

VILLAGE OF BARTLETT

COMMITTEE AGENDA

APRIL 4, 2017

PLANNING & ZONING

1. 2250-2260 Southwind Blvd.
2. Balance Family Chiropractic

PUBLIC WORKS

1. Waste Water Treatment Plant Facility Plan Update
2. Metra Payment and Parking

EXECUTIVE SESSION

To Discuss Property Acquisition Pursuant to
Section 2(c)5 of the Open Meetings Act

COMMUNITY DEVELOPMENT MEMORANDUM

17-53

DATE: March 23, 2017
TO: Paula Schumacher, Acting Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#16-12) 2250-2260 Southwind Boulevard**

PETITIONER

Dean Kelley on behalf of 2250-60 Southwind, LLC

SUBJECT SITE

2250-2260 Southwind Boulevard, (Northeast corner of Rt. 25 and Southwind Boulevard)

REQUESTS

Site/PUD Plan Amendment and a Special Use Permit for an Outdoor Storage Yard

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Office Building	Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Koehler Fields	Open Space	P-1
East	Vacant/Single Family	Mixed Use Business Park	PD/SR-4 PUD
West	Vacant	Commercial*	M-P**

(*South Elgin)

(**Master Planned Dev District – South Elgin)

ZONING HISTORY

The subject property was **annexed** to the Village in 1988 and zoned PD (Planned Development) by Ordinances #1988-58 and #1988-59 (Ordinances Annexing and Rezoning the Mineral and Land Resources Property to the Village of Bartlett and Granting a Special Use for its Development.) All development within this area follows the approved Annexation Agreement (Ordinance #2001-50) for the Kenyon and Weberpal Properties and the Second Amended Annexation Agreement for the Bluff City Property.

The original **Site Plan** for the existing office building was approved by Ordinance #2000-72 (An Ordinance Approving the Site Plan for the Bluff City Office Building) on July 18, 2000.

DISCUSSION

1. The Petitioner is requesting a **Site/PUD Plan Amendment** for their existing office building to move one of their existing companies, Benchmark, to the lower level garage area and to create an outdoor storage yard for this user. The existing office building and proposed outdoor storage yard would encompass approximately 4.2 acres of the total five (5) acre site.
2. A **Special Use Permit** is also being requested for the outdoor storage yard for Benchmark's construction equipment. All repair work on the equipment would take place inside the garage area of the existing building. Benchmark would utilize the existing access drive east of the office building for both ingress and egress.
3. A six (6') foot high berm is proposed east and south of the outdoor storage yard to screen the proposed use from adjacent properties and the public right-of-way. The top of the berm would contain a six (6) foot high, solid, PVC fence. Landscaping, primarily consisting of evergreens and maples, would be planted east of the fence along the entire portion of the berm.
4. The storage area would consist of asphalt grindings temporarily for two years (similar to other parking/storage areas approved in the Brewster Creek Business Park) and then would be paved as required in the Building Code to minimize the dust, dirt and debris normally associated with construction equipment.
5. General hours of operation for Benchmark are from 7:00 a.m. until 5:00 p.m. weekdays.
6. The outdoor storage area would be approximately 375 feet west of the single family homes under construction in the Bartlett Pointe West Subdivision.
7. Engineering plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests subject to the conditions and Findings of Fact outlined below:
 - a. Village Engineer approval of the Final Engineering plans;
 - b. The asphalt grindings for the outside storage yard shall be permitted for a period of two years from the date of the Ordinance approving of the Site/PUD Plan Amendment and Special Use for Outdoor Storage. After two years, the storage yard shall be required to be paved with asphalt as required by the Building Code.

A permit shall be required for the paving of this storage yard.

- c. The landscaping of the property shall be provided, planted, completed and maintained in accordance with the Landscape Plan;
- d. Landscaping must be installed within one year of the issuance of a building permit. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
- e. A six (6) foot high, solid, vinyl fence as depicted in the fence detail and shown on the Landscape Plans shall be installed on top of the berm and along the entire length of the berm in accordance with the Building Code;
- f. Findings of Fact (Site/PUD Plan):
 - i. That the proposed outdoor storage yard is a Special Use in the PD Zoning District;
 - ii. That the proposed storage yard, landscaping, and drainage are compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- g. Findings of Fact: (Special Use – Outdoor Storage)
 - i. The proposed outdoor storage yard is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed outdoor storage yard will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The Plan Commission reviewed the Petitioner's requests and conducted the required public hearing at their meeting on March 9, 2017. The Commission recommended **approval** subject to the conditions and findings of fact outlined above by Staff.
3. Minutes from the Plan Commission meeting and background information are attached for your review and consideration.

Case # 16-12 - 2250-2260 Southwind Storage Yard

Site/PUD Plan Amendment and a Special Use Permit for an outdoor Storage Yard

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

R. Grill stated the subject property was annexed in 1988 and the original Site Plan for the existing office building was approved in July, 2000. The Petitioner is requesting a Site/PUD Plan Amendment for their existing office building to move one of their existing companies, Benchmark, to the lower level garage area and to create an outdoor storage yard for this user. The existing office building and proposed outdoor storage yard would encompass approximately 4.2 acres of the total five (5) acre site.

A Special Use Permit is also being requested for the outdoor storage yard for Benchmark's construction equipment. All repair work on the equipment would take place inside the garage area of the existing building. Benchmark would utilize the existing access drive east of the office building for both ingress and egress.

A six (6') foot high berm is proposed east and south of the outdoor storage yard to screen the proposed use from adjacent properties and the public right-of-way. The top of the berm would contain a six (6) foot high, solid, vinyl fence. Landscaping, primarily consisting of evergreens and maples, would be planted east of the fence along the entire portion of the berm.

The storage area would consist of asphalt grindings temporarily for two years (similar to other parking/storage areas approved in the Brewster Creek Business Park) and then would be paved as required in the Building Code to minimize the dust, dirt and debris normally associated with construction equipment.

General hours of operation for Benchmark are from 7:00 a.m. until 5:00 p.m. weekdays.

The outdoor storage area would be approximately 375 feet west of the single family homes under construction in the Bartlett Pointe West Subdivision. Engineering plans are currently being reviewed by the Staff. Staff recommends approval of the Petitioners requests subject to the Conditions outlined in the report and Findings of Fact. The Petitioner is here tonight.

J. Lemberg asked if anyone from the Commission had any questions for R. Grill.

T. Ridenour had a question if the main use would be just for storage of the equipment.

R. Guerard representing the owner of the building at 2250-2260 Southwind, stated the principle user of this storage yard, Benchmark, is one of the owners of this building for the last 18 years. Benchmark does some repairing of their equipment there and other material storage is there as well. The principle purpose is the equipment storage. This is the reason there will be a six foot berm and a 6

foot solid fence along with landscaping. What they are working on will not be visible from the outside of the property.

T. Ridenour questioned if there would be repairing of the equipment on the outside of the building.

R. Guerard stated the repairs will be done inside, the building itself is a double level building. In the front, the first level is accessed from the west with parking. The second level has a drop down which is accessed in the back of the building which has very large garage doors for equipment. Lower level is where the repairs take place.

J. Lemberg asked the petitioner to state his name and address.

R. Guerard stated he represents the owner of the building at 2250 Southwind, and has an office in the building as well.

J. Lemberg proceeded to swear R. Guerard in.

A. Hopkins questioned if the fence would be locked at night.

R. Guerard stated no it has an open area and the fence is a solid PVC white fence along the top of the Berm for screening purposes.

A. Hopkins was concerned with kids being able to get in the property since the ball fields are there.

R. Guerard did not see a concern being there has been equipment there for 15 years and have never had a problem in the past. The way the property is designed it is not visible from the outside. There is also security and lights.

R. Grill stated the owner of the property has been very accommodating to Staff's requests by changing the fence, moving trees and increasing the size of the trees.

J. Lemberg opened the meeting to the public. No one came forward. The public portion of the meeting was closed.

A motion was made to approve the petitioner's requests subject to the Conditions and Findings of Fact for a Site/PUD Plan Amendment and Special Use Permit.

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

Roll call

Ayes: J. Miaso, D. Negele, A. Hopkins, J. Allen, J. Lemberg, T. Ridenour,
Nays: None
Abstain: None

All in favor.

Motion Carried.



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

November 22, 2016

SENT VIA HAND DELIVERY

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

RE: 2250-60 Southwind, LLC

Dear Village President and Board of Trustees,

The following is a summary of our request for a Special Use for Outside Storage and Amendment to our Site Plan for our existing office building located at 2250-60 Southwind Blvd. in Bartlett.

Our request is for a Special Use and Site Plan Amendment to create a storage yard to be used by the occupants of the 2250-60 Southwind building. One of the principal tenants, Benchmark Construction Company, owns part of the building and has been an occupant since it was constructed approximately 15 years ago. Benchmark is an underground construction contractor, and has a need for storage of construction equipment related to its business. In addition, Benchmark maintains a shop within the building and will repair its equipment inside (there would be no repairs made outside). The yard will be used for the storage of construction materials (manholes, concrete structures, pipe) and equipment (primarily trucks and backhoes).

The yard will be screened on the north by an existing landscaped berm that is about 10' higher than yard grade, to the east by a berm approximately 6 feet in height with landscaping on top of that berm, and to the south by an extension of that berm and concentrated landscaping. Please refer to the attached landscaping plans that show the proposed plantings, a fence, and the progressive height of landscaping over time.

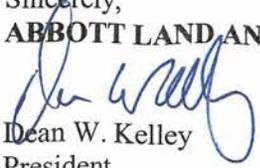
This outside storage use is ancillary to the operation but is essential to Benchmark's business. Justification for the special use is outlined in the responses to the Findings of Fact required for special uses.

Please note that the property owned by 2250-60 Southwind, LLC is 5.0 acres in total. The approximate area of use with this expanded area for a yard and berm is approximately 4.2 acres. At the time we develop the property directly east of this site, we will take the extra 0.8 acres from the subject 5.0 acre parcel and consolidate it with the adjoining land to the east and obtain a plat of subdivision if that is required.

We look forward to presenting this request to the Planning Commission and Board. Thank you for your consideration.

Sincerely,

ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

Enclosures

2250 SOUTHWIND BOULEVARD ■ BARTLETT, IL 60103
630-497-9440 ■ FAX 630-497-3477

RECEIVED
COMMUNITY DEVELOPMENT

NOV 22 2016

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 16-12
RECEIVED
COMMUNITY DEVELOPMENT
(Date stamp)
NOV 22 2016
VILLAGE OF
BARTLETT

PROJECT NAME 2250-60 Southwind, LLC Storage Yard

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: DEAN W. KELLEY

Street Address: 2250 SOUTHWIND BLVD.

City, State: BARTLETT, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: 2250-60 SOUTHWIND, LLC

Street Address: 2250 SOUTHWIND BLVD.

City, State: BARTLETT, IL

Zip Code: 60103

Phone Number: 630-497-9440

OWNER'S SIGNATURE: *De W. Kelley*

Date: 11/22/2016

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): AMENDMENT - FOR STORAGE
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning _____ to _____
 - Special Use for: OUTSIDE STORAGE
 - Variation: _____

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: 2250-60 Southwind Blvd., Bartlett, IL 601033

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

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

Land Use: Existing: OFFICE/INDUSTRIAL

Proposed: PD

Proposed: OFFICE/INDUSTRIAL

Comprehensive Plan Designation for this Property: MIXED USE BUS PK
(Refer to Future Land Use Map)

Acreage: 50 acres

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Brian Lansu
2250 Southwind Blvd., Bartlett, IL 60103
P: 630-497-8700 x337 Email: brian@grp7.com

Engineer Mackie Consultants, LLC - Martin T. Burke
9575 W. Higgins Road, Suite 500, Rosemont, IL 60018
P: 847-696-1400 Email: mburke@mackieconsult.com

Other Developer: Abbott Land & Investment Corp. - Dean W. Kelley
2250 Southwind Blvd., Bartlett, IL 60103
P: 630-497-9440 Email: dean@abbottland.com

FINDINGS OF FACT (Standards)

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

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

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

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

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

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

FINDINGS OF FACT FOR SITE PLANS

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

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

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

The building and perimeter areas were originally constructed approximately 15 years ago as a permitted use in the PD district. This request is a simple modification to that permitted use to allow for a special use within the district.

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

The building, off-street parking, access, lighting, landscaping, and drainage are compatible with adjacent land uses. The only change is the addition of landscaping and screening for an outdoor storage area that has been modified from the original site plan. All drainage ways will comply with the original drainage flows contemplated and prepared by Mackie Consultants, LLC.

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

The vehicular access for ingress and egress will remain the same as the original approved site plan.

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

The site plan will continue to provide for safe movement of pedestrians within the site and around the perimeter. There are no changes to the plan.

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

We are proposing additional landscaping on the far east end of the site plan to screen outside storage activities. All other plantings within the interior and around the perimeter (including the public right-of-way) will remain.

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

The outdoor storage areas will be screened with a landscaping berm six feet in height and a vinyl-coated chain-link fence on top of the berm. In addition, there will be substantial plantings of trees that will provide for visual relief and further screening. It should also be noted that on the north end of the storage area there is an existing berm that is approximately ten feet higher than the finished grade of the storage area.

FINDINGS OF FACT FOR SPECIAL USES

Office Building

1. The proposed Special Use for outside storage of equipment is ancillary to one of the primary operating businesses within the 2250-60 Southwind building, Benchmark Construction. Benchmark is an underground contractor and is an owner of the building that was originally constructed approximately 15 years ago to initially establish the development in the Southwind Business Center. The equipment stored will be construction equipment that will be periodically repaired inside in the building. This will reduce the environmental and actual costs of transportation by consolidating yard and repair operations.
2. The Special Use will not, under the circumstances, be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity or be injurious to the property value or improvements in the vicinity. The storage use is directly east of the building and will be screened substantially by berms on the north, east, and south ends. In addition to the berms there will be landscaping that will include a number and variety of trees that will provide for natural screening that improves over time. The yard will also be fenced with a vinyl-coated chain-link fence that will be aesthetically pleasing. In addition, there will be planned buildings to the east, north and northeast that would further block yard operations from the public's view.
3. The Special Use will conform to the regulations and conditions as specified for such use and we agree that those conditions will be made part of the formal authorization granted by the Village Board of Trustees. The Special Use will adhere to applicable Village Ordinances and requirements.

RECEIVED
COMMUNITY DEVELOPMENT

OCT 07 2016

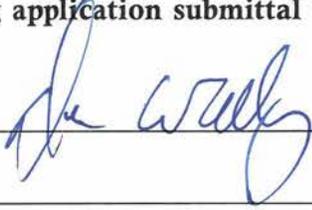
VILLAGE OF
BARTLETT

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: Dean W. Kelley

DATE: 11/22/2016

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**: 2250-60 SOUTHWIND, LLC

ADDRESS: 2250 SOUTHWIND BLVD.
BARTLETT, IL 60103

PHONE NUMBER: 630-497-9440

EMAIL: dean@abbottland.com

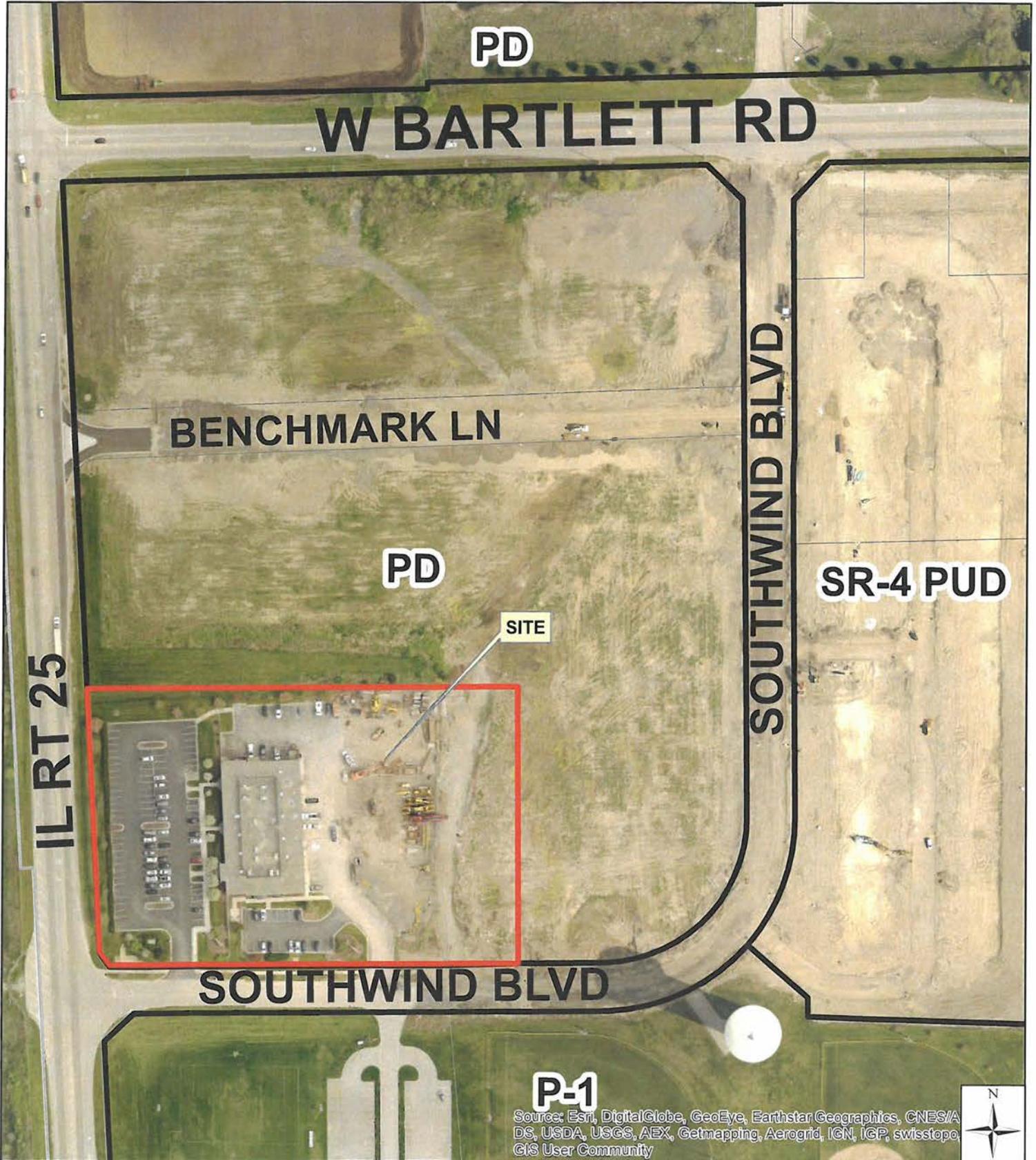
SIGNATURE: 

DATE: 11/22/2016

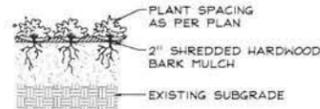
Case #2016-12

2250-2260 Southwind Blvd.

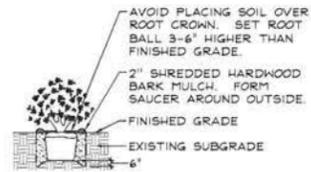
Site Plan Amendment and Special Use



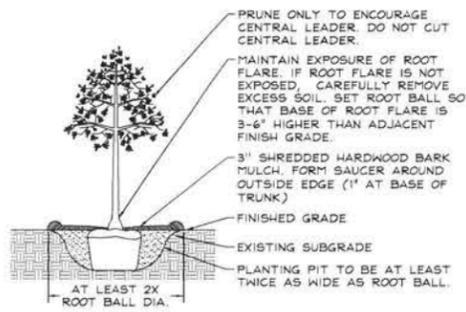
PLANTING DETAILS



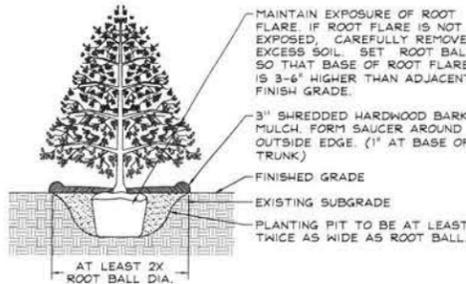
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



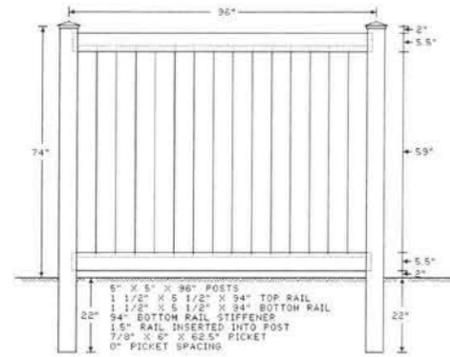
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE



FENCE DETAIL NOT TO SCALE

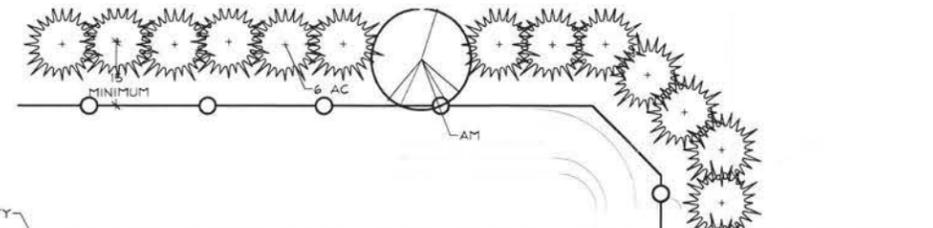
MANUFACTURER: MERCHANTS METALS
MODEL: ESTATE PRIVACY
COLOR: WHITE
MATERIAL: PVC
PANEL SIZE: 96"

PLANT LIST

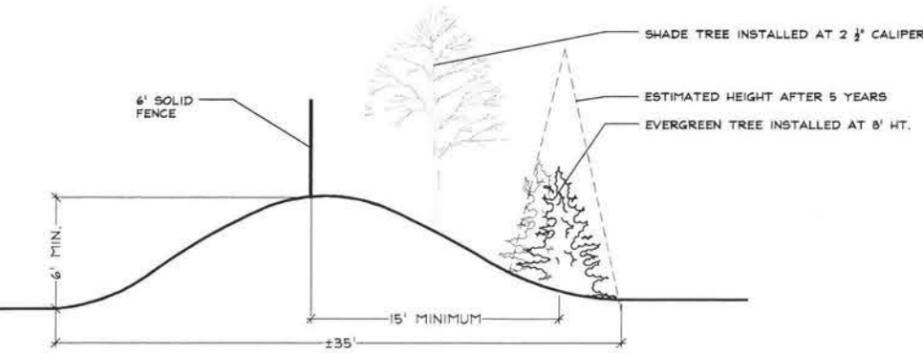
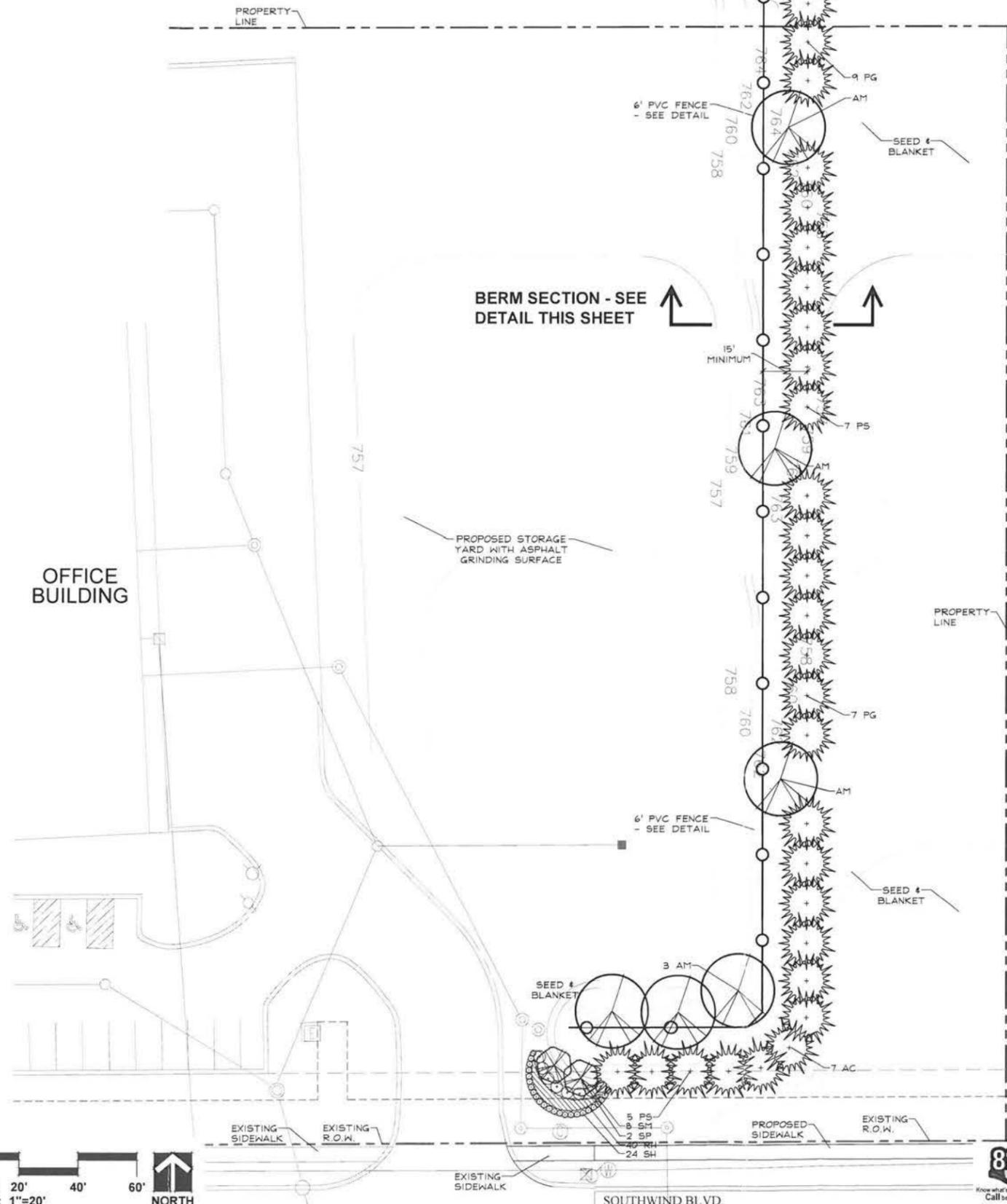
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AM	7	Acer miyabei 'Morton' STATE STREET MORTON MIYABEI MAPLE	2 1/2" Cal.	
ORNAMENTAL TREES				
SP	2	Syringa penkinensis 'Morton' CHINA SNOW PEKING LILAC	6' HL.	Multi-Stem
EVERGREEN TREES				
AC	13	Abies concolor WHITE FIR	8' HL.	
PG	16	Picea glauca var. demata BLACK HILLS SPRUCE	8' HL.	
PS	12	Pinus sylvestris SCOTCH PINE	8' HL.	
DECIDUOUS SHRUBS				
SM	8	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	36" Tall	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES				
RH	40	Rudbeckia hirta BLACK EYED SUSAN	#1	18" O.C.
SH	24	Sporobolus heterolepis PRAIRIE DROPS EED	#1	24" O.C.
MISC. MATERIALS				
16		SHREDDED HARDWOOD MULCH	C.Y.	
0.35		SEED & EROSION CONTROL BLANKET	AC.	

GENERAL NOTES

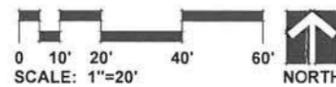
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
- MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR MUST VERIFY ALL MATERIAL AND SUPPLY SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE WORK FOR ADDITIONAL REQUIREMENTS.



BERM SECTION - SEE DETAIL THIS SHEET



BERM SECTION SCALE: 1"=5'



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197

CLIENT
BLUFF CITY MATERIALS, INC
2252 SOUTHWIND BLVD
BARTLETT, IL 60103

SOUTHWIND BUSINESS PARK BARTLETT, ILLINOIS LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
5	2.10.17	
4	1.11.17	
3	10.08.16	
2	8.16.16	
1	6.09.16	

DATE: 6.08.16
PROJECT NO.: BF1601
DRAWN: GFB
CHECKED: RED
SHEET NO.

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Pennlawn Creeping Red Fescue

- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
- 40% Kentucky Bluegrass 98/85
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Canweb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/grading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Compensatory Storage and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
BLUFF CITY MATERIALS, INC
2252 SOUTHWIND BLVD
BARTLETT, IL 60103

SOUTHWIND BUSINESS PARK
BARTLETT, ILLINOIS
LANDSCAPE SPECIFICATIONS

5	2.10.17
4	1.11.17
3	10.08.16
2	8.16.16
1	6.09.16

REVISIONS

DATE 6.08.16
PROJECT NO. BF1601
DRAWN GFB
CHECKED REQ
SHEET NO.





Agenda Item Executive Summary

Item Name Balance Family Chiropractic Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A
List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting a **Site Plan Review** and **Variations** to allow the building and parking in the front, side and rear yard setbacks.

These requests are for Balance Family Chiropractic which is proposing to demolish the existing two-story building located at 366-368 S. Main Street to construct a new 6,152 square foot building consisting of a chiropractic office (4,285 sq. feet) on the first floor and two residential apartments (1,867 sq. feet) on both the first and second floors toward the back of the building.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Elevations, 3D Model Views, Landscape Plan and Floor Plans.

ACTION REQUESTED

- For Discussion Only- to discuss the project and move it forward to the Zoning Board of Appeals to conduct the public hearing on the Variations and to the Plan Commission for further review.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 3/27/2017

COMMUNITY DEVELOPMENT MEMORANDUM

17-057

DATE: March 27, 2017
TO: Paula Schumacher, Acting Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#17-05) Balance Family Chiropractic**

PETITIONER

Julie Salyers, J & B Builders, Inc.

SUBJECT SITE

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

REQUESTS

Site Plan Review and **Variations** to allow the building and parking in the front, side and rear yard setbacks.

EXISTING AND PROPOSED CONDITIONS

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

ZONING HISTORY

1. The existing building was built around 1987, (sometimes referred to as the Bormann building) and has had many uses over the years, including an animal hospital, advertising agency and tutoring center. It currently does not meet the current Building Code requirements including the ADA (Americans with Disabilities Act).

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** to demolish the existing two-story building located at 366-368 S. Main Street to construct a new 6,152 square foot building consisting of a chiropractic office (4,285 sq. feet) on the first floor and two residential apartments (1,867 sq. feet) on both the first and second floors toward the back of the building.
2. The proposed building will have a prairie style look and be constructed of materials similar to neighboring residential properties with HardiPlank siding and a stone veneer along the bottom of the building. The height of the building would be 26'-2" at the corners of the building with a median height of 23'-5", which meets the Zoning Code.
3. The Petitioner is also requesting the following **Variations** to allow the building and parking areas in the front, side and rear yard setbacks:
 - 30' variation from the required 50' front yard setback to locate the parking and building closer to the roadway.
 - 25' variation from the required 30' rear yard to keep the existing parking lot in its current location.
 - 10' variation from the required 20' side yard to locate the parking and building. The parking lot in the rear yard already exists and to better utilize the lot the petitioner is proposing to move the building closer to the south property line.

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

4. Currently the property has a curb cut in the middle of the site and one shared access drive just north of this property. There is a cross-access easement agreement recorded between this property and the property to the north. The petitioner proposes to eliminate the curb cut on the property and utilize the curb cut to the north for all traffic. Eliminating curb cuts along Main Street is also a recommendation from the Transit Oriented Development (TOD) Plan.
5. The staff is in discussions with the petitioner regarding a cross-access easement on the west side (rear) of the lot to connect the parking lot to the property to the south when/if it develops. If this connection does not take place a turnaround area will need to be incorporated into the parking lot.
6. The petitioner proposes to have 27 parking stalls including 1 handicapped parking stall. This exceeds the parking requirement of 23 parking stalls.
7. The petitioner proposes to add a trash enclosure to the west of the building in the existing parking lot. The previous owners/tenants shared the trash enclosure located on the Main Street Plaza shopping center lot directly to the north of the

proposed trash enclosure.

8. The TOD Plan included planning strategies for the revitalization of older properties in the Downtown that would enhance the visual appeal along the Main Street Corridor. This project accomplishes that objective not only with the updated architecture of the building but also by bringing the building closer to the street frontage, locating a majority of the parking to the rear of the building and eliminating a curb cut.
9. The Petitioner has been operating out of a tenant space at Westgate Commons since 2006. If approved the petitioner will be relocating to this new building.
10. Engineering and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends forwarding the petitioner's requests onto the Zoning Board of Appeals to conduct the public hearing on the variations and the Plan Commission for further review.
2. Background information is attached for your review.

alz/attachments

X:\Comdev\mem2017\057_Balance Family Chiropractic_vbc1.doc



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

March 27, 2017

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

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

Dear Mr. Wallace and Village Trustees:

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

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

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

Sincerely,
J&B BUILDERS, INC.

A handwritten signature in black ink, appearing to read 'Julie R. Salyers', written over a white background.

Julie R. Salyers, P.E.
President



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

Revised (p. 1)

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

PROJECT NAME Balance Family Chiropractic

PETITIONER INFORMATION (PRIMARY CONTACT)

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

Street Address: 2000 West Main Street, Unit H

City, State: St. Charles, IL

Zip Code: 60174

Email Address: julie@jbbuilders.com

Phone Number: 630-587-9900

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Dr. Robin Ackerman

Street Address: 776 W. Bartlett Road

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-3707

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

ACTION REQUESTED (Please check all that apply)

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

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

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

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

Zoning: Existing: B-3
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: B-3

Proposed: Commercial

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

Acreage: 0.47 acres

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

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

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

FINDINGS OF FACT (Standards)

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

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

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

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

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

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

FINDINGS OF FACT FOR SITE PLANS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

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

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.

The existing building layout is not cohesive to the intended use of the Owner. The overall shape and limited size of the building envelope with the properties current setbacks, do not allow for an adequate footprint (for building and parking) that is needed to make redevelopment feasible.

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.

The variations requested for this vacant downtown property would be necessary to make it feasible to develop the property. The redevelopment would be in accordance with the development strategies outlined in the recently adopted "Downtown TOD Plan".

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

Without the variation, redevelopment of the property is not possible for the Owners intended use. The redeveloped site and building would be more in line with the "Downtown TOD Plan".

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.

The Owner has not created the difficulties associated with this property. The difficulties and hardships are similar to many of the other properties in the downtown area.

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.

Variations will allow redevelopment, which will enhance public welfare, adjacent property Owners and the neighborhood.

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.

Adjacent properties will not be negatively affected and should be allowed similar setbacks to enhance their redevelopment potential. Congestions and/or public safety will not be negatively affected.

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.

The requested variances will not provide any special privileges. Adjacent properties should enjoy similar setbacks, which will encourage redevelopment and is in line with the "Downtown TOD Plan".

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: Julie Salyers

DATE: 2/15/17

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE **BILLED**: J&B Builders, Inc.

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

PHONE NUMBER: 630-587-9900

EMAIL: julie@jbbuilders.com

SIGNATURE: 

DATE: 2/15/17

ZONING/LOCATION MAP

Balance Family Chiropractic

Case #17-05

Site Plan Review & Variations



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



LEGEND

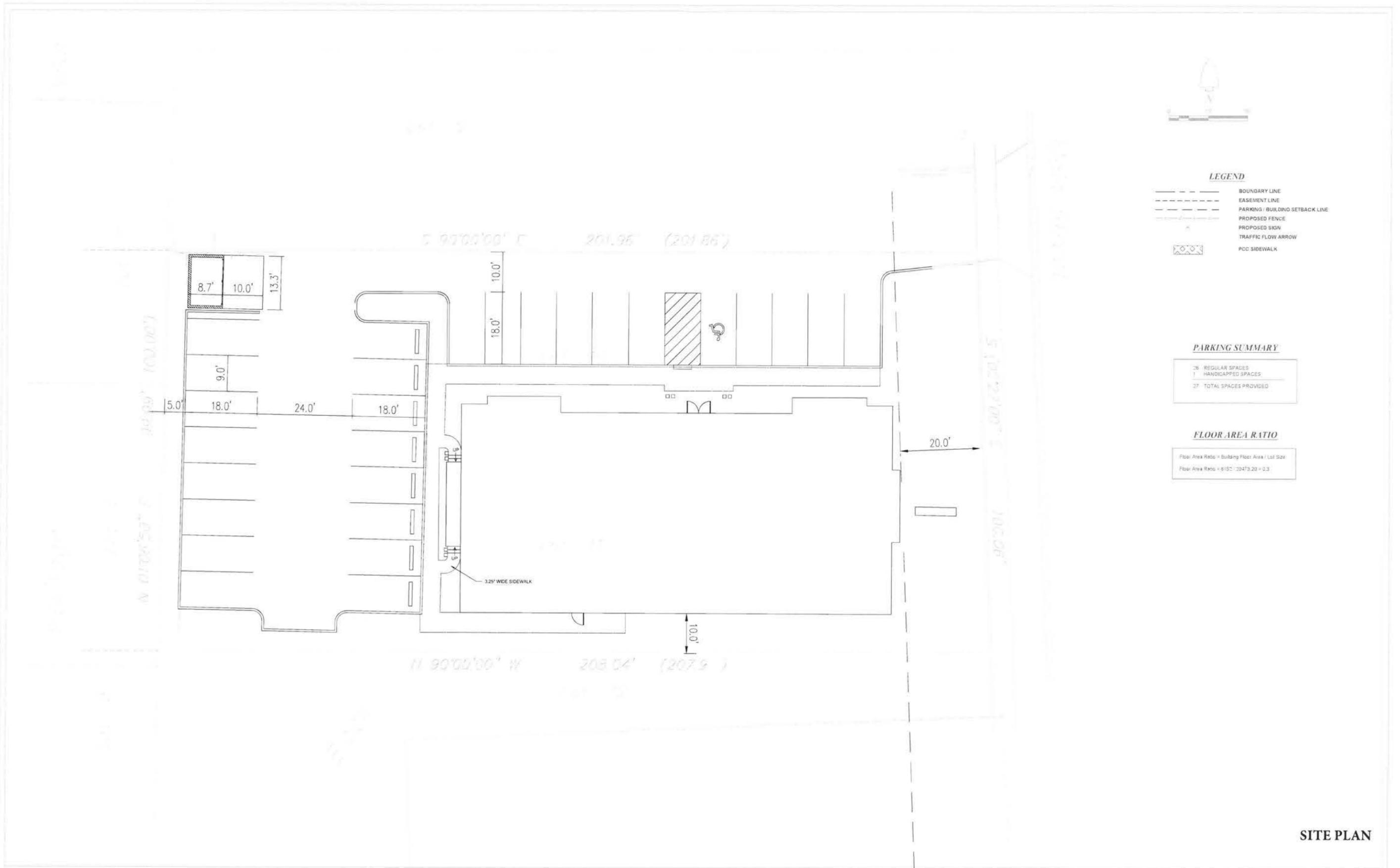
---	BOUNDARY LINE
- - - -	EASEMENT LINE
- · - · -	PARKING / BUILDING SETBACK LINE
- · - · -	PROPOSED FENCE
□	PROPOSED SIGN
→	TRAFFIC FLOW ARROW
▨	PCC SIDEWALK

PARKING SUMMARY

26	REGULAR SPACES
1	HANDICAPPED SPACES
27	TOTAL SPACES PROVIDED

FLOOR AREA RATIO

Floor Area Ratio = Building Floor Area / Lot Size
Floor Area Ratio = 6152 / 20473.28 = 0.3



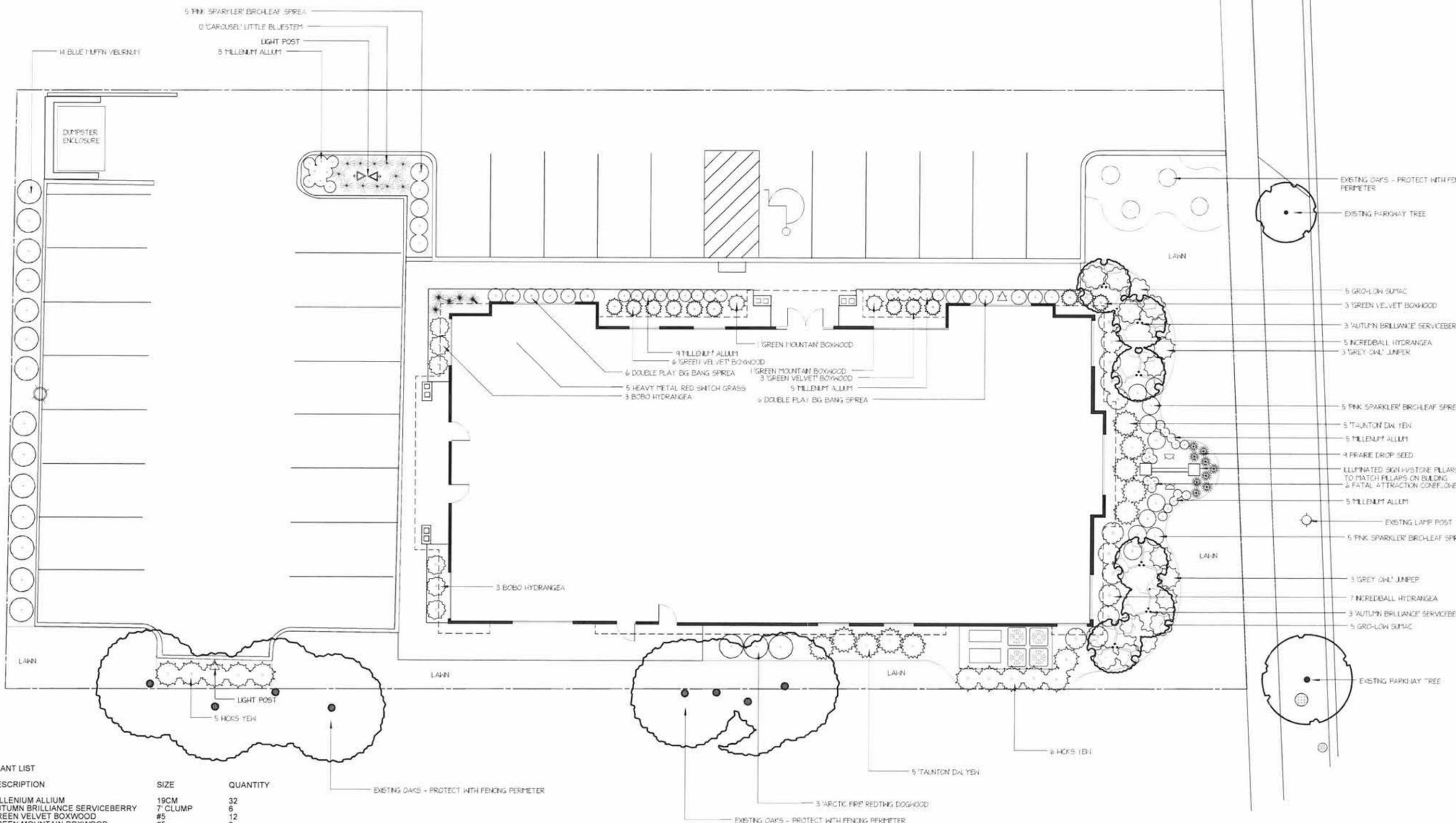
SITE PLAN

J & B BUILDERS, INC.
 2000 WEST MAIN STREET
 ST. CHARLES, IL 60174
 (314) 597-5099

SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 505-4801
 COPYRIGHT © 2016, SILVER EDGE CONSULTANTS LLC

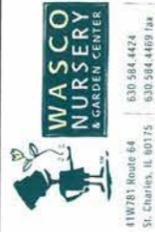
BALANCE-FAMILY CHIROPRACTIC - SITE PLAN
 766 SOUTH MAIN STREET, BARTLETT, ILLINOIS

NO. 1	DATE	DESCRIPTION	BY	CHECKED



PLANT LIST

DESCRIPTION	SIZE	QUANTITY
MILLENIUM ALLIUM	19CM	32
AUTUMN BRILLIANCE SERVICEBERRY	7' CLUMP	6
GREEN VELVET BOXWOOD	#5	12
GREEN MOUNTAIN BOXWOOD	#5	2
ARCTIC FIRE DOGWOOD	#5	3
FATAL ATTRACTION CONEFLOWER	#1	6
INCREDIBALL HYDRANGEA	#5	12
BOBO HYDRANGEA	#3	6
GREY OWL JUNIPER	#5	6
HEAVY METAL SWITCHGRASS	#5	5
GRO-LOW SUMAC	#5	10
CAROUSEL LITTLE BLUESTEM GRASS	#1	12
DOUBLE PLAY BIG BANG SPIREA	#3	12
PINK SPARKLER BIRCHLEAF SPIREA	#3	15
PRAIRIE DROPSEED - NGN	#1	9
HICKS YEW	#5	11
TAUNTON YEW	24"W	10
BLUE MUFFIN VIRURNUM	#5	14
SHREDDED HARDWOOD MULCH	CU YD	18
BLUE GRASS SOD	SQ FT	2800



Designed By
 Morgan Provencher, LCN
 Sr. Landscape Designer
 630-419-7045
 jproven@wascounursery.com

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

LANDSCAPE PLAN



Agenda Item Executive Summary

Item Name Wastewater Treatment Plant Facility Plan Update Committee or Board Board

BUDGET IMPACT

Amount: TBD Budgeted

List what fund Sewer Division, Capital Improvement Program Budget - IEPA Low Interest Loans

EXECUTIVE SUMMARY

As you may recall, Strand Associates was hired in 2015 to perform a Wastewater Treatment Plant Facility Plan Update. We have been busy working with them to evaluate the Bittersweet wastewater treatment facility to determine what improvements are necessary to maintain compliance with the current and future IEPA regulations.

Troy Stinson from Strand Associates will present their findings and the options moving forward. Many of the projects have been included in the Capital Improvement Program which we plan to utilize the IEPA low interest loan program to fund the projects.

ATTACHMENTS (PLEASE LIST)

- Strand Presentation

ACTION REQUESTED

X For Discussion Only

Staff: Dan Dinges, Public Works Director

Date: 3/24/2017



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Presentation Outline

- Project Goals
- WWTP History
- WWTP Needs and Project Drivers
- Key Consideration
- Recommended Plan and Costs
- Next Steps & Schedule



Goals of WWTP Project

- Meet environmental requirements for the lowest practical cost to the ratepayers.
- Improve efficiencies and reliability by replacing outdated treatment processes and equipment.
- Provide confident direction for the next several decades.
- Maintain room for future upgrades
- Flexibility for future regulations



Facility Plan Prioritized Capital Improvements for the Wastewater Treatment Plant

- Which projects do we tackle first?
- What is the cost effectiveness of a larger project?
- What are the future regulatory needs and timing of those needs?
- What existing equipment could fail and what is the outcome?
- What is the energy efficiency and grant potential?
- What is the best use of existing facilities?
- How does a project fit into the long range plan?



Wastewater Treatment Plant History of Construction



1970s

1980s

1990s

2000s

2010s

Most of the plant is more than 30 - 40 years old!



Project Need and Drivers

1. Plant age and deficiencies
2. Controls/automation
3. Regulatory changes
4. Sanitary Sewer Overflows/Surcharging



Process, Structural, Mechanical, and Electrical Evaluations Identify Priorities



Age of Infrastructure



Energy Efficiencies



Operational Efficiencies



SCADA/Automation



The WWTP is Showing Its Age



Equipment Replacement Provides Improved Energy Efficiency



Existing Facilities Provide Limited Operational Control and Flexibility



System Controls are Outdated and Unreliable



Regulatory Concerns

Existing Concerns:

- Minor deficiencies with respect to current regulations

Future Concerns:

- **More Stringent Effluent Limits Are Certain**
 - Phosphorus
 - Nitrogen
- **Flexibility for future unknown limits**



Key Considerations - Simplify the WWTP

Existing WWTP – 13 Steps



Simplified WWTP - 8 Steps



- Lower Capital \$
- Lower Operating \$
- Lower Maintenance \$

- Easier to Operate
- Easier to Maintain
- Improved Flexibility

Alternatives....

Biological Treatment Alternatives:

- Expand biological treatment to 9.2 mgd (DMF) and use existing primary clarifiers
- Expand biological treatment to 9.2 mgd (DMF), demolish primary clarifiers, and expand aeration basins (higher capital cost)

Excess Flow Treatment Alternatives:

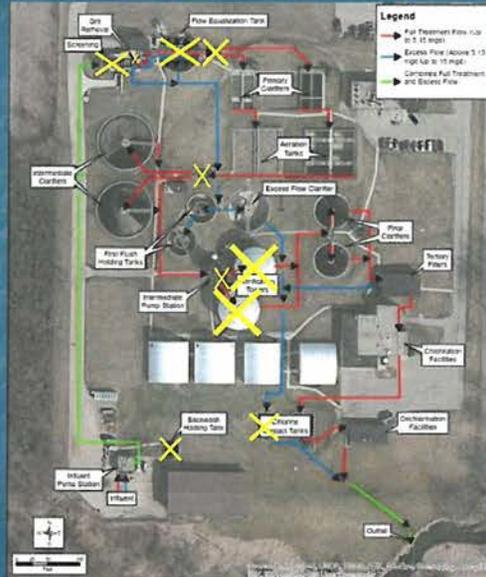
- Upgrade Existing Excess Flow Facilities
- Provide Full Treatment for Excess Flow (\$6M more)



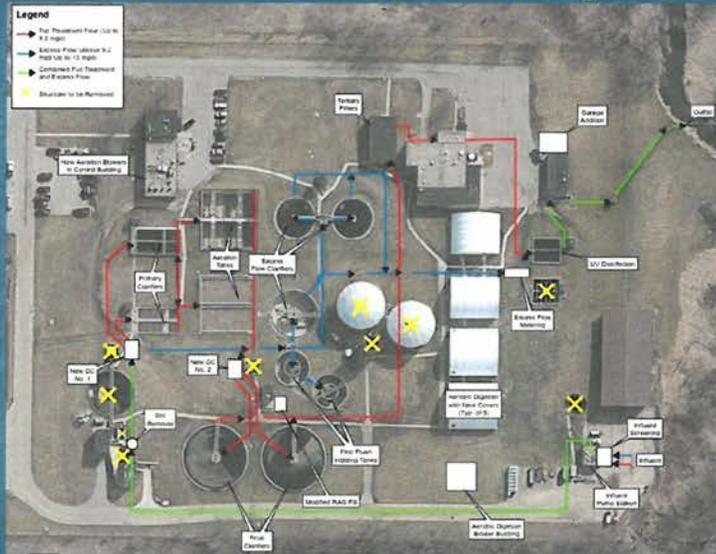
Recommended Project



Existing Site Layout



Recommended Plan Layout



Major Changes to WWTP

- Simplified treatment and operations
- Increased capacity for wet weather
- Improved reliability
- Improved flexibility
- Improved efficiency
- Reduced energy and carbon footprint



Opinion of Probable Project Cost

ONE PHASE PROJECT

PROJECT COSTS	
Screening	\$1,990,000
Grit Removal	\$1,500,000
Primary and Secondary Treatment	\$6,380,000
Tertiary Filtration	\$3,570,000
Effluent Disinfection	\$1,570,000
Excess Flow Treatment	\$1,650,000
Aerobic Digestion Upgrades	\$4,320,000
Miscellaneous WWTP Upgrades	\$3,670,000
Phosphorus Removal Upgrades	\$2,150,000
Total	\$26,800,000

Notes: All costs are in fourth quarter 2018 dollars
Construction costs inflated 3 percent per year

TWO PHASE PROJECT

PROJECT COSTS		
Screening	\$2,290,000	
Grit Removal	\$1,720,000	
Primary and Secondary Treatment		\$8,330,000
Tertiary Filtration	\$4,110,000	
Effluent Disinfection		\$2,050,000
Excess Flow Treatment		\$2,150,000
Aerobic Digestion Upgrades		\$5,630,000
Miscellaneous WWTP Upgrades	\$4,220,000	
Phosphorus Removal Upgrades		\$2,810,000
Total	\$12,340,000	\$20,970,000

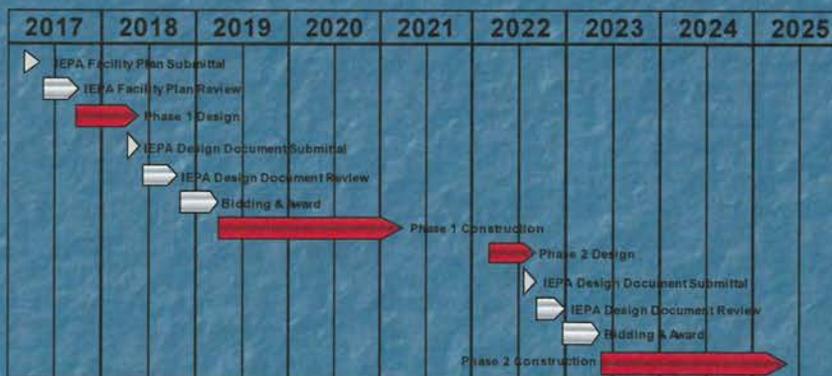
Notes: Phase 1 costs are in fourth quarter 2018 dollars
Phase 2 costs are in first quarter 2023 dollars
Construction costs inflated 3 percent per year
Project costs inflated 15% to account for lost economy of scale when splitting projects (general conditions, mobilization, demobilization, etc.)



Preliminary Project Schedule: 1 Phase Project



Preliminary Project Schedule: 2 Phase Project



Preliminary Project Schedule: 1 Phase vs. 2 Phase



VS.

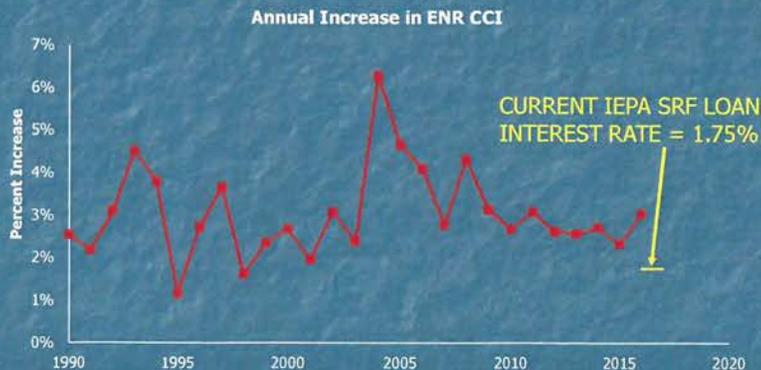


- One Phase reduces duration of construction impacts on WWTP operation by around 50%
- One Phase eliminates duplicate steps (design document development, review, bidding, award), saving time and cost
- Two Phase pushes second project later, delaying onset of full debt service payments but there may be uncertainty in SRF interest rates, loan availability, etc.



1 Phase vs. 2 Phase

- Historically the ENR Construction Cost Index has grown at a higher rate than the IEPA SRF Loan Interest Rate



1 Phase vs. 2 Phase



Note: Curves based on current interest rate of 1.75%. Future increase in interest rate will make difference between 1 and 2 Phase projects greater.

Questions and Answers



Memorandum

To: Paula Schumacher, Acting Village Administrator
From: Scott Skrycki, Assistant to the Administrator
Date: 3/24/2017
Re: Metra Parking App and Lot Reconfiguration

Staff has researched improvements to the Metra Parking Lot. These improvements are to help enhance efficiency and commuter experience. Staff is recommending that the Village Board reviews two significant changes in the payment options and parking layout for approval. The changes include a Mobile Pay Application as well as a reconfiguration of permit and daily parking lot options.

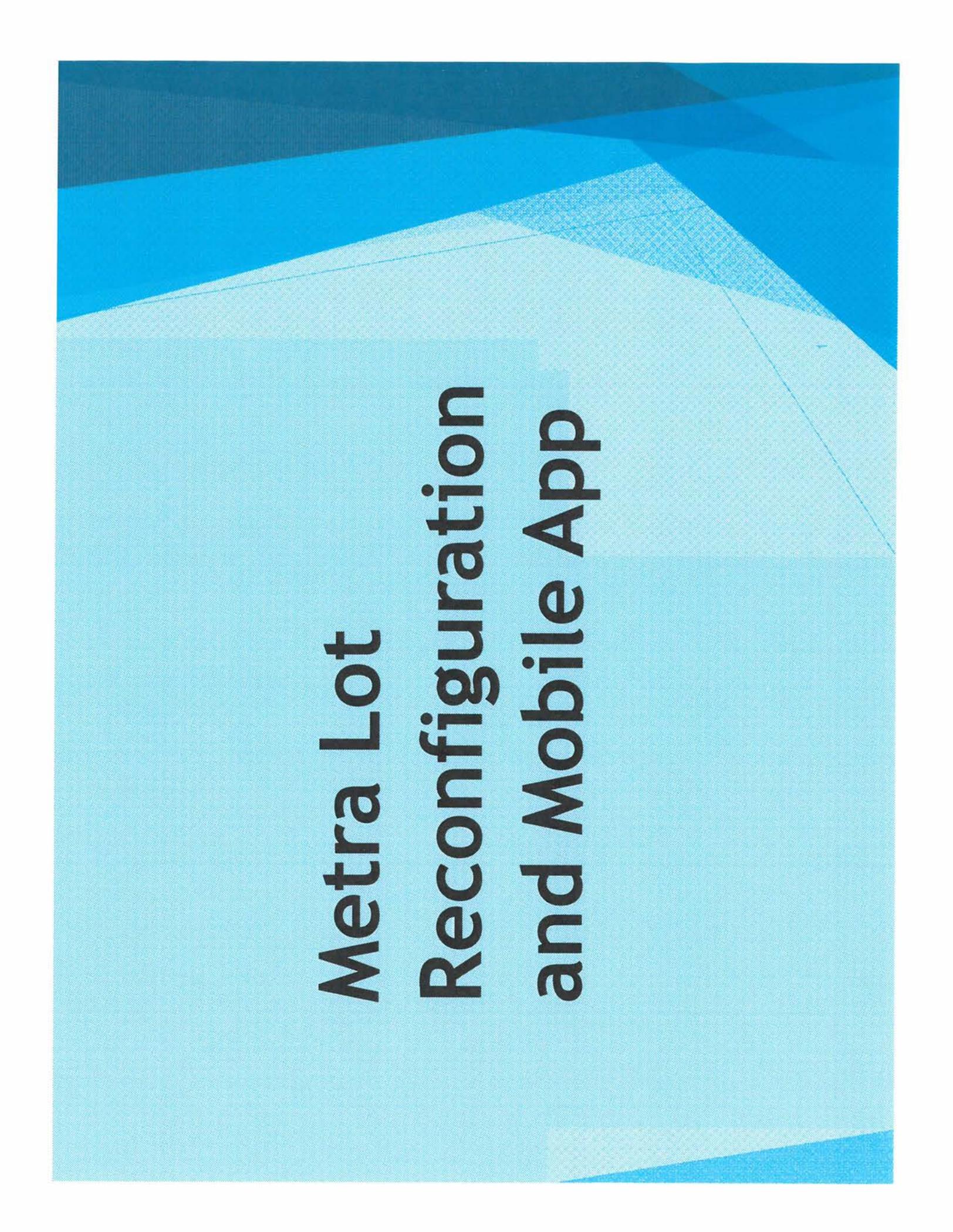
Pay Application

Staff has met with a company by the name of Passport Inc. out of North Carolina, and was very pleased with their system. The service model would allow commuters to pay for their spots via their cell phone. Daily commuters can pay via their mobile for an extra \$0.32 per day. For permit commuters, it will cost an additional \$4 per year. Passport Inc. is currently the only company compatible with our current system, allowing commuters to continue to pay like they always have. Parking staff will be able to have real time data, allowing for more efficiency and better compliance. Commuters will also be able to use this app for added convenience, as well as the ability to use at other locations that host this technology. The cost on the Village end will be approximately \$650 for a printer and cell phone for parking personnel, plus a monthly data plan. The Village is hopeful to save \$26,000 by phasing out two payment stations, reducing the amount from 7 to 5.

Metra Parking Lot Reconfiguration

Staff believed that with a proposed change in payment method, this would be a perfect time to evaluate the current parking model in the Metra lot relative to permit parking. The current structure has one permit lot which covers 16% of spots and the remaining 84% is for daily parking. Staff is recommending an increase to 54% permit parking, with an additional 4 parking lots, for a total of 5. Reasons for this increase are historical waiting lists, existing customers who are there daily, and more flexibility for commuters. The parking lot changes would be advertised through every resource as well a team of Village employees located in the parking lot during the first week to ease with the transition. The cost on the Village end will be some movement in signage. This cost is estimated to be less than \$1,000.

An Agreement, should the Board wish to move forward, will be presented at the April 18th Board Meeting.



Metra Lot Reconfiguration and Mobile App

Passport Mobile App



- Pay through phone app
- Pay through mobile website
- Pay each time or pay through the *Virtual Wallet*

User Friendly Sign-Up



Sign-Up Options:

- Via e-mail
- Via phone number
- Via one click Facebook

Dollars and Cents

Cost to the Commuter:

- Daily pay: \$0.32
- Quarterly pass: \$1.00

Cost to the Village:

- Tablet or Android Cell phone and wireless printer- \$650

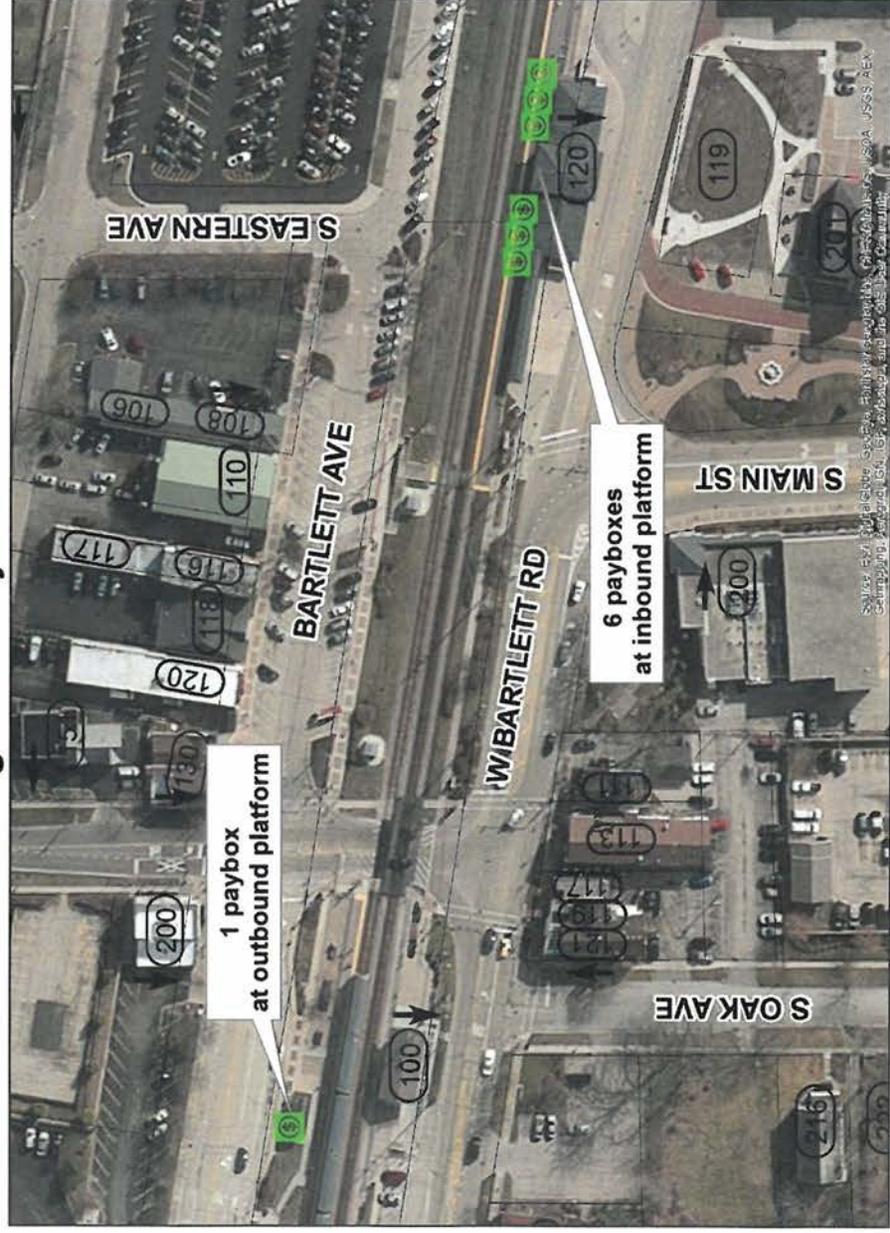
Potential Savings:

- Phasing out of pay stations - we currently have seven and two that need replacing for \$26,000. We would monitor and study the ramifications of phasing out.
- Time savings for staff

Physical Pay Stations

Phasing out of two pay stations on “inbound” platform

Existing Metra Paybox Locations

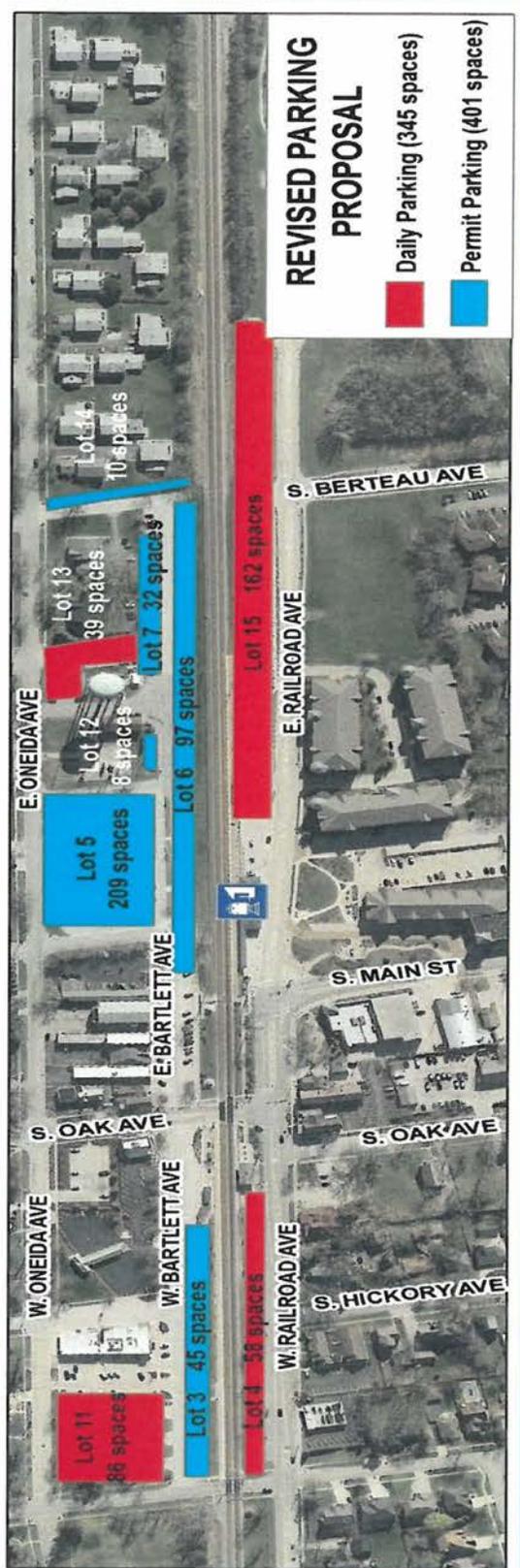


Current Lot Configuration



Parking Option	Number	Percentage
Daily	628	84%
Permit	118	16%

Proposed Lot Configuration



	Proposed Parking	Proposed Number	Proposed %
Daily		345	46%
Permit		401	54%

Reasons For Additional Permit Spots

- **Waiting list has been active for over 15 years with 100 plus people**
- **Proposed configuration gives permanent spot locations all along the rail and not just one lot**
- **It will increase the options for our residents**
- **There may be residents utilizing a neighboring train station for a permanent solution**

Comparatively Speaking...

STATION	# Parking	Daily	Permit	Pay App
Bartlett Current	746	84%	16%	No
Hanover Park	1408	48%	52%	Yes
Schaumburg	1203	51%	49%	Yes
Roselle	1002	19%	81%	Yes
Itasca	375	53%	47%	Yes
Medinah	405	79%	21%	No
Wood Dale	470	53%	47%	Yes
Bensenville	250	50%	50%	Yes
Average	732	55%	45%	Yes
Bartlett Proposed	746	46%	54%	Yes

Signage Swap

Current Signage



Proposed Signage



Next Steps...

- **Contact existing permit holders**
- **Contact waiting list**
- **Advertising of new program using all resources**
- **Public Works signage installation**
- **Training with staff**
- **“Boots on the Ground and Platform Interaction”**