



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
June 8, 2017  
7:00 P.M.**

- I. Roll Call
- II. Approval of the May 11, 2017 meeting minutes
- III. (#17-07) Everwash  
Preliminary/Final PUD Plan and Special Use Permit for a Carwash  
**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment

**Village of Bartlett  
Plan Commission Meeting  
Minutes  
May 11, 2017**

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

**Roll Call**

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

**Absent:** J. Allen

**Also Present:** J. Plonczynski, CD Director; R. Grill, Asst. CD Director & A. Zubko, Village Planner

**Approval of Minutes**

A motion was made to approve the minutes of the April 13, 2017 meeting.

**Motioned by:** A. Hopkins

**Seconded by:** J. Miaso

**Roll call**

**Ayes:** T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen, J. Lemberg, J. Kallas and J. Lemberg

**Abstain:** T. Connor

**Motion carried.**

**Case # 17-09 Ridge BC2 –Brewster Creek Business Park Lot 9B2  
Site Plan Review**

**A. Zubko** stated the petitioner is requesting a Site Plan Review for a proposed 186,000 square foot industrial warehouse/building on a 10.5 acre lot. This building would be constructed for two future tenants. This facility would be constructed as a core and shell building and have tenant offices built out at the time of lease. The Site Plan shows 35 exterior docks, 2 drive-in doors and 2 future drive-in doors on the east side of the building. Two curb cuts are proposed along Brewster Creek Boulevard. The west curb cut would primarily be used for passenger cars to access the parking lots. The eastern curb cut would primarily be used by trucks to access the loading areas. The Zoning Ordinance requires 172 parking stalls, 51 stalls for the office space totaling 223 parking stalls. The Site Plan identifies 224 stalls, including six (6) handicapped accessible stalls required. There are also 37 land-banked/future parking stalls provided and 22 land-banked/future trailer stalls provided if needed in the future as well. Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact.

**J. Lemberg** asked the Petitioner to state his name and address

Petitioner stated, **Russell Scurto** 437 E. Barry, Barrington, IL.

**J. Lemberg** asked the members if anyone had any questions.

**T. Ridenour** stated he sees the 22 trailer stalls but could not find the 37 parking stalls.

**A. Zubko** pointed out (on overhead screen) 20 stalls on the plans as well as the truck trailer stalls.

**T. Ridenour** stated at first he didn't see the car stalls but did see the truck stalls.

**A. Hopkins** asked **Russell Scurto** if there are any potential tenants and the answer was not at this time.

**J. Lemberg** asked if anyone had any other questions. No one came forward. **J. Lemberg** asked for a motion to approve the petitioners request subject to conditions and Findings of Fact.

**Motioned by: J. Miaso**

**Seconded by: T. Connor**

**Roll Call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins, M. Hopkins, T. Connor and J. Kallas**

**Nays: None**

**Motion Carried**

**Case # 17-06 Alden Estates of Bartlett  
Preliminary/Final PUD Plan  
PUBLIC HEARING**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

**J. Lemberg** stated that this a Public Hearing and if anyone is here in the audience please complete the form and hand it into Jim at the time of the Public Hearing. **J. Lemberg** asked if the Petitioner was present. He asked to please stand and be sworn in and anyone else that will provide testimony this evening. **J. Lemberg** continued to swear in the petitioners that were present.

**R. Grill** stated this property was **annexed** to the Village in 1978 and zoned ER-1. A portion of the lot containing just the farm house was rezoned to the SR-2 (Suburban Residence) Zoning District in 1987. In 2001 the entire property was rezoned to the PD (Planned Development) District which approved a high density senior housing facility (Bartlett on the Green) on this property. This development was never built, however the farm house and other out buildings were demolished.

In 2015, the Artis Senior Living 3-lot Subdivision was approved for a memory care facility on Lot 1 and was approved on May 19, 2015.

The Petitioner is requesting a Preliminary/Final PUD Plan review for a proposed 68-bed skilled nursing facility for both short term and long term rehabilitation on Lot 2 of the Artis Senior Living Subdivision. This 4.7 acre lot sits directly east of the Artis Senior Living facility currently under construction and located on Lot 1 of this subdivision.

The proposed 66,400 square foot building would be primarily constructed with utility face brick and cement board siding. Concrete bands, cast stone sills and natural stone would serve as accent features on the façade of the building. The 3-story facility would have an average height of 44'4", which includes a "penthouse" area on the roof for the enclosure of the roof top mechanicals.

A circular drop-off area, with a covered canopy, (similar to that provided by the Artis development) would be provided at the entrance to the facility. This site would also contain an outdoor courtyard located along the west side of the building which would include a patio, walking path, gazebo, waterfall feature, rain garden, decorative fencing and landscaping. This area would provide an outdoor experience, weather permitting, for the temporary residents.

Alden would have a maximum of 30 employees on one shift with approximately 50 employees proposed during a shift change. The number of parking spaces provided on the site would total 113, and include seven (7) accessible spaces (exceeding the 5 accessible spaces required by code). The Zoning Ordinance requires 46 parking spaces for this use. The parking proposed on the site exceeds the Zoning Ordinance requirement.

No changes are proposed to the existing right-in/right-out curb cut constructed along Rt. 59 as part of the subdivision. This ingress/egress would now provide access to both Lots 1 and 2 and the Petitioners are aware of the configuration of the IDOT approved curb cut. The Petitioners are, however, proposing to widen the cross access easement to provide for a lighted boulevard entryway to their lot. The Association created by the subdivision would be responsible for the maintenance of this shared drive as well as the upkeep and monitoring of the detention area contained on Lot 3.

According to the Village's Traffic Consultant, Coulter Transportation, the Artis Memory Care Facility was recognized as a low trip generator at the time of their review and "of the land uses permitted by the previous ordinance, this facility (Artis) would be the most compatible with the right-in/ right-out access because they are relatively low peak hour trip generators and will have a regular user base that will be familiar with, and (will know) how to compensate for, the restricted site access (i.e. no left-turns on Rt. 59)."

Minor curb line adjustments have been made to provide clear fire truck access around the site. In addition, a cross access easement has been provided on the subject property (Lot 2) granting emergency access to the fenced outdoor court yard of the Artis property (Lot 1). Emergency responders would access this courtyard at the southwest corner of Lot 2 and enter through the gate provided on site.

This lot contains a small wetland at the southeast corner of the property. The Petitioner will not encroach into the wetland area and the required 50 foot buffer around the wetland has been provided. The existing trees along the edge of the wetland will be preserved and the petitioner will be required to comply with all of the DuPage County regulations and permits pertaining to this wetland. A berm would be located on the east property line to provide screening for the neighboring single family properties. The berm would end just north of the wetland where the existing trees would be preserved.

This proposed rehabilitation facility fits within the parameters of the "Proposed Permitted Use List" of compatible uses that were deemed acceptable to the property owners (Artis) and the Village Board (attached list included in packet- Exhibit F from Ordinance 2015-37.)

Engineering and Landscape plans are currently being reviewed by the Staff.

The Staff recommends approval of the Petitioner's requests/subject to the following conditions and Findings of Fact outlined in your report.

**J. Lemberg** asked if there were any comments or questions from the members or staff.

**T. Ridenour** asked **R. Grill** how wide the buffer area is on the east side to the homes. **R. Grill** stated the plans show the closest point from the building to the property line is 162 feet. The map also shows the distances from the proposed structure to the single family homes, closest to the north is 383 feet and closest to the east, 290 feet. **T. Ridenour** asked how tall the berm on the northeast corner is. **R Grill** stated its 4 feet and will have evergreens planted on top. **T. Ridenour** questioned the parking, if they know they will need 50 spaces during shift

change, why does our ordinance only require 46 parking spaces. **R. Grill** replied that the Village ordinance is outdated, and is based on the number of beds, doctors and number of employees. Based upon the current code, 46 space is the number of spaces required. **T. Ridenour** asked if there are plans to review the ordinance. **R. Grill** replied yes we do. **T. Ridenour** stated his final question and it's only out of curiosity, is Artis Memory Care and Alden related or are they totally separate. **R. Grill** stated the petitioners would like to introduce themselves and give a little background of who they are and will address any questions.

**R. Schullo** introduced herself and the newest development, Alden Estates of Bartlett, Rehabilitation and Health care. She introduced her development team. Two Architects, **R. Kim** and **M. Bailey** with Alden Design, **M. Keith** with Cemcon, **J. Schullo**, Project Manager and Attorney, S. Friedland. **R. Schullo** thanked **R. Grill** and **T. Fradin** for finding the perfect site selection for building the development. **R. Schullo** gave a quick introduction on the Alden Network, who they are and how they got started. **R. Schullo's** Dad started Alden in the 1960's starting as general contractors building schools and park districts. In 1970 they built their first skilled nursing facility on Lawrence Ave and Maine Drive in Chicago. They still own and operate that facility today. **R. Schullo** went on to say once they are in a community they are in for the long haul and are part of the community in every aspect. From 1970 until now they own and operate 36 health care facilities, mainly in Chicago and the surrounding suburbs. They have 2 in Rockford and 2 in Wisconsin. In addition to the Skilled Nursing Facility and the Licensed Facilities they have just broke ground on their 13<sup>th</sup> Independent Living Facility development. They have almost a total of 50 developments in the area. Alden is a vertically integrated company. Besides having their own architects and Alden Design team, they also have their own construction, management and development company along with a Pharmacy, Home Health, Therapy and Medical Equipment. **R. Schullo** invited anyone to tour any of the communities to get a feel for their type of development. **R. Schullo** also wanted to mention that in order to build a Skilled Nursing Facility they must apply to the Health Facility Planning Board, the same Board you need to get licensed to build a hospital or nursing home. Last year they were approved for a Certificate of Need, which are not easy to come by. The Board felt there was a need in the DuPage area and they felt Bartlett would be the place. Alden is proposed on a 4.71 acre site to be part of a senior campus with Artis Senior Living and Memory Care. Alden will complement Artis by having a Skilled Nursing Facility and being able to accommodate some of their residents if they need higher levels of care down the road. **R. Schullo** stated they are proposing to build a 68 bed state of the art skilled nursing facility, with the possibility of expanding to 78 beds at some time in the future. The facility is 3 stories, 1<sup>st</sup> floor is all of the ancillary space, therapy and offices. 2<sup>nd</sup> and 3<sup>rd</sup> floor will be for residents. **R. Schullo** asked if there were any questions.

**J. Lemberg** asked if anyone had any questions for the Petitioners.

**A. Hopkins** asked **R. Grill** if the retention pond (Wetland Area) on the east side, encroaches onto any properties on Valewood. **R. Grill** was not certain since she has not seen any maps for the single family homes. **J. Plonczynski** stated he has been on the site and it does stop at the property line. The area does fill with water, but sometimes it is totally dry. When the subdivision to the east was built, it's likely they didn't take care of the drainage on the corner

of this property. Very often you will see where a ponds internal drain doesn't drain correctly and it turns into a wetland however this one has the sanctions from the County as a wetland. It does not encroach on any of the lots. **A. Hopkins** asked if there is any worry that the lots may flood, or will the new detention pond take care of any potential flooding. **J. Plonczynski** stated it is designed for that. At this time of year, this pond will have a lot of water, later in the summer it will be dry. **A. Hopkins** asked the petitioner, with having 68 beds, are they expecting a lot of visitors, shift change with the possibility of 50 employees, will there be an issue. **R. Schullo** stated they are comfortable with the parking ratio that they have, with 113 parking spaces, everything should be fine during shift changes. **R. Grill** stated if there is an amendment made tonight to expand to 78 beds they would only require 2 extra parking spaces per our Zoning Ordinance. Staff is fine with the 113 total parking spaces for this site. **A. Hopkins** asked if there is change coming to our parking ordinance how would that reflect on what the Village ordinance is currently. **R. Grill** stated Staff would put an emphasis on the number of employees. If there are 50 employees at shift change our code doesn't address that. Staff will need to take a hard look at that. **J. Kallas** asked if there was a chance to get access into the strip mall. **R. Schullo** stated they have had contact with the dentist that is in the strip center but he was not thrilled with the idea, however they left the door open for more discussion in the future. There is a co-op of 5 owners that own that development, and it would take 2 or three of the owners to agree and get it approved. **R. Schullo** continued by saying it would not be an easy process but they left the door open to the possibility. **J. Kallas** stated wasn't the entrance and exit part of the approval? He didn't understand what the problem is with the doctor, he knew that going in. **J. Plonczynski** stated the Doctor didn't want it so he sued us, that's the reason it never got built. **J. Lemberg** had a question for **R. Grill**. In her memo she stated regarding the right-in/right-out, a regular user base that will be familiar with, and (will know) how to compensate for, the restricted site access. Does the Village have a sense of how many people will be making a U-turn at the intersection at Congress? **R. Grill** asked that the traffic consultant answer that question, **B. Coulter**. **B. Coulter** stated he is with Coulter Transportation Consulting. **B. Coulter** stated this is not a typical situation being that access is limited to right turns only. His task in reviewing this for the Village was to determine 2 things: Are the amount of trips generated by this proposal compatible with the right-in/right-out access? The study done for the applicant, showed the level of service for the right-in/right-out is good and does serve the site adequately. Since you can't make a left in/left out, you will either make either a U-turn or select a route to and from the facility that may be more convoluted than if left turns were permitted. The capacity for U-turns at Apple Valley and the Home Depot signal on Rt. 59 is adequate to accommodate the trips that are expected to make the U-turn movement. **B. Coulter** stated there are other options for visitors and employees. They may select a route to and from the site that doesn't involve U-turns. Another option is to use local streets to route around the site. **B. Coulter** stated in regards the U-turn at Congress at Rt. 59, he did not feel there would be enough room to safely make a U-turn. Perhaps the applicants' engineers can do a vehicle turning path for the U-turn movement to make sure it is physically able to accommodate a U-turn at Congress. **B. Coulter** suggested that if the exercise shows a U-turn cannot be made in a single maneuver perhaps the staffing at the site will tell people verbally or on the website that this should not be done. Or, the intersection itself would be signed for no U-turn. **B. Coulter** recommended testing the U-turn by using the standard auto

turn template to analyze turning movements on highways and parking lots. If it doesn't work its either signed as no U-turn at that location and/or instruct the owners to clearly convey in there verbal directions to potential visitors or staff as well as their website directions to advise that a U-turn is not permitted at that location. **J. Kallas** asked what the estimated number of people using Apple Valley to Valewood to turn around and come back out. **B. Coulter** stated it was hard to estimate since this is a very unusual site. The access is limited to one single right-in/right-out only driveway. It's possible some staff may use this on a regular basis and some staff and visitors during peak hours. **B. Coulter** stated he was also thinking about the person making an illegal left turn in or out. There is a place for them to pull out of the way of through traffic onto the median that is designed for that. **B. Coulter** believes that IDOT is leaving the median as it exists.

**J. Lemberg** asked if anyone else had any questions or comments.

**M. Hopkins** asked if there would be a generator on the project, where is it located on the site. Also, some details on it as to when it is exercised and if there is a sound muffling package. **M. Bailey** 910 Pecos Lane, Mt. Prospect, stated the generator will be screened by a brick wall with a level 2 sound enclosure, that is the greatest level that can be purchased. A Diesel generator required by code, 300 plus gallons of gas that is required for a 24 hour run time by the Illinois Department of Health. It is exercised once a week. **M. Hopkins** asked what time of day will this happen. **M. Bailey** stated this can be programmed, but it's usually around 10:00 AM. **M. Hopkins** stated Staff certainly doesn't want the generator exercised any time before 8:00 AM which is the condition for deliveries. **M. Bailey** stated it is definitely after the morning hours such that it doesn't disturb people too early in the morning. **M. Hopkins** stated this is a beautiful project and we need to look at the impact this has on the neighbors, and thanked everyone for answering his questions.

**J. Lemberg** asked if Staff had any questions or comments. No one responded. He then opened up this portion of the meeting to the Public.

**J. Lemberg** asked if anyone else had any questions or comments. No one responded. He then closed the Public Hearing portion of the meeting.

**J. Kallas** stated let's see how many people come in after this meeting to complain.

**J. Lemberg** combined the preliminary and final in the same vote. Motion to approve the Petitioners request subject to the conditions and Findings of Fact outlined in the Staff Report.

**Motion: J. Kallas**

**Second: J. Miaso**

### Roll Call

**Ayes: J. Miaso, D. Negele, A. Hopkins, J. Kallas, T. Connor, M. Hopkins and T. Ridenour**

**Nays: None**

**Motion Carried**



## **New Business**

**J. Plonczynski** stated the Village Board will appoint Kristina Gabrenya as the new Trustee at Tuesday's meeting May 16<sup>th</sup>.

**T. Ridenour** questioned the map, pertaining to the area west, straight across the street. Is that owned by the Forest Preserve, it's zoned SR3. **J. Plonczynski** stated some of that Forest Preserve had old zoning that was never removed. This is common, when they don't want to have to pay to be rezoned. If the Village did it, they would have to provide legals of all the property, so it was never rezoned.

**J. Lemberg** asked if anyone else had any other comments. Motion to adjourn.

**Motioned by: D. Negele**  
**Seconded by: T. Connor**

## **Roll Call**

**Ayes: J. Miaso, D. Negele, A. Hopkins, J. Kallas, T. Connor, M. Hopkins and T. Ridenour**  
**Nays: None**  
**Motion Carried**

**All in favor.**

**Motion Carried.**

The meeting adjourned at 7:40 P.M.

**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-107**

DATE: May 26, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Roberta B. Grill, Assistant Community Development Director  
RE: **(#17-07) Everwash**

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**PETITIONER**

Thomas Kim on behalf of Everwash, LLC2

**SUBJECT SITE**

West side of Rt. 59, north of Schick Road (directly north of the Chesterbrook Academy)

**REQUESTS**

Preliminary/Final PUD Plan Review and a Special Use Permit for a carwash

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>PD</b>
North	Vacant/Commercial	Commercial	PD
South	Day Care	Commercial	PD
East	Single Family*	Estate Residential	R-1*
West	Townhomes	Attached Residential - Low Density	PD

(\*Residential - DuPage County)

**ZONING HISTORY**

The subject property was annexed to the Village in 1988 and zoned PD (Planned Development) as part of the Woodland Hills Property by Ordinances 1988-13 & 1988-14 (*An Ordinance Annexing the Wayne Joint Venture Property to the Village of Bartlett and An Ordinance Approving and Granting Special Uses for the Planned Development of the Woodland Hills Property.*) All development within this area is guided by the approved Preliminary Site Plan for the Woodland Hills Planned Development; unless otherwise amended.

In 1997, the subject property was identified as part of Lot 3 of a three (3) lot subdivision known as the Preliminary/Final Plat of Subdivision for Illini Partners VII, Unit 2 and was approved by Ordinance 1997-81.

In 2001, the subject property was included in a Resubdivision of Lot 3 of the Illini Partners VII, Unit 2 Subdivision for Chesterbrook Academy (Ordinance 2001-52) which created the lot as it exists today.

## **DISCUSSION**

1. The Petitioner is requesting a **Preliminary/Final PUD Plan** review and a **Special Use Permit** for a carwash to be located on 1.4 acres along the west side of Rt. 59, north of Schick Road.
2. The carwash would include a tunnel wash with accompanying vacuums and two indoor pet wash spaces located along the south side of the building.
3. The 19 foot tall building would be constructed with white concrete masonry with brown wood siding providing an architectural accent to the façade. Windows would be incorporated along both the north and south elevations to provide a clear view through the building while vehicles are accessing the tunnel wash.
4. Access to the site would be via two full curb cuts along Quincy Bridge Road (a private drive). The first is located along the north property line adjacent to the existing right-in/right-out along Rt. 59 that currently provides access to Goodwill and Chesterbrook Academy. The second access would be located along the west side of the property that would allow patrons to enter/exit the site via Schick Road and ultimately to a signalized intersection.
5. Internal circulation on the site would primarily consist of a one-way pattern along the north half of the property with all passenger vehicles queuing at the pay stations and then entering the building from the west side. Vehicles would travel through the tunnel wash and then exit the building from the east side. Vehicles would then either turn left or right to exit the site to the right-in/right-out on Rt. 59 or to Schick Road.
6. The Petitioner has designed the carwash to keep the dryer portion of the tunnel wash furthest away from the residential uses. In addition, the central vacuum mechanical unit, located adjacent to the trash enclosure on the west side of the property, would be screened on all four sides and would have an exhaust silencer installed on the apparatus. The arched vacuums located along the south side of the building would contain no motors but would be run from the central vacuum system.
7. A berm with landscaping is proposed at the northwest corner of the site which would screen vehicles and headlights waiting to enter the carwash from the residential properties located west of this site. (An existing six (6) foot tall wood fence is also located along the townhomes' east property lines to provide screening from future adjacent uses and the existing private drive (Quincy Bridge Road).

8. A six (6) foot high wood fence with steel posts would be installed along the south property line along with landscaping that would provide a buffer between this use and the adjacent outdoor play area of the Chesterbrook Academy located directly to the south.
9. General hours of operation for the carwash would be from 7:00 a.m. until 9:00 p.m. Monday through Saturday and 7:00 a.m. until 5:00 p.m. on Sunday. Two (2) employees will generally be on site and the carwash will always have an employee available while it is operational.
10. Engineering and Landscape plans are currently being reviewed by the Staff.

**RECOMMENDATION**

1. The Staff recommends approval of the Petitioner's requests subject to the following conditions and findings of fact:
  - a. Village Engineer approval of the Final Engineering Plans;
  - b. Staff approval of the Landscape and Photometric Plans;
  - 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. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - f. Building permits shall be required for all construction activities;
  - g. Payment of fees per Ordinances
  - h. Findings of Fact: Preliminary/Final PUD Plan
    - i. The carwash facility is in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for Commercial uses;
    - ii. The carwash is a special use in the PD (Planned Development) Zoning District;
    - iii. The carwash PUD Plan is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
    - iv. The carwash PUD Plan shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
    - v. The carwash PUD Plan shall include impact donations;
    - vi. Adequate utilities and drainage shall be provided for this use;
    - vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
    - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;

- ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.
  - i. Findings of Fact: Special Use Permit (Carwash)
    - i. The proposed carwash 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 carwash will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
    - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Background information is attached for your review and consideration.

rbg/attachments

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Everwash LLC 1  
ATTN: Thomas Kim  
1440 S. Route 59  
Bartlett, IL 60103

February 28, 2017

Village of Bartlett  
ATTN: Roberta Grill  
228 S. Main Street  
Bartlett, IL 60103

To the Village President and Board of Trustees,

I've been working with the village staff for the past 7 months to understand the village's processes and ordinance and am pleased to present my request for a Special Use Permit at the SWC of IL-59 and Quincy Bridge Road.

As the developer and owner, I'm proposing to replace a vacant lot that has been idle for over 15 years with EVERWASH, a state-of-the-art, environmentally-friendly, community-based car wash and pet wash. I'm proud to say Bartlett will be the 3rd location with sites in Lake in the Hills and St. Charles, where it received the **2016 Civic Image Award** from the St. Charles Chamber of Commerce. Needless to say, this is atypical for a car wash.

EVERWASH will create 10 new jobs and employ local labor for the benefit of the community. The facility is constructed with modern materials, design, and branding for an appealing visual enhancement to the community while also providing first-class car washing services.

I look forward to working with you to bring EVERWASH to the Village of Bartlett!

Sincerely,

Thomas Kim

RECEIVED  
COMMUNITY DEVELOPMENT

MAR 13 2017

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 2017-07  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
MAR 13 2017  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Everwash LLC 2

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Thomas Kim

**Street Address:** 1440 S. Route 59

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** info@everwasharwash.com

**Phone Number:** 224-616-2024

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Illini Partners VII Limited Partnership

**Street Address:** 3201 Old Glenview Rd.

**City, State:** Wilmette, IL

**Zip Code:** 60091

**Phone Number:** (847) 256-8800

**OWNER'S SIGNATURE:** \*see owner authorization letter **Date:** 1/30/2017

**(OWNER'S SIGNATURE IS REQUIRED OF 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): Commercial Car Wash and Pet Wash. Lot total = 62,463 SF
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: car wash
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** Yes

*(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:** SWC of IL-59 & Quincy Bridge Road

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-16-203-089

**Zoning:** Existing: PD **Land Use:** Existing: Vacant  
(Refer to Official Zoning Map)

Proposed: PD Proposed: Commercial

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

**Acreage:** 1.29

**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** Dainius Dumbrys One North Franklin Street

ddumbrys@boodlaw.com

**Engineer** Bono Consulting Inc. 710 E. Ogden Ave. STE 570, 331-229-3512

rwalker@bonoconsulting.com

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

\_\_\_\_\_

\_\_\_\_\_



## **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 PLANNED UNIT DEVELOPMENTS**

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development 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 Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The new development will replace a vacant lot that has been idle for over 15 years. This dead space will turn into a productive commercial facility that serves the community. The development of a state-of-the-art, highly efficient, and environmentally sensitive car wash and pet wash will be under the name "EVERWASH". Bartlett will be the 3rd location with sites in Lake in the Hills and St. Charles, where it received the 2016 Civic Image Award from the St. Charles Chamber of Commerce. EVERWASH will create 10 new jobs and employ local labor for the benefit of the community.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The onsite queing of vehicles will be in excess of the code requirements, optimize traffic flow, and minimize impact to the road. The car wash will use eco-friendly chemicals that are at the highest industry standards.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The site will be fully served by all utilities serviced by local service providers. The special use will fully adhere to all zoning regulations of the applicable zoning Business District as well as all applicable federal, state, and local legislation.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The proposed use is a special use for a car wash and will conform to the submitted plans.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

This will be a special use permit for a car wash.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The new facility will create over 10 jobs with constant employee oversight and will follow the same operating hours as surrounding businesses (7AM-9PM)

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

This facility will be a brand new, highly efficient, and environmentally sensitive state-of-the-art car wash that will employ local labor. The wash will be constructed with first class materials with a modern design and branding for an appealing visual enhancement to the community while also providing first class car washing services.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Appropriate donations will be made as applicable to the Village ordinances.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The site will be fully served by all utilities currently present at the existing site. All measures for contacting local and state authorities for environmental impact surveys have been made and reviewed. The special use will fully adhere to all applicable zoning regulations as well as all applicable federal, state, and local legislation.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The site will have two points of access on opposite ends of the site for ease of access and limit congestion on site and on Quincy Bridge Road. In addition, the site has 3 stacking lanes for customers totaling 21 stacking spaces along with 18 parking spots for customers.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The plans provide for adequate site area for the proposed use with appropriate buffers around the site.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

A construction schedule will be created, coordinated, and maintained thoroughly throughout the development process. All communications will be directed with the Community Development of Bartlett on progress and scheduling for each stage.

**FINDINGS OF FACT FOR SPECIAL USES**

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The new development will replace a vacant lot that has been idle for over 15 years. This dead space will turn into a productive commercial facility that serves the community. The development of a state-of-the-art, highly efficient, and environmentally sensitive car wash and pet wash will be under the name "EVERWASH". Bartlett will be the 3rd location with sites in Lake in the Hills and St. Charles, where it received the 2016 Civic Image Award from the St. Charles Chamber of Commerce. EVERWASH will create 10 new jobs and employ local labor for the benefit of the community.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The onsite queing of vehicles will be in excess of the code requirements, optimize traffic flow, and minimize impact to the road. The car wash will use eco-friendly chemicals that are at the highest industry standards.

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

The site will be fully served by all utilities serviced by local service providers. The special use will fully adhere to all zoning regulations of the B-3 General Business District as well as all applicable federal, state, and local legislation.

**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: Thomas Kim

DATE: 1/30/2017

**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: Everwash LLC 2

ADDRESS: 1440 S. Route 59  
Bartlett, IL 60103

PHONE NUMBER 224-616-2024

EMAIL: info@everwashcarwash.com

SIGNATURE: 

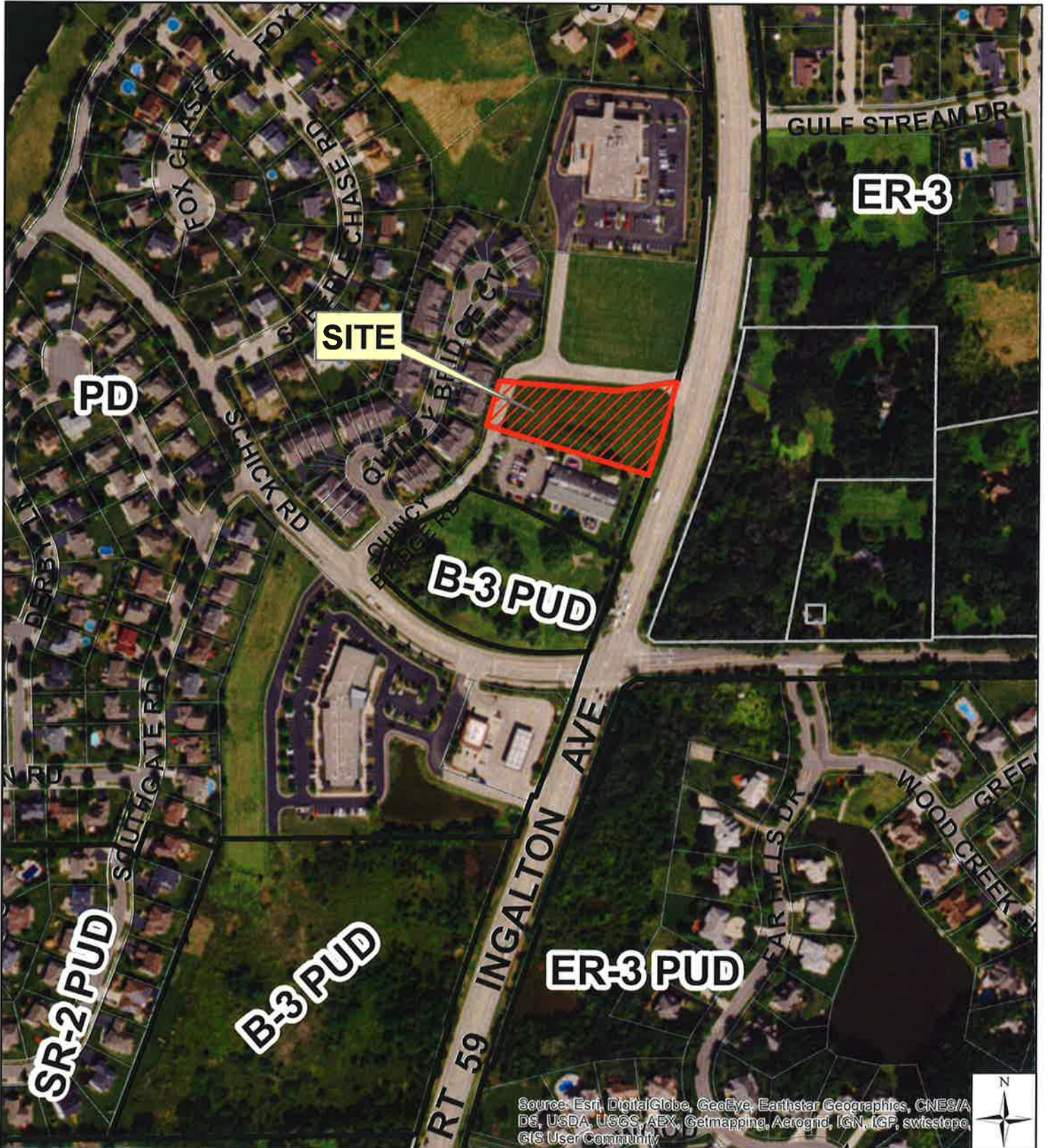
DATE: 1/30/2017

# ZONING/LOCATION MAP

Everwash

Case #17-07 - Preliminary/Final PUD Plan & Special Use

PIN: 01-16-203-089



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, GIS User Community



PAVEMENT LEGEND	
	<b>PAVEMENT LOT PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX 0, NS0 2-1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, NS0 6" AGGREGATE BASE COURSE CA-6, TYPE B
	<b>CONCRETE APRONS, BAY STATION, TRASH ENCLOSURE &amp; VACUUM</b> 8" CONCRETE PAVEMENT (W/6X6 W/1.4 W/F) 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<b>DOT STANDARD B-6.12 CURB AND GUTTER</b>
	<b>REVERSE PITCH CURB</b>
	<b>SIDEWALKS</b> 5" PORTLAND CEMENT CONCRETE 3" COMPACTED AGGREGATE BASE COURSE CA-7, TYPE B
	<b>DETECTABLE WARNING AND DEPRESSED CURB</b> REPLACEABLE RED POLYMER COMPOSITE PLATES

**CONCRETE AND ASPHALT NOTES:**

- Concrete shall be placed in accordance with IDOT Standard Specifications Section 420. Concrete surfaces must be warranted for one year against any birdbathing, ponding or cracks over 1/4" wide.
- All concrete shall be minimum 3,500 psi.
- Clean, full depth sawcuts through existing sidewalk and curb scheduled for removal.
- Combination curb & gutter is 6" high unless otherwise noted.
- A 3/4" fiber expansion joint shall be installed when the new sidewalk or curb abuts any building.
- Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with Section 420.05 IDOT Standard Specifications.
- Maximum 50' c-c between contraction joints in curbs or sidewalk.
- Asphalt shall be placed in accordance with IDOT Standard Specification Section 40B. Asphalt surfaces must be warranted for one year against birdbathing/ponding of 1/2" standing water for areas greater than 25 square feet.
- All parking lots to be proof rolled prior to placement of aggregate subbase and again prior to initial asphalt lift. Proof roll to be done with loaded double axle dump truck and witnessed by an owner's representative.

**PAVEMENT STRIPING NOTES**

- Interior Parking Spaces are as noted.
- Marking paint shall be High Quality Traffic paint intended for striping asphalt parking lots.  
Color: Yellow  
Width: 4"  
Coverage Rate: 450 feet per gallon per IDOT Article 780.

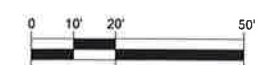
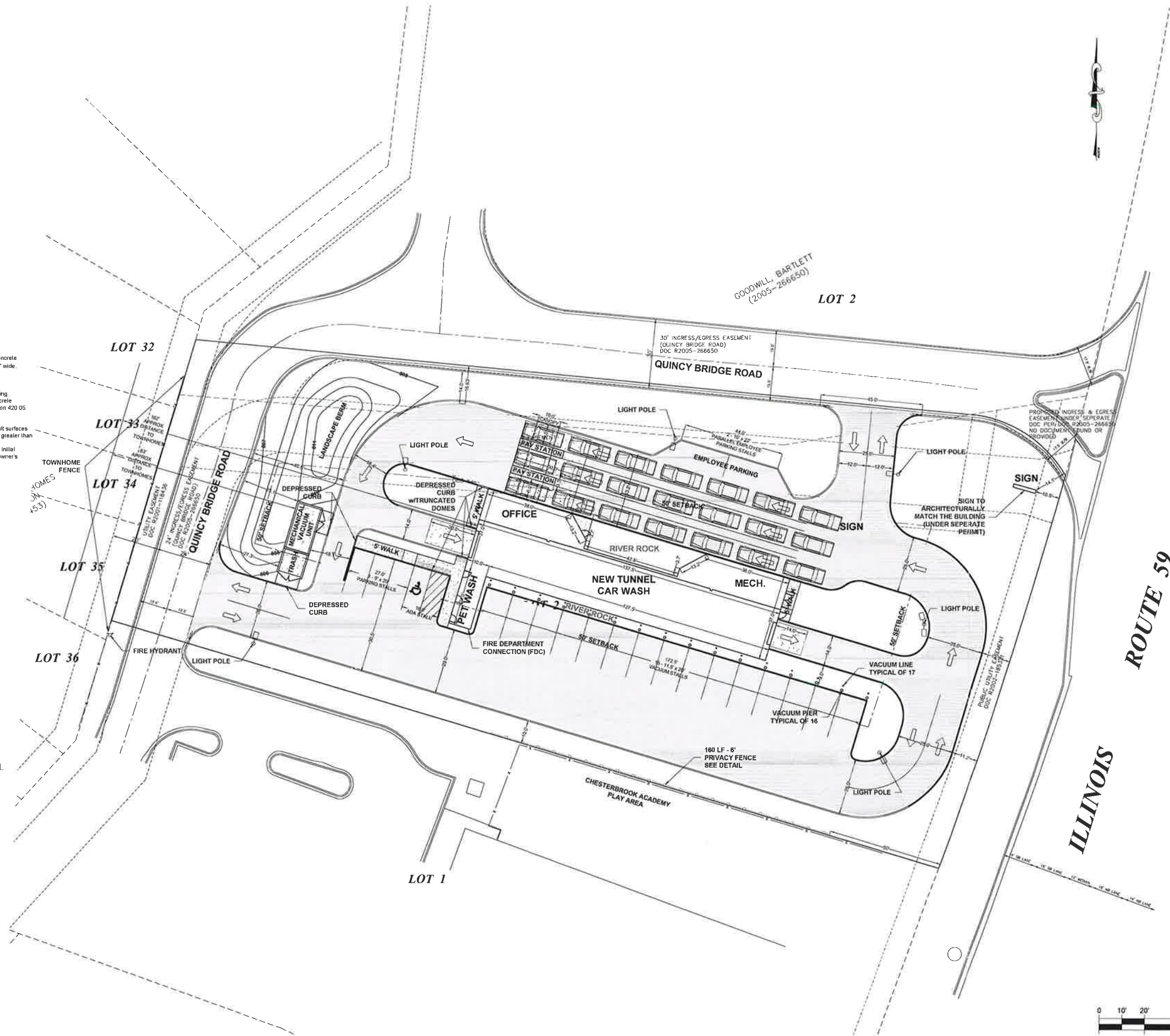
**SITE DATA**

**CAR WASH**  
1450 QUINCY BRIDGE ROAD

TOTAL AREA 62,463 (1.434 AC)  
DISTURBED AREA 55,000 SF (1.26 AC)  
BUILDING AREA 4,683 SF  
PAVEMENT AREA 29,888 SF  
TOTAL NEW IMPERVIOUS AREA 34,571 SF  
TOTAL IMPERVIOUS AREA 39,254 SF  
GREENSPACE 24,965

3 PUBLIC PARKING SPACES  
1 ACCESSIBLE PARKING SPACE  
2 EMPLOYEE PARKING SPACES  
15 VACUUM SPACES  
21 QUEUE SPACES

NO WETLANDS, FLOODPLAINS OR OTHER SPECIAL MANAGEMENT AREAS ON OR WITHIN 100' OF THE SUBJECT PROPERTY



PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER	1	1	11/10/17
PROJECT ENGINEER	2	2	11/10/17
PROJECT ARCHITECT	3	3	11/10/17
PROJECT CIVIL ENGINEER	4	4	11/10/17
PROJECT ELECTRICAL ENGINEER	5	5	11/10/17
PROJECT MECHANICAL ENGINEER	6	6	11/10/17
PROJECT PLUMBING ENGINEER	7	7	11/10/17
PROJECT STRUCTURAL ENGINEER	8	8	11/10/17
PROJECT TRAFFIC ENGINEER	9	9	11/10/17
PROJECT ENVIRONMENTAL ENGINEER	10	10	11/10/17

**BCI**  
BONO CONSULTING, INC.  
CIVIL ENGINEERS  
710 EAST COBEN AVE., SUITE 570 PH: (311) 223-3512  
NAPERVILLE, IL 60563 PH: (847) 823-3303  
DESIGN FIRM NO. 184,002379  
wka@bonoconsulting.com

**PRELIMINARY/FINAL PUD PLAN**  
EVERWASH, BARTLETT EXPRESS CAR WASH  
1450 QUINCY BRIDGE ROAD, BARTLETT, IL. 60103

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT  
THIS DRAWING SHALL NOT BE USED  
REPRODUCED, COPIED OR SOLD IN ANY  
MANNER WITHOUT THE WRITTEN  
AUTHORIZATION OF THE ENGINEER

PROJECT NO.: 17025  
BASE FILE:  
SHEET FILE:  
ISSUE DATE: MAR. 10, 2017  
SCALE: 1"=20'-0"  
SHEET NUMBER  
**C-1**



VILLAGE OF  
BARTLETT



RECEIVED  
COMMUNITY DEVELOPMENT

MAR 13 2017

VILLAGE OF  
BARTLET



RECEIVED  
COMMUNITY DEVELOPMENT

PLAN 1 & 200

VILLAGE OF  
BARTLET

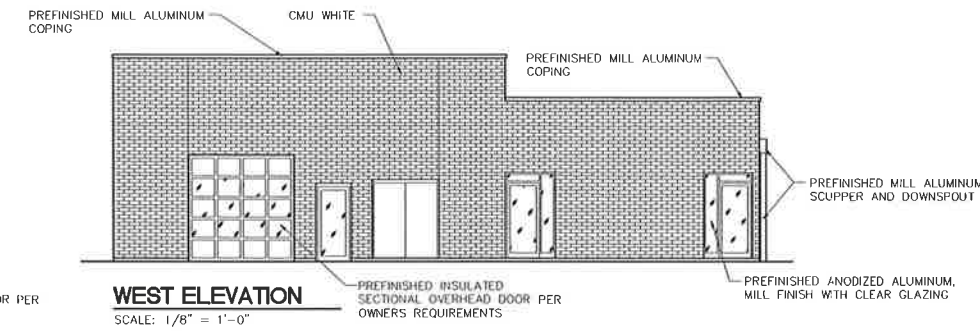
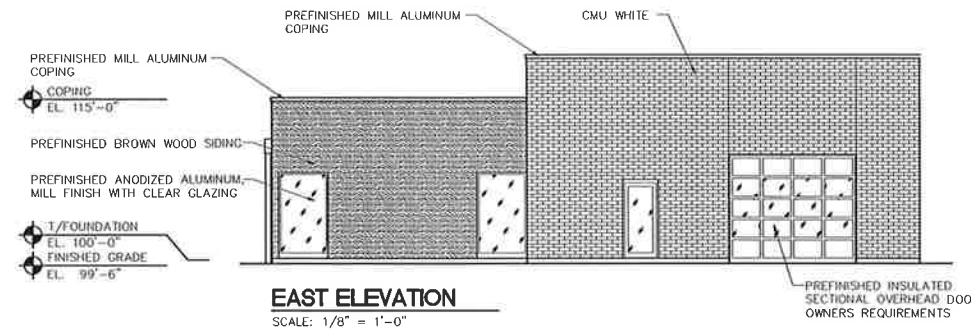
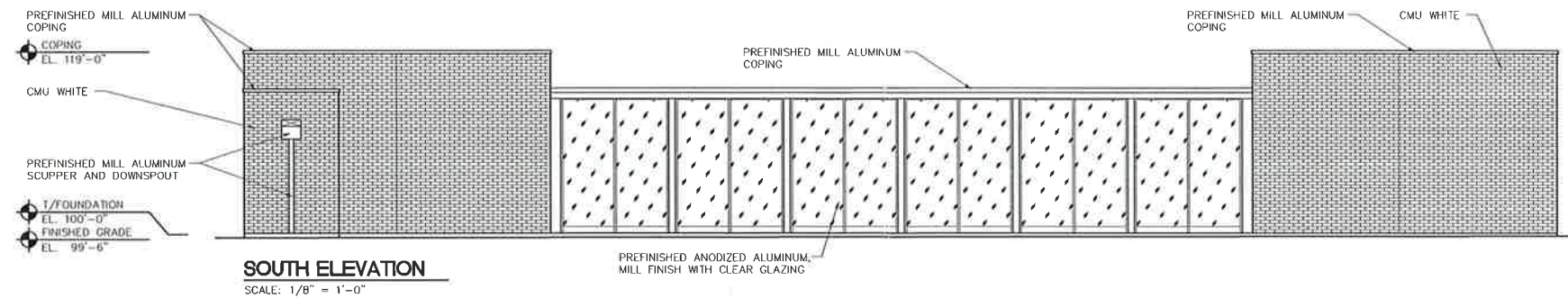
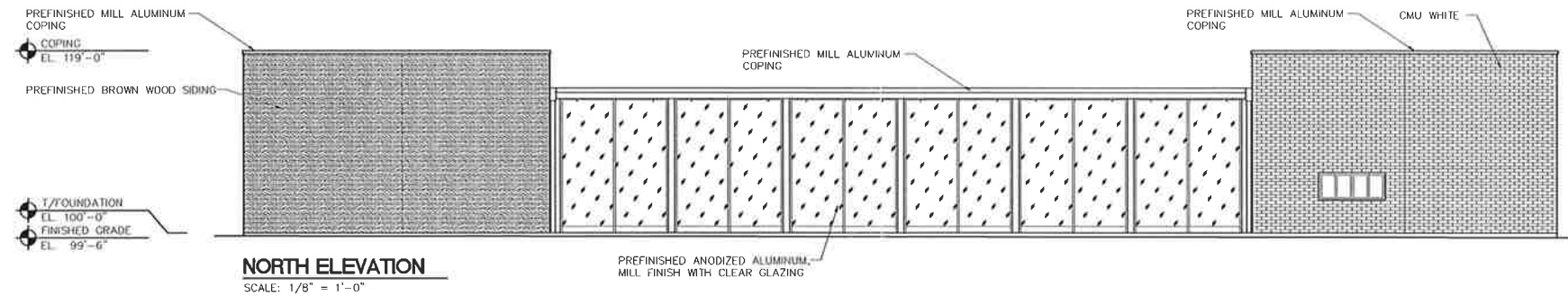
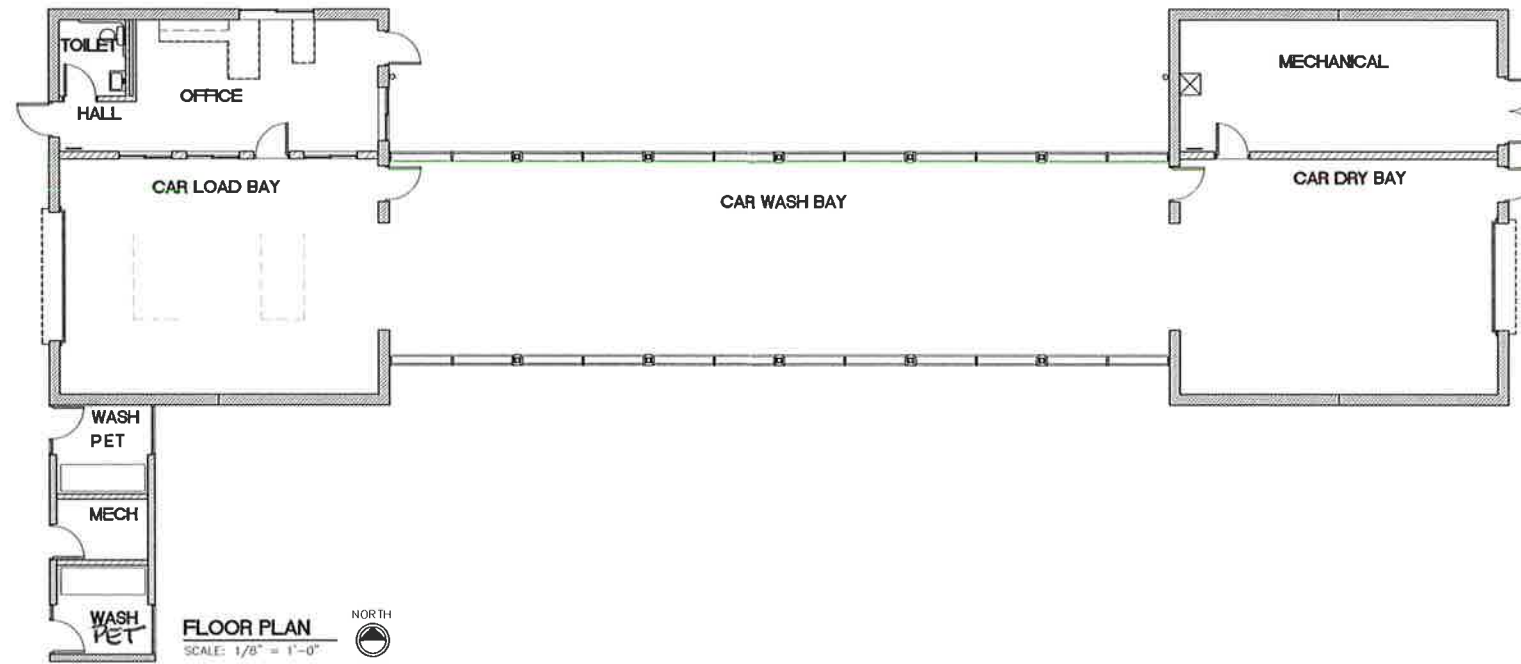
An architectural rendering of a modern car wash facility. The central building is a single-story structure with a white brick facade. A prominent blue sign with the 'EVERWASH' logo and name is mounted on the front. The building features a large open bay door on the left, a white door in the center, and a glass entrance on the right. A white SUV is parked in front of the bay door. To the left of the building is a car wash area with several blue arched frames. To the right is a parking lot with several cars, including a yellow taxi and a white SUV. The scene is set against a clear blue sky with some light clouds, and there are trees with autumn foliage in the background.

**EVERWASH**

RECEIVED  
COMMUNITY DEVELOPMENT

MAR 13 2017

VILLAGE OF  
BARTLETT



RECEIVED  
COMMUNITY DEVELOPMENT  
MAR 13 2017  
VILLAGE OF  
BARTLETT

**EVERWASH**  
ROUTE 59  
BARTLETT, ILLINOIS

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 203  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-698-4438 FAX: 847-698-9889  
© ALAN R. SCHNEIDER ARCHITECTS P.C. 2017

MARCH 09, 2017

PAVEMENT LEGEND	
[Symbol]	CONCRETE PAVEMENT 1. 7" MIN. THICKNESS SURFACE COURSE, HOT MIX ASPHALT, 1/2" IN. 1952 2. 4" MIN. THICKNESS SANDY GRAVEL, 1/2" IN. 1952 3. 1/2" IN. 1952 4. ADEQUATE BASE COURSE, 4" IN. 1952
[Symbol]	CONCRETE SPECIAL FINISH, STAIN, SEAM, EXPANSION JOINTS 1. CONCRETE PAVEMENT, 4" IN. 1952 2. COMPACTED AGGREGATE BASE, 4" IN. 1952
[Symbol]	DOT STANDARD 3.612 CURB AND GUTTER
[Symbol]	RAISED WALKWAY
[Symbol]	SCHEMATIC 1. 7" MIN. THICKNESS SURFACE COURSE, HOT MIX ASPHALT, 1/2" IN. 1952 2. 4" MIN. THICKNESS SANDY GRAVEL, 1/2" IN. 1952 3. 1/2" IN. 1952 4. ADEQUATE BASE COURSE, 4" IN. 1952
[Symbol]	REPLACEMENT ASPHALT AND EXPOSED CURB REPLACEMENT AND POLYMER COMPOSITE PLANKS

LANDSCAPE PLAN

CONCRETE AND ASPHALT NOTES:

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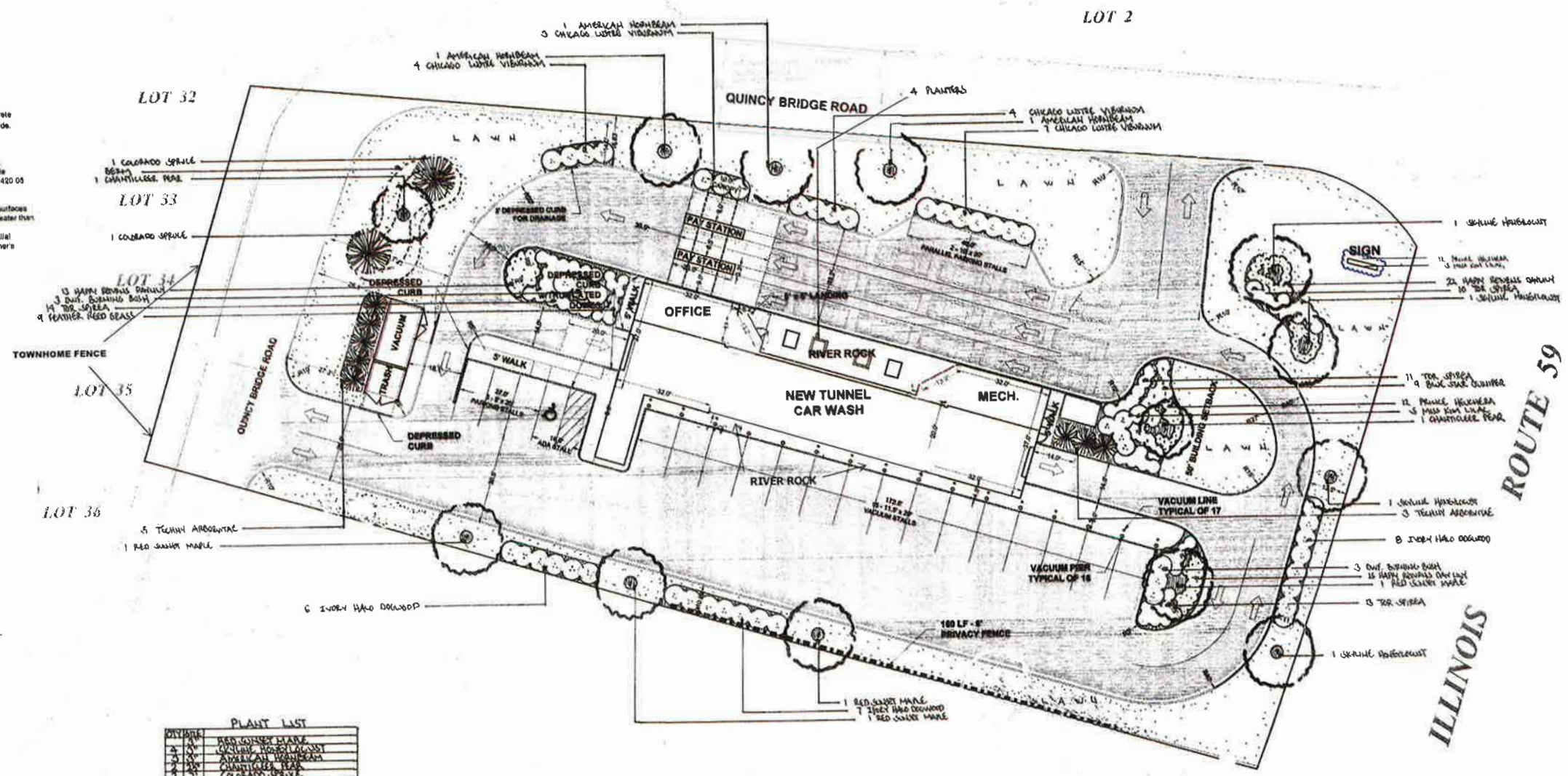
SITE DATA

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PAVEMENT AREA 28,977 SF  
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TOTAL IMPERVIOUS AREA 37,498 SF  
GREENSPACE 24,965

3 PARKING SPACES  
16 VACUUM SPACES (1 ACCESSIBLE)  
21 QUEUE SPACES

NO WETLANDS, FLOODPLAINS OR OTHER SPECIAL MANAGEMENT AREAS ON OR WITHIN 100' OF THE SUBJECT PROPERTY



PLANT LIST	
1	RED SWEET MAPLE
2	AMERICAN HORNBREAM
3	CHICAGO LUSTER VIBURNUM
4	FEATHERED REED GRASS
5	IVORY PALM DRAGWOOD
6	RED SWEET MAPLE
7	IVORY PALM DRAGWOOD
8	RED SWEET MAPLE
9	AMERICAN HORNBREAM
10	CHICAGO LUSTER VIBURNUM
11	FEATHERED REED GRASS
12	IVORY PALM DRAGWOOD
13	RED SWEET MAPLE
14	AMERICAN HORNBREAM
15	CHICAGO LUSTER VIBURNUM
16	FEATHERED REED GRASS
17	IVORY PALM DRAGWOOD
18	RED SWEET MAPLE
19	AMERICAN HORNBREAM
20	CHICAGO LUSTER VIBURNUM
21	FEATHERED REED GRASS
22	IVORY PALM DRAGWOOD
23	RED SWEET MAPLE
24	AMERICAN HORNBREAM
25	CHICAGO LUSTER VIBURNUM
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30	CHICAGO LUSTER VIBURNUM
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33	RED SWEET MAPLE
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127	IVORY PALM DRAGWOOD
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144	AMERICAN HORNBREAM
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146	FEATHERED REED GRASS
147	IVORY PALM DRAGWOOD
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187	IVORY PALM DRAGWOOD
188	RED SWEET MAPLE
189	AMERICAN HORNBREAM
190	CHICAGO LUSTER VIBURNUM
191	FEATHERED REED GRASS
192	IVORY PALM DRAGWOOD
193	RED SWEET MAPLE
194	AMERICAN HORNBREAM
195	CHICAGO LUSTER VIBURNUM
196	FEATHERED REED GRASS
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