have 1 tenant and potentially 2 tenants. This leaves space in the middle



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

for a third tenant and we could cut windows in at that time. It is something that we do with structure panels and just prep for that so it is easier to cut that out for placement of windows. **J. Kapadoukakis** asked, what types of tenants are you looking for? **Mark Smith** from Mapletree stated that the types of tenants would be similar to what is in Brewster Creek now. We have done premarketing for the site in anticipation of getting approval and there has been interest from food packaging companies, packaging and fulfillment companies, and just pure distribution, which would be similar to the McKesson building that is fully racked. The uses would be similar to the uses that exist in the Brewster Creek Business Park today. **B. Bucaro** asked where the 10 trailer stalls will be moved to. **M. Smith** right now, the stalls are on the west parcel, which will be lot 1. Those were installed by the tenant about 3 years ago and we have agreed to relocate the stalls as part of this development at our cost. **B. Bucaro** asked if the landbank agreement be the same agreement and just amended? **M. Smith** the agreement will have essentially the same terms. We would like to make it longer so that we do not have to come back. Ordinarily, it was for 10 years with an automatic renewal for 10 years. Currently, we have proposed 40 years with another 40 years, but we are still in negotiations with the Village attorney. **K. Stone** the way the agreement is written currently is that when the landbank agreement expires, they have to put in the parking spaces whether they need them or not. We would rather have open space than more pavement that is not necessarily going to be utilized. That is why we are open to amending the landbank agreement. **M. Werden** that makes sense. **B. Bucaro** if a new tenant moves in that has a need for more parking, the agreement would cover that instance to ensure that there is adequate parking. **M. Smith** yes, that is correct.

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

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-12) 1350 Munger Road** for the Preliminary/Final Plat of Resubdivision, Site Plan and Variation to reduce the parking requirements subject to the conditions and findings of fact outlined in the staff report.

M. Werden closed the public hearing.

Motioned by: B. Bucaro

Seconded by: J. Miaso

Roll Call

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

M. Sarwas

Nays: None

The motion carried.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



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 (312) 604-3898.

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: ckeppner@eea-ltd.com

Phone Number: 847-767-8273

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) | |
| <input checked="" type="checkbox"/> 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. 51,017,769 sq. ft. of land |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> 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

(P) 312-604-3898

Engineer

mrogers@lrlawchicago.com

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

145 Commerce Drive, Suite A Grayslake, IL 60030

Other

(P) 847-767-8273

ckeppner@eea-ltd.com

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: ckepner@eea-ltd.com

Phone Number: 847-767-8273

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: 312-339-3030

OWNER'S SIGNATURE: Richard Prokup 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: (312) 339-3030

EMAIL: Sterling.yates@mapletree.com.sg

SIGNATURE: Richard Prokrup

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



Location Map

1350 Munger Road (current)

2025



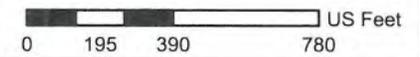
0 195 390 780 US Feet



Location Map

1350 Munger Road
(proposed resubdivision)

2025

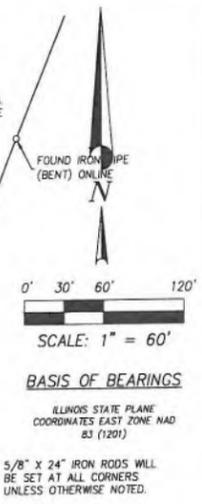
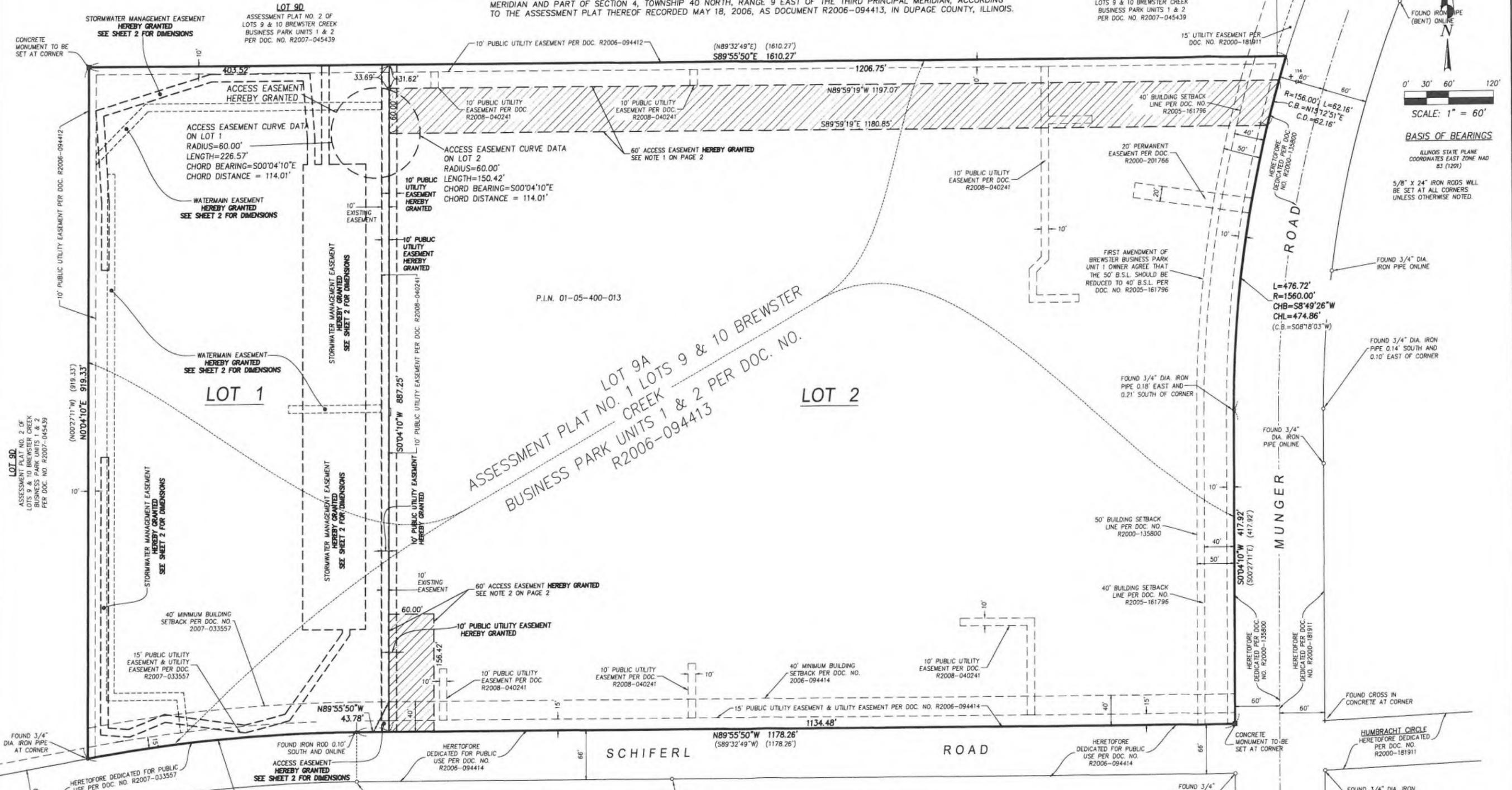


PARCEL INDEX NUMBER:
01-05-400-013

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.

LOT 9D
ASSESSMENT PLAT NO. 2 OF
LOTS 9 & 10 BREWSTER CREEK
BUSINESS PARK UNITS 1 & 2
PER DOC. NO. R2007-045439



LOT 9A
ASSESSMENT PLAT NO. 1 OF LOTS 9 & 10 BREWSTER
CREEK
BUSINESS PARK UNITS 1 & 2 PER DOC. NO.
R2006-094413

LOT 2

LOT 1

ABBREVIATIONS

XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION
CHB	CHORD BEARING
CHL	CHORD DISTANCE
DOC.	DOCUMENT
L	ARC DISTANCE
NO.	NUMBER
P.I.N.	PARCEL INDEX NUMBER
R	RADIUS
○	5/8" X 24" IRON ROD TO BE SET
■	CONCRETE MONUMENT TO BE SET

AREA SUMMARY

LOT 1:	361,858 SQ. FT. 8.307 ACRES
LOT 2:	1,017,766 SQ. FT. 23.365 ACRES
TOTAL:	1,379,624 SQ. FT. 31.672 ACRES

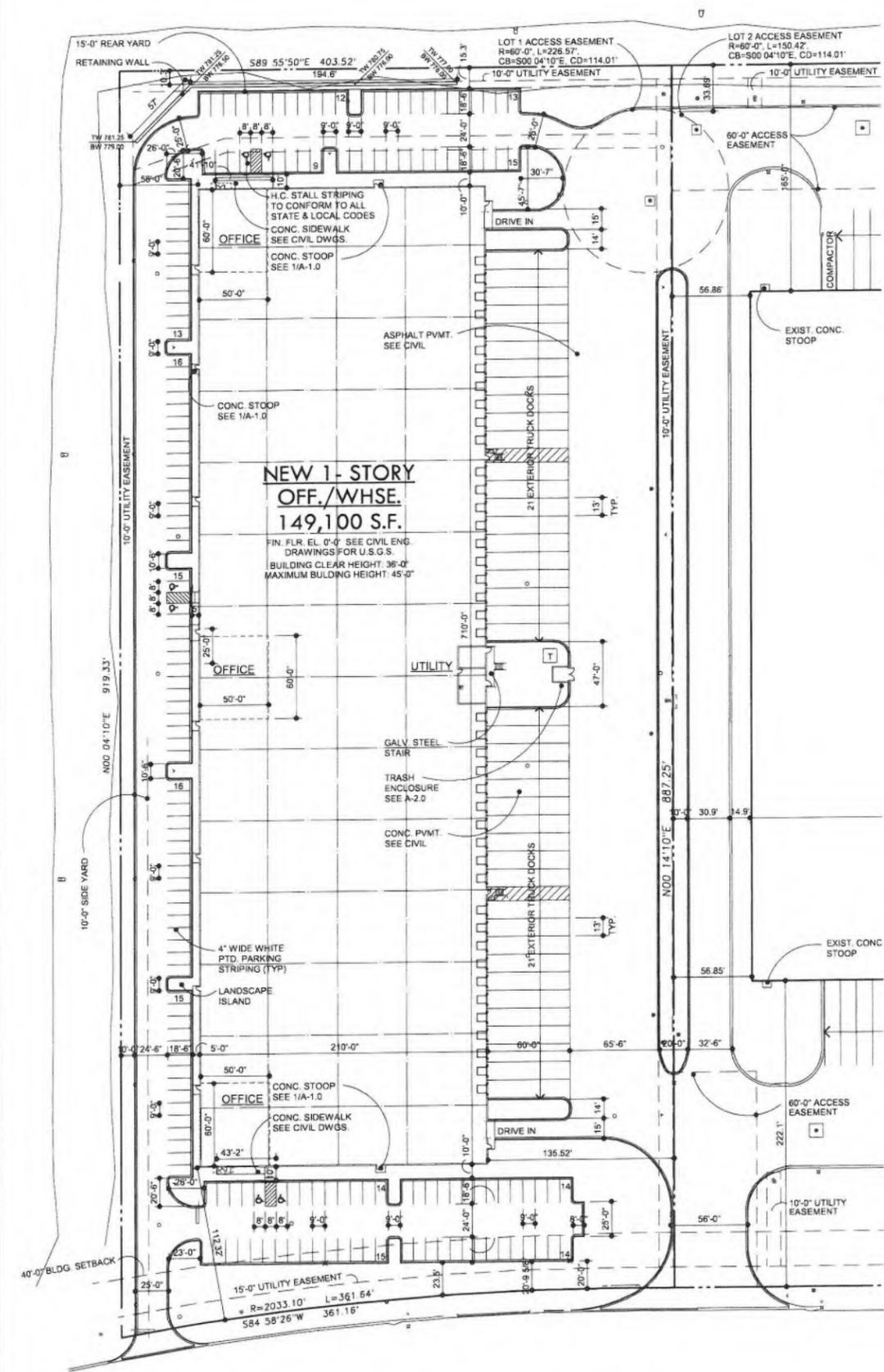
NOTE: THIS PLAT OF RESUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

REVISED 01-09-2025
REVISED 12-14-2024
REVISED 09-05-2024

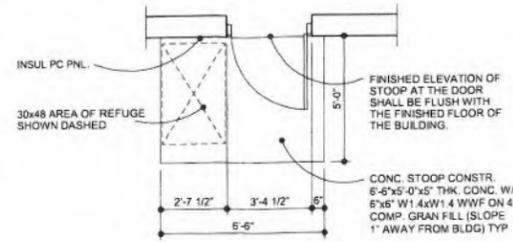
Survey No.:	H 0 5 3
Ordered By.:	Dawson Logistics Assets
Description:	Final Plat of Subdivision
Date Prepared:	May 21, 2024
Scale:	1" = 60'
Prepared By:	ERP

JACOB & HEFNER ASSOCIATES
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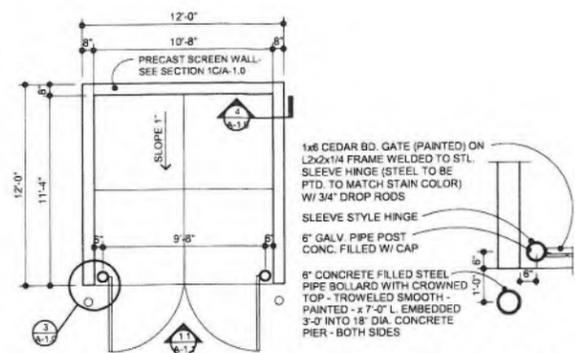
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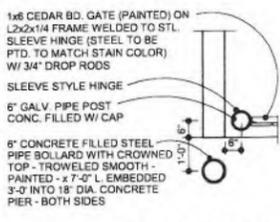
OVERALL SITE PLAN
SCALE: 1" = 40'-0"



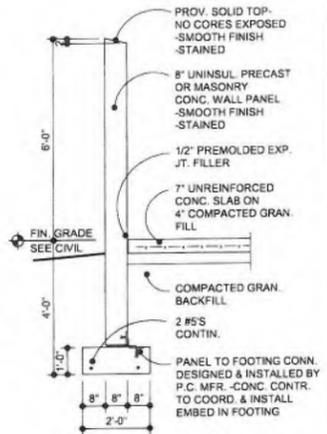
1 CONC. STOOP PLAN
SCALE: 3/8" = 1'-0"



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. 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: 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) TOTAL OCCUPANT LOAD
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 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.

W/AM M. WHITTE

maple tree

GENERAL CONTRACTOR

ARCHITECT

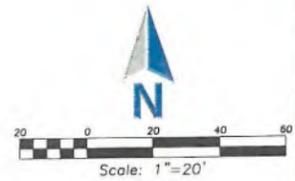
DESIGN FIRM 18-008507, CORPORATION 4-30-2023
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designstudio, PLLC
1320 NICHOL CIRCLE
WHEELING, ILLINOIS 60189 • 847.834.4433
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NEW OFFICE WAREHOUSE FOR:
LOT 1
1350 MUNGER ROAD
BARTLETT, ILLINOIS

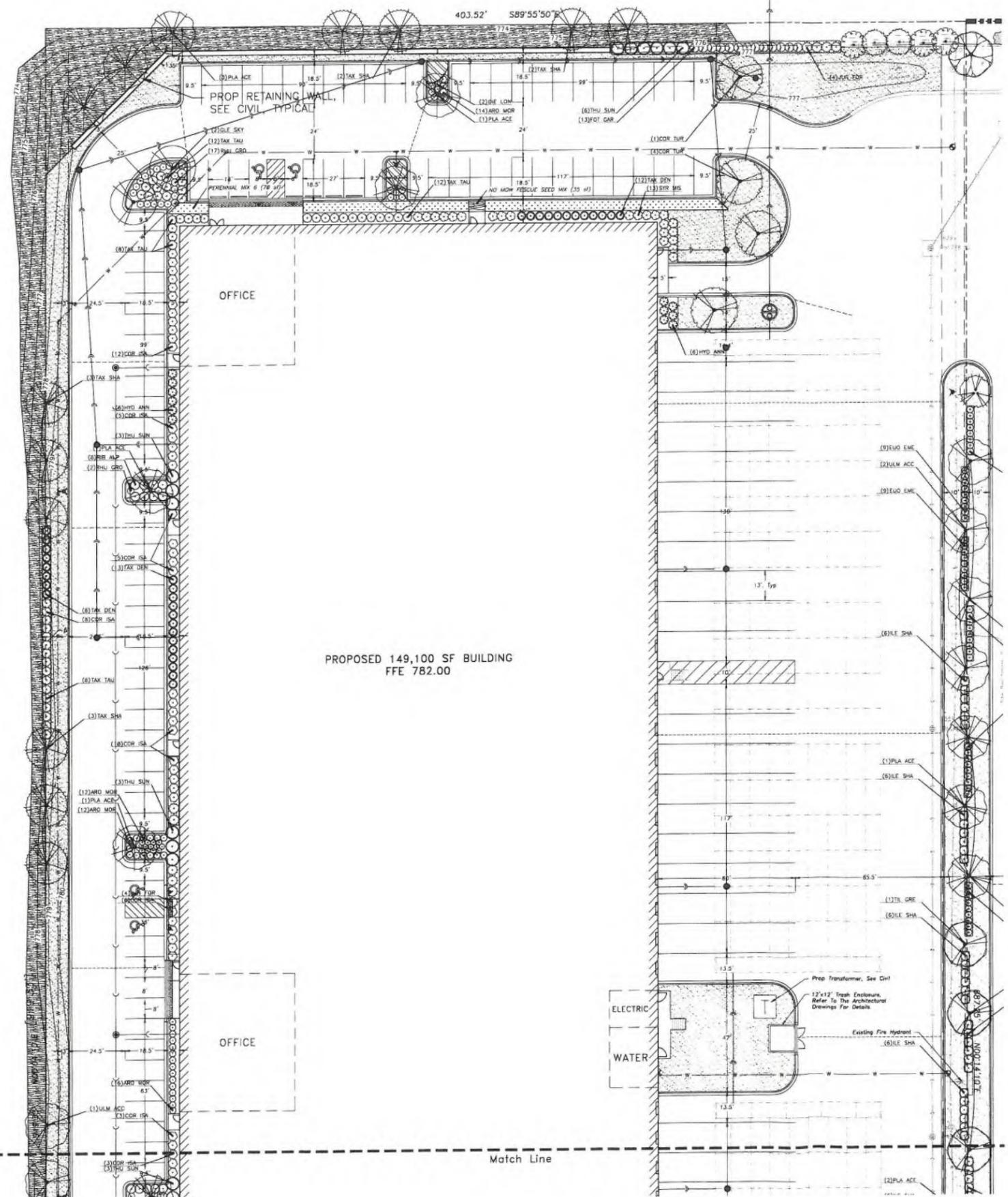
DATE	DESCRIPTION
5/10/2024	SITE PLAN REVIEW
9/06/2024	REVISIONS SITE PLAN REVIEW
11/27/2024	REVISIONS SITE PLAN REVIEW

PROJECT NUMBER	2024-04
FILE	SITE02
DRAWN BY	JH
CHECKED BY	JH

A-1.0



MUNGER SPEC BUILDING
1350 MUNGER ROAD LOT 1
BARTLETT, ILLINOIS



PERENNIAL MIX + MATERIAL SCHEDULE : NORTH

PERENNIAL MIX 6 EURYIA DIVARICATA / WHITE WOOD ASTER HOSTA X 'HALCYON' / HALCYON HOSTA	899 SF 156 77
PERENNIAL MIX 3 CAREX SPRENGELII / SPRENGEL'S SEDGE GERANIUM X 'DORON' / DORON GERANIUM SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	176 SF 46 82
NO MOW FESCUE SEED MIX BUCHLE DACTYLOIDES / BUFFALO GRASS FESTUCA BRACHYPTERA / 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 PUNGENS / COLORADO SPRUCE	EXISTING		2
PN	NI	PINUS NIDRA / AUSTRIAN PINE	EXISTING		3
CANOPY TREES					
CDR	FLR	CORYLUS COLURNA / TURKISH FILBERT	B & B	2.5'DAL	4
GLE	SKY	GLYCERHIZA TRICACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5' CAL	2
PLA	ACE	PLATANUS X ACCURIFOLIA / LONDON PLANE TREE	B & B	2.5'DAL	8
TAX	SHA	TAXODIUM DISTICHUM 'SHINNEE BRAVE' TM / BALD CYPRESS	B & B	2.5'DAL	10
TL	GRE	TILIA CORDATA 'GREENSPARE' / GREENSPARE LITTLELEAF LINDEN	B & B	2.5'DAL	1
ULM	ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5'DAL	3
DECIDUOUS SHRUBS					
ARD	MOR	ARONIA MELANOCARPA 'WORTON' / IRIDIOLUS BEAUTY™ BLACK CHOKERBERRY	B & B	36" HT.	39
CDR	ISA	CORNUS SERICEA 'SANTY' / SANTI REDDOSEB DOGWOOD	B & B	36" HT.	48
DE	LOH	DIERILLA LONICERA / DWARF BUSH HONEYSUCKLE	B & B	18" HT.	16
FOT	GAR	FOTHERGILLA GARDENI / 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 SWEETGUM	B & B	24" SPREAD	22
RIB	ALP	RIBES ALPIMUM / ALPINE CURRANT	B & B	30" HT.	8
STR	MS	STRYGINA PATULA 'MISS KIM' / MISS KIM LIAC	B & B	36" HT.	22
EVERGREEN SHRUBS					
JUN	FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	10
TAX	TAU	TAXUS X MEDIA 'TAUNTON' / TAUNTON'S ANGLE-JAPANESE YEW	B & B	36" HT.	42
TAX	DEW	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	33
THU	SUN	THUJA OCCIDENTALIS 'SUNWEST' / SUNWEST ARBORVITAE	B & B	5' HT.	12
BROADLEAF EVERGREEN					
ELI	EME	ELAENANUS FORTUNED 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERCREEPER	#3		18
ILE	SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK HIBBERRY HOLLY	B & B	24" HT.	24

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONFORMANCE 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 CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNKEN/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 MUNICIPALITY REQUIREMENTS AND SUBMITTALS, 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, FERTILIZATION, STAKING AND CUTTING, WINTERING, 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 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.
- 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 8.0' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRAIN LINE, WHICHEVER IS GREATER.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE REMOVED 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 PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIALS ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTEREST 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.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
13.1. ORNAMENTAL TREE PLANTING - 18" SHRUB PLANTING - 18" TURF AREAS - 6"
13.2. PLANTING SOIL AT ROOT BALL OF TREES - 36"
13.3. 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. BE CAREFUL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREVENTERS APPLIED AT THE RECOMMENDED RATE.
- TEST ALL BEDS FOR 1" PER HOUR MIN. PERCOLATION RATE, WHERE PERCOLATION IS INSUFFICIENT PROVIDE SLUMP DRAINAGE PROVIDE UNIT COST FOR GRAVEL SLUMP DRAINAGE WITH BID.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, 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 S75 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 BOKES 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 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.

Reserved for Seal:

No.	Date	Description
	05/10/24	Development Review
	09/06/24	Village Comments
	11/27/24	Village Comments

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

Sheet Title: **SITE LANDSCAPE PLAN (NORTH)**

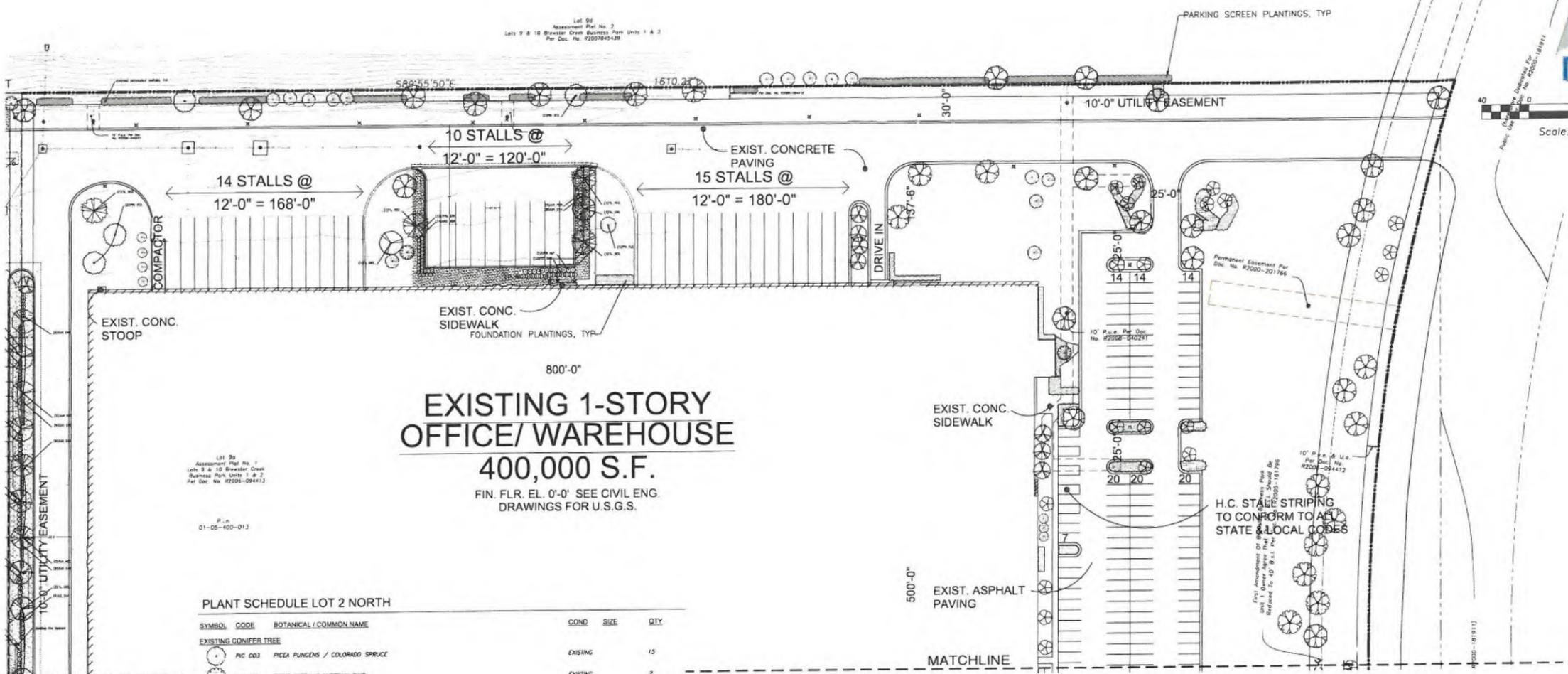
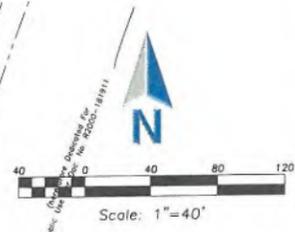
Sheet No: **L1.2**

EEA - P:\314010 - Woodbine - 1350 Munger Spec. Building\Drawings\1350 Munger Spec. Building Landscape Plan.dwg
 Plotted: 11/25/24 @ 1:08pm By: jordanstam



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GRAYSLAKE, ILLINOIS 60030
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

MUNGER SPEC BUILDING
1350 MUNGER ROAD LOT 2
BARTLETT, ILLINOIS



**EXISTING 1-STORY
OFFICE/ WAREHOUSE**
400,000 S.F.
FIN. FL. 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
●	PIV NIC	PINUS NIGRA / AUSTRIAN PINE	EXISTING		2
●	THU OCC	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	EXISTING		7
EXISTING CANOPY TREES					
●	ACE XPM	ACER X FREEMANI / FREEMAN MAPLE	EXISTING		15
●	OLE TR	GLEDITSIA TRIACANTHOS / HONEY LOCUST	EXISTING		9
●	ULM AME	ULMUS AMERICANA / AMERICAN ELM	EXISTING		10
EXISTING UNDERSTORY TREES					
●	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	EXISTING		7
●	MAL IAS	MALLUS IOENSIS / PINKIE CRABAPPLE	EXISTING		20
CANOPY TREES					
●	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5' CAL	2
●	TLA RED	TLIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5' CAL	4
●	TLA GRE	TLIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5' CAL	3
●	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5' CAL	2
EVERGREEN TREES					
●	PIV FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8' HT.	1
●	PIV STZ	PINUS STROBUS / WHITE PINE	B & B	8' HT.	4
UNDERSTORY TREES					
●	CEP EAS	CERES CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	8' HT.	1
DECIDUOUS SHRUBS					
●	ARO MOR	ARONIA MELANOCARPA 'MORTON' / 'ROODUS BEAUTY' BLACK CHOCHEBERRY	B & B	36" HT.	14
●	FOT GAR	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	B & B	36" HT.	14
●	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	13
●	RIB ALP	RIBES ALPINA / 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 FORTUNII 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERKEEPER	#2		35
●	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK HEMLOCK HOLLY	B & B	34" HT.	6
SHRUB AREAS					
■		EXISTING DECIDUOUS SHRUBS 36" MIN HEIGHT			5,015 SF
■		EXISTING EVERGREEN SHRUBS 12-24" HEIGHT			935 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 MK. 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 UNUSUAL 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 FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, 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 DISEASES, DISORDERS OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/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 LEADERS.
 - 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 5% OF 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. FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS SUFFICIENT 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 SHIELDED BARK MATERIAL, AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.

- GRAPHIC KEY**
- ⊗ EXISTING LIGHT
 - ⊕ EXISTING FIRE HYDRANT

Reserved for Seal

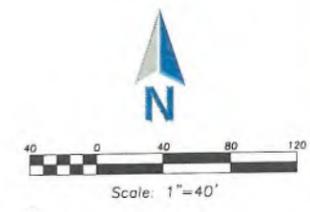
No.	Date	Description
05/10/24		Development Review
09/06/24		Village Comments
11/27/24		Village Comments

Design By	Approved By	Date
JJA	CK	03/20/24

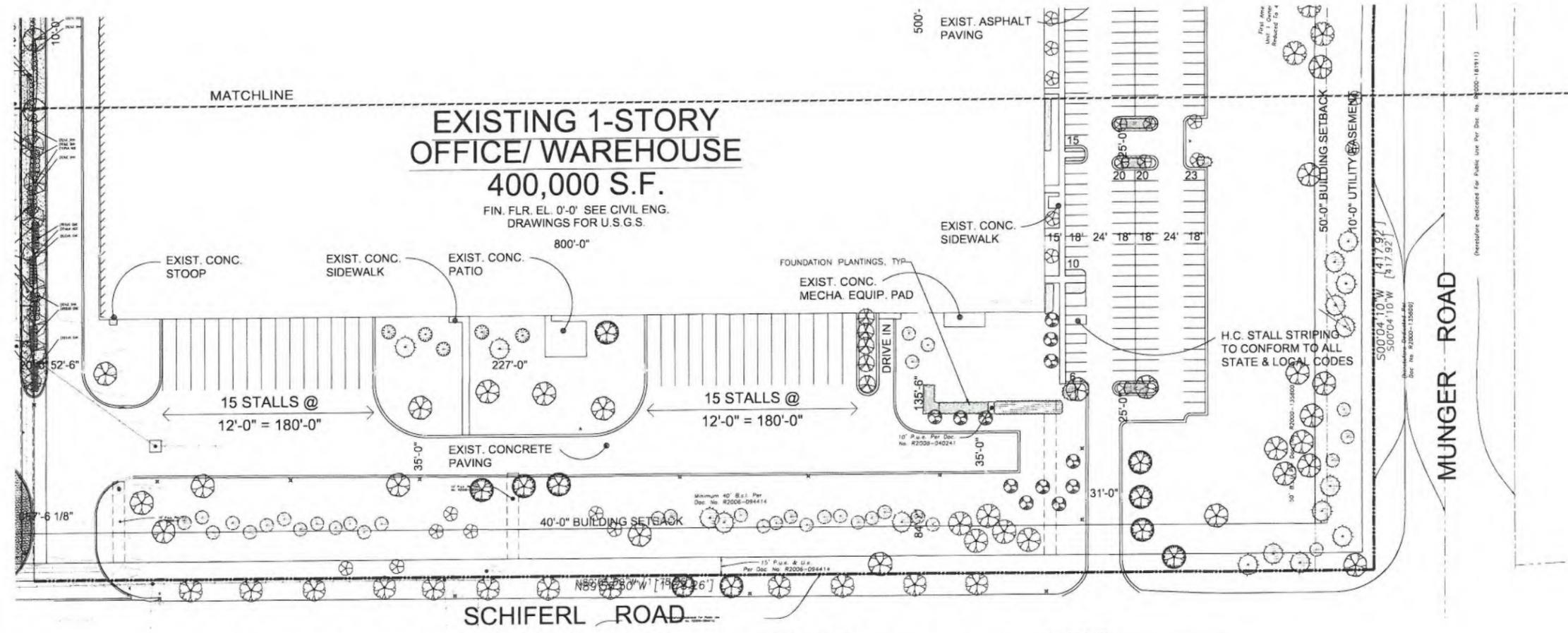
Sheet Title
**LANDSCAPE
PLAN (NORTH)**

Sheet No.
L1.1

EEA - 01/24/2025 - Munger Spec Building (University) 1350 Munger Spec Building Landscape Plan.dwg
Plotted: 11/20/24 @ 24.00pm By: jordanmason



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					
	PIC ABI	PICEA ABIES / NORWAY SPRUCE	EXISTING		16
	PIC COJ	PICEA PUNGENS / COLORADO SPRUCE	EXISTING		34
	PNV NGR	PINUS NGRA / AUSTRIAN FINE	EXISTING		5
EXISTING CANOPY TREES					
	ACE XFM	ACER x FREEMAN / FREEMAN MAPLE	EXISTING		23
	GYN KEN	GYNODIOCLADUS DICUS / KENTUCKY COFFEE TREE	EXISTING		12
	TIL AME	TILIA AMERICANA / AMERICAN LINDEN	EXISTING		10
	ULM AME	ULMUS AMERICANA / AMERICAN ELM	EXISTING		5
EXISTING UNDERSTORY TREES					
	AME GRB	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM	EXISTING		5
	ORA COC	CRATAEGUS CRUS-GALLI / COCKSPUR HAWTHORN	EXISTING		12
	MAL IAS	MALUS IDIOSS / PRAIRIE CRABAPPLE	EXISTING		18
CANOPY TREES					
	PLA ACE	PLATANUS x ACERIFOLIA / LONDON PLANE TREE	B & B	2.5' CAL	1
	TIL DRE	TILIA CORDATA 'GREENSPRING' / GREENSPRING LITTLELEAF LINDEN	B & B	2.5' CAL	1
	ULM ACE	ULMUS x ACCOLADE / ACCOLADE ELM	B & B	2.5' CAL	2
BROADLEAF EVERGREEN					
	EUD EME	EUDONYS FORTUNA 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERKEEPER	#3		35
	ILE SHM	ILEX GLABRA 'SHAMROCK' / SHAMROCK HAWKBIT HOLLY	B & B	24" HT.	24
SHRUB AREAS					
		EXISTING DECIDUOUS SHRUBS 36" MIN. HEIGHT			1,194 SF
		EXISTING EVERGREEN SHRUBS 12-24" HIGH			774 SF
		EXISTING PERENNIAL BED			650 SF

GENERAL NOTES

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- 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.
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- COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

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- 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.
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- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 6"
 - 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 GREY 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

-
-

- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE THREE TIMES THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES 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 1100 VERMONT 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' FROM THE TRUNK OR AT THE EXTENS 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.

Reserved for Seal

No.	Date	Description	Review
	05/10/24	Development Review	
	09/06/24	Wlogge Comments	
	11/27/24	Wlogge Comments	

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

Sheet Title: **LANDSCAPE PLAN (SOUTH)**

Sheet No: **L1.2**

EEA - PLS/2025 - Munger Spec Building - 1350 Munger Road, Bartlett, IL 60015. Landscape Plan. Scale: 1"=40'. Date: 03/20/24. By: JJA/CK

DRAFT AMENDMENT

LANDBANKING AGREEMENT AMENDMENT

THIS LANDBANKING AGREEMENT AMENDMENT (“Amendment”) is made and entered into this _____ day of _____, 2025, by and between the VILLAGE OF BARTLETT, DuPage, Cook and Kane Counties, Illinois, a home rule municipal corporation of the State of Illinois (hereinafter referred to as the “Village”), and Dawson Logistics Assets, LLC (hereinafter referred to as the “Owner”). The Village and Owner may be referred to individually as “Party” or jointly as “Parties” throughout this Amendment.

WITNESSETH:

WHEREAS, the Owner owns the property located at 1350 Munger Road, Bartlett, Illinois 60103 (01-05-400-013) (the “Subject Property”), as more fully described in **Exhibit A** to this Agreement, which is currently improved with an approximately 400,000 square foot industrial facility sited on approximately 1,379,623 (31.672 Acres) lot; and

WHEREAS, the original Landbanking Agreement (the “Original Agreement”) was initially made and entered into on June 30, 2006 and will expire on June 30, 2026 at the end of the twenty (20) year period, unless renewed or extended by the Village Corporate Authorities; and

WHEREAS, since the Original Agreement was entered into in 2006, the circumstances of the Parties and Subject Property have changed significantly; and

WHEREAS, Owner intends to re-subdivide the Subject Property into two (2) new lots, one that is approximately 364,852 square feet (8.307 acres) in area (“Lot 1”), and another that is approximately 1,017,769 square feet (23.365 acres) in area (“Lot 2”). Owner plans to construct a new approximately 149,100 square foot industrial building on Lot 1; and

WHEREAS, per the requirements of the Original Agreement, the Subject Property currently includes 200 off-street 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; and

WHEREAS, the current Bartlett Zoning Ordinance in effect as of the date of this Amendment would require 490 off-street parking spaces, unless a variation from the number of required off-street parking spaces is granted by the Village President and Board of Trustees; and

WHEREAS, the Owner has requested that the Village issue a variation from Section 10-11-1-6 of the Bartlett Zoning Ordinance for Lot 2 to reduce the off-street parking spaces required by the proposed Training Facility from 490 to 200, a reduction of 290 spaces, with 131 land-banked parking stalls, a reduction of 159 stalls (the "Variation"); and

WHEREAS, The Owner acknowledges that ability of the Village to either compel the Owner or its successors to construct additional parking should the Corporate Authorities of the Village determine in the future that additional parking is needed on the Subject Property; and

WHEREAS, on March 6, 2025, pursuant to proper notice, the Bartlett Planning & Zoning Commission reviewed the request for a Variation, along with the Owner's additional requests for zoning relief, and conducted a public hearing with respect to the requested Variation on Lot 2 (Case #202[]-[]) and has recommended to the Corporate Authorities that Petition be granted, subject to the conditions and findings of fact set forth in its report; and

WHEREAS, the Village, in exercise of its home rule powers, and the Owner of the Subject Property are mutually desirous of extending the means by which the parking landbanking will be provide prior to the Agreement's expiration; and

WHEREAS, the Village Corporate Authorities are willing to allow the Owner to continue to landbank 131 parking stalls, subject to the terms and conditions hereinafter set forth:

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and agreements herein, and in reliance on the Village's home rule powers, the Parties agree as follows:

1. Recitals. The forgoing recitals are hereby incorporated in this Paragraph 1 as if recitals were fully set forth herein.
2. Scope of Agreement. The one hundred thirty-one (131) spaces of landbanked parking for the Subject Property previously shown on the original VLG Site Plan shall be subject to the terms and conditions of this Agreement.
3. Installation of Landbanked Stalls. The Corporate Authorities shall determine, in its sole discretion, when any parking which has been landbanked hereunder, and associated landscaping, must be installed. Prior to making its determination, the Corporate Authorities shall give ten (10) days' prior written notice of its intent to the Owner. The Corporate Authorities shall take into consideration, but shall not be bound by, the recommendation of the Owner. Written notice of the Corporate Authorities' determination shall be sent to the Owner, and the Owner shall thereupon proceed to install the parking and associated landscaping, in accordance with the applicable Village codes and ordinances, at the Owner's sole cost and expense.

4. Completion of Installation.

- a. If the notice from the Village to install the landbanked parking stalls and associated landscaping provided for under Section 3 is mailed to the Owner on or after January 15 but before August 15, then the Owner shall complete the construction and paving of the landbanked parking stalls and installation of associated landscaping within 120 days of the date on which the notice is issued.
- b. If the notice from the Village to install the landbanked parking stalls and associated landscaping provided for under Section 3 is mailed to the Owner on or after August 15 but before January 15 then the Owner shall complete the construction and paving of the parking lot and installation of associated landscaping by the following May 30.
- c. Notwithstanding the foregoing, the installation periods under this Section 4 may be extended by the Corporate Authorities, in their sole discretion, in the event that the Owner has diligently pursued installation of the landbanked parking stalls and associated landscaping, but has been unavoidably delayed to due to adverse weather conditions, epidemics, war, insurrection, natural catastrophe, or other Acts of God. In no event will increased costs or other financial considerations be considered as a cause for delay.

5. Village Rights. Should the Owner fail to complete the installation of the landbanked parking and associated landscaping in accordance with the schedule of completion set forth in Section 4, the Village shall have the following rights and remedies, none of which shall be exclusive:

- a. The right to sue for breach of contract, whether in law or in equity, for damages, specific performance, or any other legal remedy deemed appropriate by the Village;
- b. The right to revoke the certificate of occupancy for the premises and to pursue subsequent enforcement actions if the premises continue to be occupied after such revocation;
- c. The absolute right, without further notice apart from that required by Paragraph 3, to enter upon the Subject Property and install the required parking spaces at the Owner's sole cost and expense. The cost of such installation shall be a lien on the Subject Property, and shall include all costs incurred by the Village in relation to its work, both actual and incidental, and to the enforcement of the lien. The Village will have the right to file suit or other proceedings to foreclose a lien against the Subject Property in the manner provided by law for mortgage foreclosure proceedings; and

- d. The right to recover the Village Attorney's fees and court costs in any enforcement action, including those related to the enforcement of a lien under Paragraph 5(c).
6. Agreement Runs with the Land. This Agreement shall run with the land and shall be binding on the Owner, its successors in interest and assigns. The Village shall cause a copy of this Agreement to be recorded in the Office of the Recorder of Deeds of DuPage County. The Owner shall apprise future owners of their rights and obligations hereunder.
 7. Term. The term of this renewed Agreement shall have a term of twenty (20) years from the date of execution hereof. Upon expiration of the Agreement, and at the end of said twenty (20) year period, unless this Agreement has been renewed or extended by the Corporate Authorities, the Owner shall install all of the landbanked parking spaces and associated landscaping required by this Agreement and the codes and ordinances of the Village. Notwithstanding the expiration of the Agreement pursuant to this Paragraph 7, the Village shall retain all enforcement rights under Paragraph 5 hereof until the installation of all the landbanked parking spaces and associated landscaping has been completed and approved by the Village.
 8. Relationship of the Parties. The Parties shall act as and remain independent entities in the performance of this Agreement. Nothing in this Agreement shall be deemed or construed to create a joint venture, partnership, fiduciary, or agency relationship between the Parties for any purpose.
 9. Third-Party Beneficiaries. This Agreement does not confer any rights or remedies on any person or entity other than the Parties.
 10. Notice. Any notice required or permitted to be given under this Agreement must be in writing and provided either by (a) personal service; (b) certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid; or (c) by reputable overnight courier to the following:

If to the Village:
 Village Administrator
 Village of Bartlett
 228 S. Main Street
 Bartlett, IL 60103

With a copy to:
 Kurt S. Asprooth
 Ancel Glink, P.C.
 140 S. Dearborn Street, Suite 600

If to the Owner:

With a copy to:

Chicago, IL 60603

11. Amendments and Modifications. No amendment or modification to this Agreement will be effective until reduced to writing and approved and executed by both Parties to this Agreement.
12. Entire Agreement. This Agreement incorporates the full and complete understanding of the Parties with respect to landbanked parking and the installation of parking areas and associated landscaping on the Subject Property to the exclusion of any terms or conditions not expressly set forth herein.
13. Governing Law. This Agreement shall be governed by the laws of the State of Illinois. The venue for any dispute arising out of this Agreement shall be the Circuit Court of DuPage County, Illinois.

End of page, signatures are on the following page.

IN WITNESS WHEREOF, the Owner and the Village have hereunto executed this Agreement and affixed their respective seals on the day and year first above written.

VILLAGE OF BARTLETT

By: _____

ATTEST:

DAWSON LOGISTICS ASSESSTS, LLC

By: _____

ATTEST:

EXHIBIT A
LEGAL DESCRIPTION

original agreement



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 15, 2006

RHSP 9:29 AM

OTHER

01-04-108-001

009 PAGES

R2006-157731

This document prepared by
and MAIL TO:

Bryan E. Mraz
111 East Irving Park Road
Roselle, Illinois, 60172

PIN: 01-05-400-011
01-04-108-001

Property Address: 1350. Munger. Road
Bartlett, IL, 60103

LANDBANKING AGREEMENT

THIS AGREEMENT is made and entered into this 30th day of June, 2006, by and between the VILLAGE OF BARTLETT, DuPage, Cook and Kane Counties, Illinois, a home rule municipal corporation of the State of Illinois (hereinafter referred to as the "Village"), VICTORY LAND GROUP, INC. (hereinafter referred to as "Proposed Initial Tenant") and DGJ Activities, LLC (hereinafter referred to as the "Owner").

WITNESSETH:

WHEREAS, the Owner or the Proposed Initial Tenant desires to construct and develop a 430,000+/- square foot industrial building (the "VLG Industrial Building") on Lot 9 in the Brewster Creek Business Park more fully described on Exhibit B-1 attached hereto and made part hereof (the "Subject Property"); and

WHEREAS, the proposed VLG Industrial Building will contain 370,000+/- square feet of warehouse space, 30,000+/- square feet of office space and a 30,000+/- showroom, which under the current Bartlett Zoning Ordinance in effect as of the date of this

this Agreement would require 490 parking spaces, unless a variation from the number of required parking spaces is granted by the Bartlett Village President and Board of Trustees (the "Corporate Authorities"); and

WHEREAS, the site plan for the development of the VLG Industrial Building prepared by Harris Architects, Inc. dated November 4, 2005, last revised December 13, 2005 (the "VLG Site Plan"), a copy of which is attached hereto as Exhibit B-2, identifies and provides for 200 parking spaces, including nine (9) handicapped accessible parking spaces to be installed at the time the VLG Industrial Building is built (the "Initial Parking Improvements"), and depicts 100 future landbanked parking stalls along the north side of the Subject Property (the "North Stalls"), and 111 landbanked parking stalls along the east side of the Subject Property immediately adjacent to the Initial Parking Improvements (the "East Landbanked Stalls"); and

WHEREAS, the Proposed Initial Tenant and Owner intend to enter into a Lease under which Proposed Initial Tenant will be tenant of the Subject Property; and

WHEREAS, the Owner has represented that it, or its Proposed Initial Tenant, or any other initial tenant if the Proposed Initial Tenant is not the initial tenant, intends to use the VLG Industrial Building for a furniture distribution business which will have an estimated total of 150 warehouse, office and showroom employees, and no more than 25 visitors to the showroom at any one time, supporting the Owners request for a variance and to allow it to landbank parking; and

WHEREAS, the Village Community Development staff has concurred with the Owner's position based on the Owner's representations, commitment to landbank parking, and the ability of the Village to either compel the Owner or its successor to

construct additional parking, or construct parking itself should the Owner or itself fail to do so in the future, should the Corporate Authorities of the Village determine in the future that additional parking is needed on the Subject Property; and

WHEREAS, the Village Community Development staff has recommended that 80 of the 100 North Stalls proposed to be landbanked be eliminated so as to provide better maneuverability of trucks, leaving 20 landbanked stalls in that area (the "North Landbanked Stalls") plus the 111 East Landbanked Stalls for a total of 131 landbanked stalls (collectively the "Landbanked Stalls"); and

WHEREAS, even if the Landbanked Stalls are added to the Initial Parking Improvements, there is still a parking deficit of 159 spaces based on the parking requirements of the current Zoning Ordinance, for which a variation is needed; and

WHEREAS, the Zoning Board of Appeals conducted a public hearing on _____, 2006 and recommended approval to the Corporate Authorities of a variation of 159 parking stalls and to allow the Owner to only construct the Initial Parking Improvements containing 200 spaces provided the Owner landbanks 131 parking stalls; and

WHEREAS, the Village, in exercise of its home rule powers, and the Owner of the Subject Property are mutually desirous of establishing the means by which the parking landbanking will be provided and the means by which parking and associated landscaping will be installed in the future; and

WHEREAS, the Village Corporate Authorities are willing to grant the parking variation and allow the Owner to landbank 131 parking stalls, only upon, and subject to the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. The foregoing recitals are hereby incorporated in this Paragraph 1 as if said recitals were fully set forth herein.

2. The one hundred thirty-one (131) spaces of landbanked parking for the Subject Property, as shown on the VLG Site Plan attached hereto as Exhibit B-2 and expressly made a part hereof, and the landscaping associated therewith as depicted on Exhibit C attached hereto and made a part hereof, shall be subject to the terms and conditions of this Agreement.

3. The Corporate Authorities shall determine, in its discretion, when any parking which has been landbanked hereunder, and associated landscaping, must be installed. Prior to making its determination, the Corporate Authorities shall give ten (10) days prior written notice of its intent to the Owner. The Corporate Authorities shall take into consideration the recommendation of the Owner. Written notice of the Corporate Authorities' determination shall be sent to the Owner, and the Owner shall thereupon proceed to install the parking and associated landscaping, in accordance with the applicable Village codes and ordinances, at the Owner's sole cost and expense.

4. If the aforesaid notice from the Village to install the parking and associated landscaping is mailed to the Owner on or after January 15th but before August 15th, then the Owner shall complete the construction and paving of the parking lot and installation of associated landscaping within 120 days of the date of the notice.

5. If the aforesaid notice from the Village to install the parking is mailed to the Owner on or after August 15th but before January 15th, then the Owner shall complete the

construction and paving of the parking lot and installation of associated landscaping by the following May 30th.

Notwithstanding the foregoing, the installation period may be extended by the Corporate Authorities in the event that the Owner has diligently pursued installation, but has been unavoidably delayed due to adverse weather conditions.

6. Nothing contained herein shall prohibit the Owner from installing any of the Landbanked Stalls on its own volition at any time it or any of its successors determine they are necessary, provided they are constructed in accordance with all Village codes and ordinances then in effect.

7. Should the Owner fail to complete the installation of the parking and associated landscaping in accordance with the schedule of completion set forth in Paragraphs 4 and 5 hereof, the Village shall have the following rights and remedies, none of which shall be exclusive:

- (A) The right to sue for breach of contract, whether in law or in equity, for damages, specific performance, or any other legal remedy deemed appropriate by the Village;
- (B) The right to revoke the certificate of occupancy for the premises;
- (C) The right to enter upon the property and install the required parking spaces at the Owner's sole cost and expense and to lien the premises in order to enforce payment to the Village for the work performed; and
- (D) The right to recover the Village Attorney's fees and court costs in any enforcement action.

8. This Agreement shall run with the land and shall be binding on the Owner, its successors in interest and assigns. The Village shall cause a copy of this Agreement to be recorded in the Office of the Recorder of Deeds of DuPage County. The Owner shall apprise future owners of their rights and obligations hereunder.

9. The term of this Agreement shall be ten (10) years from the date of execution hereof. Thereafter the Agreement shall be renewed automatically for an additional ten (10) year period or until all the landbanked parking has been installed, whichever is earlier. Upon expiration of the Agreement, and at the end of said twenty (20) year period, unless this Agreement has been renewed or extended by the Corporate Authorities, the Owner shall immediately install all parking spaces and associated landscaping required by the codes and ordinances of the Village. Notwithstanding the expiration of the Agreement pursuant to this Paragraph 9, the Village shall retain all enforcement rights under Paragraph 7 hereof until the installation has been completed and approved by the Village.

10. This Agreement incorporates the full and complete understanding of the parties with respect to landbanked parking and the installation of parking areas and associated landscaping on the Subject Property to the exclusion of any terms or conditions not expressly set forth herein.

11. This Agreement shall be governed by the laws of the State of Illinois.

End of page, signatures are on the following page.

IN WITNESS WHEREOF, the Owner, Proposed Initial Tenant and the Village have hereunto executed this Agreement and affixed their respective seals on the day and year first above written.

VILLAGE OF BARTLETT

By: *Catherine J. Melchert*
Catherine J. Melchert, Village President

ATTEST:

Linda Gallien
Linda Gallien, Village Clerk



VICTORY LAND GROUP, INC.

By: *[Signature]*
President

ATTEST:

[Signature]
Secretary

DGJ Activities, LLC

By: *[Signature]*
Manager

EXHIBIT A
LEGAL DESCRIPTION

P.I.N. #: *C1-05-400-011*
01-04-168-001

LOT 9A IN ASSESSMENT PLAT NO. 1 OF LOTS 9 & 10 BREWSTER CREEK BUSINESS PARK UNITS 1 & 2, BARTLETT, IL., 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 DU PAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOT 9 IN BREWSTER CREEK BUSINESS PARK UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2000, AS DOCUMENT NUMBER R2000-135800 ALONG WITH THAT PART OF LOT 10 IN BREWSTER CREEK BUSINESS PARK UNIT 2, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2000, AS DOCUMENT NUMBER R2000-181911, ALL IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY OF THE TWO SOUTHEASTERLY CORNERS OF SAID LOT 9, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF MUNGER ROAD HERETOFORE DEDICATED PER DOCUMENT NUMBER R2000-135800, SAID POINT ALSO BEING 60 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 27 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 956.48 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE OF LOT 9, A DISTANCE OF 417.92 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, BEING THE EASTERLY LINE OF SAID LOT 9 IN BREWSTER CREEK BUSINESS PARK UNIT 1 AND THE EASTERLY LINE OF SAID LOT 10 IN BREWSTER CREEK BUSINESS PARK UNIT 2, HAVING A RADIUS OF 1560.00 FEET, A CHORD BEARING OF NORTH 08 DEGREES 18 MINUTES 05 SECONDS EAST, 476.72 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 49 SECONDS WEST 1610.27 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 11 SECONDS EAST 919.33 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2033.10 FEET, A CHORD BEARING OF NORTH 84 DEGREES 27 MINUTES 03 SECONDS EAST, 361.64 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS EAST, 1178.26 FEET TO THE PLACE OF BEGINNING.

PIN: 01-05-400-011 and 01-04-108-001

Property Address: 1350 Munger Road, Bartlett, IL, 60103