

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, will hold a Public Hearing on **Thursday, November 10, 2016 at 7:00 P.M.** or as soon thereafter as the matter may be heard, in the Bartlett Municipal Center, 228 South Main Street, Bartlett, Illinois to consider testimony and evidence from the petitioners and members of the public with respect to the petition of Bluff City LLC (Case #16-11) for an Amended PUD (Planned Unit Development) Plan in the PD (Planned Development) Zoning District to allow mobile office trailers, storage trailers, and portable classroom storage on an 8.35 acre site, truck and trailer storage on a 5 acre site and to amend the Bluff City Industrial Park 186 acre General Site Plan (Exhibit H) approved by Ordinance 2003-98.

This property is located along the east side of Route 25, north of Graham Street (approximately 0.5 miles northeast of Kenyon Road and Route 25) in Bartlett, Illinois. The Permanent Index Numbers for this property are: 06-25-200-016 (Kane County) and 06-30-101-003 (Cook County).

The plans are available for public viewing at the Bartlett Village Hall located at 228 South Main Street in the Community Development Department from 8:30 a.m. to 4:30 p.m. Monday through Friday or on the Village's website under Community Development - Upcoming Public Hearings - Information & Exhibits.

The above-referred Public Hearing may be recessed from time to time to another date or dates, if notice of the time and place of such adjourned Public Hearing is publicly announced at the immediately preceding Public Hearing.

All interested parties are invited to attend and will be given an opportunity to be heard. If an accommodation for an individual with a disability is necessary, please contact Paula Schumacher at 837-0800 (voice) or 830-0940 (TDD).

By

Jim Lemberg, Chairman
Plan Commission

cc: L. Gilles, Village Clerk,
Petitioner

To be published in the Bartlett Examiner on October 26, 2016.

ZONING/LOCATION MAP

Case #16-11



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



ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

KANE AND COOK COUNTY

COMMUNITY DEVELOPMENT

APR 28 2003

VILLAGE OF
BARTLETT



LAND
PLANNER

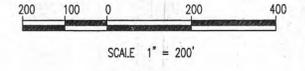
SHEET 1 OF 1
APR 21 2003
DESIGNED BY: LAND VISION, INC.
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KANE COUNTY, ILLINOIS
SMALL SCALE AERIAL PHOTOGRAPHY

LAND VISION, INC.
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ST. CHARLES, IL 60174
(630) 584-0591 FAX: (630) 584-0592

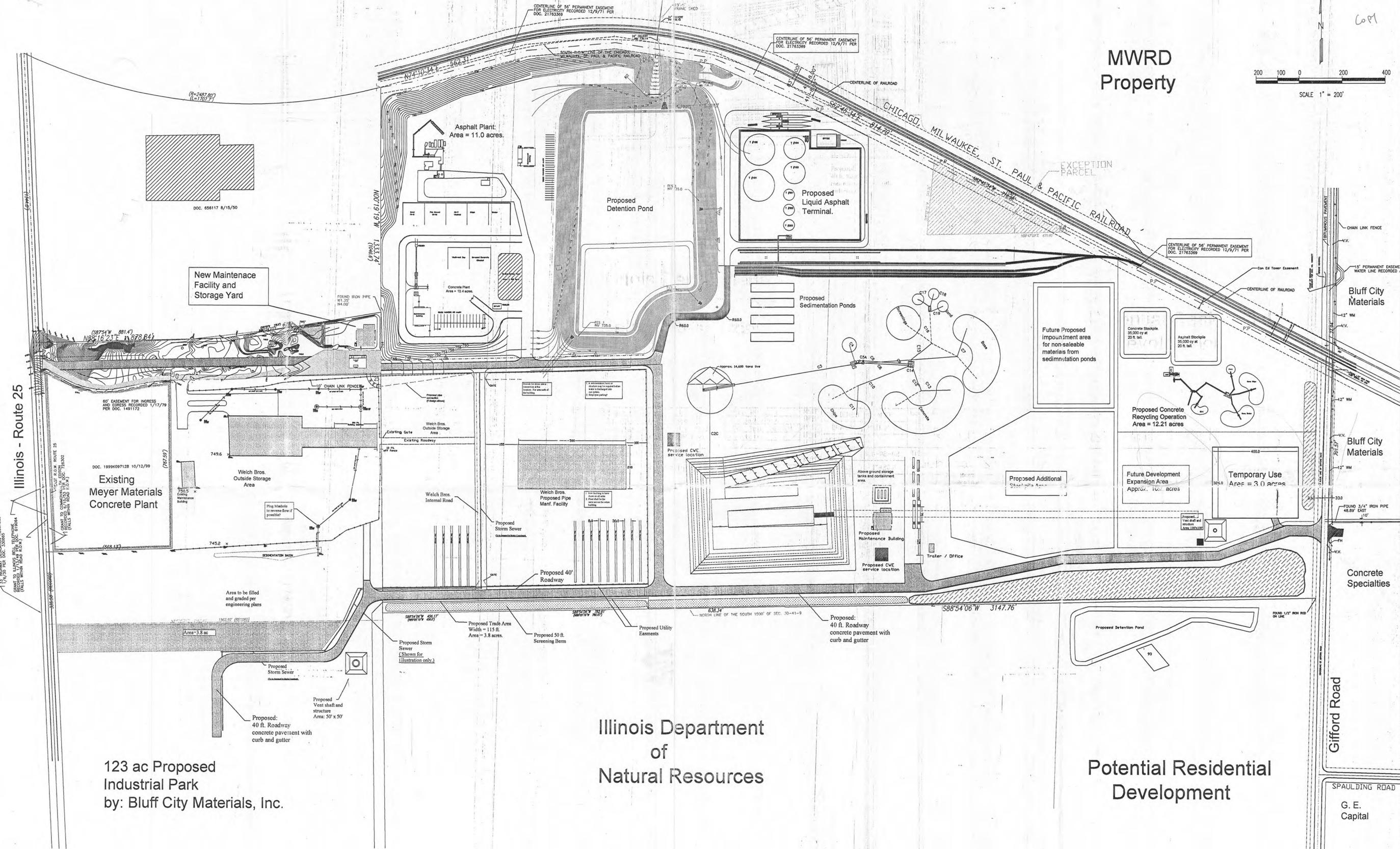
EXHIBIT E

E

MWRD
Property



Co 91



123 ac Proposed
Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Potential Residential
Development

BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
4/23/03	Vulcan revise plant layout / shorten RR spur	MSD	4/23/03	Vulcan revise plant layout / shorten RR spur	MSD
4/7/03	Gifford Road entrance allanment / road width	MSD	4/7/03	Gifford Road entrance allanment / road width	MSD
4/3/03	Road location / Welch Site change / Rail Spur layout	MSD	4/3/03	Road location / Welch Site change / Rail Spur layout	MSD
5/9/03	Temporary Use	MSD	4/1/03	Road changes / BP Anoco site rotated	MSD
5/5/03	Concrete recycling plant/quarry layout/roadway-40'	MSD	3/22/03	Road / Welch Site / Rail Spur	MSD
5/1/03	Asphalt Plant Site	MSD	1/13/03	Detention Pond - Per Mackie Consultants.	MSD
5/1/03	Revised Detention Pond	AS	1/13/03	Open Cut revised - Access ramp down	MSD

DESIGNED MSD
DRAWN MSD / IM
APPROVED
DATE 10-02-02
SCALE 1"=200'

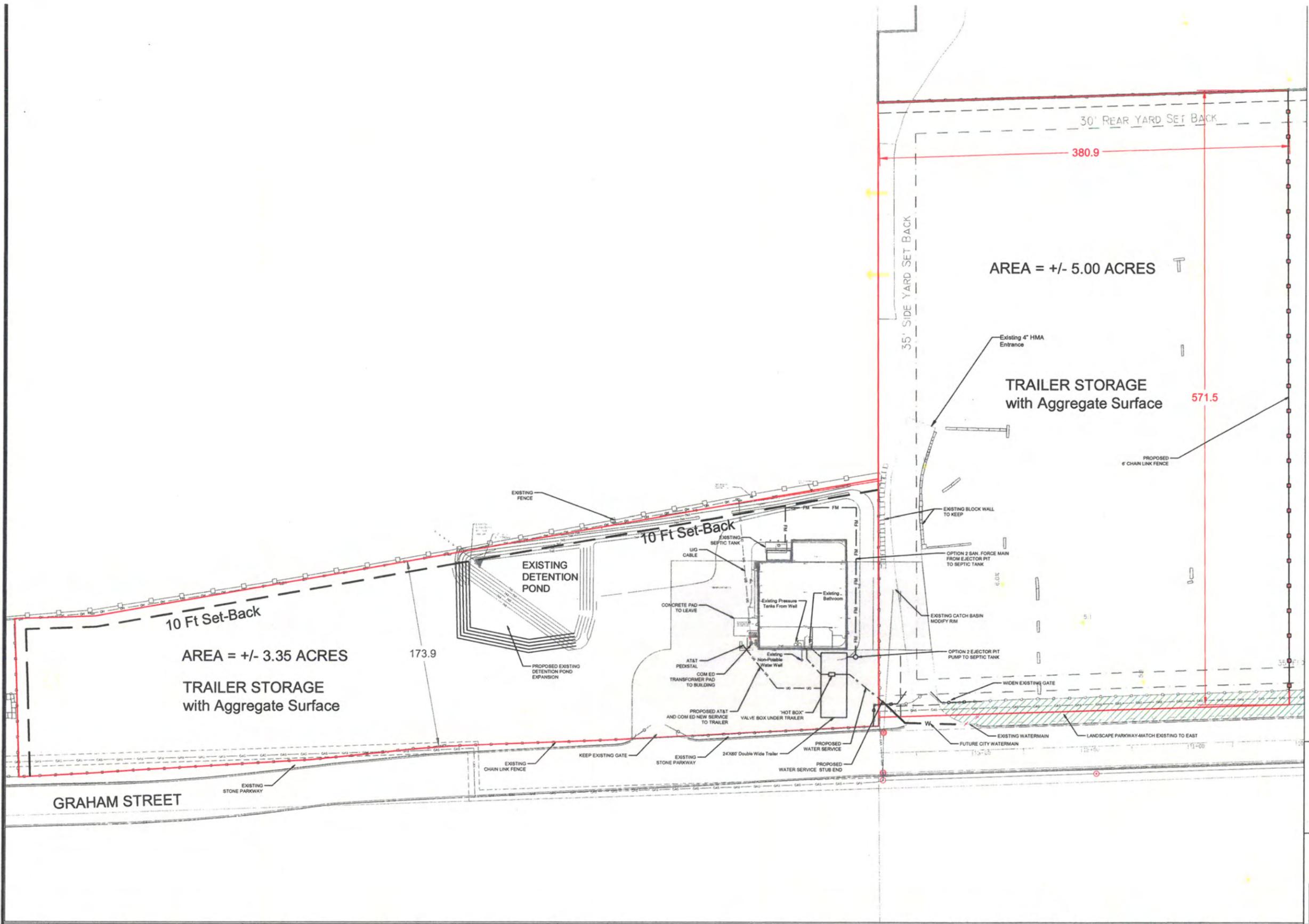
Location
Route 25 Industrial Park
Title
General Site Plan

SHEET
1 OF 1
PROJECT NUMBER: 2504
FILE: BCM / Route 25 - 1514
DEEP TUNNEL / SITE PLAN 5.5-5-03

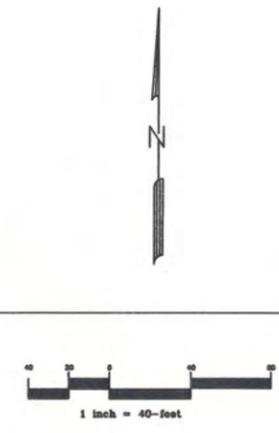
FILE: d:\work\king\bluff_city\1514-route_25_site\quarry-deep_tunnel_2504\site_plan_5.4-23-03.dwg

VILLAGE OF
BARTLETT

OCT 03 2016



- SET BACK LINE
- PROPERTY LINE
- PROPOSED 4" HMA PAVEMENT
- ▨ LANDSCAPE PKWY



CALL JULIE 1-800-892-0123
with the following:
COUNTY: KANE/COOK
CITY: BARTLETT

48 hours before you dig

811
Call before you dig

BEFORE ANY UTILITY CONSTRUCTION BEGINS TO PREVENT CONSTRUCTION FOR THE EXACT LOCATION OF THE UTILITY AND FOR THE PROPER CONSTRUCTION OF UTILITY OPERATOR AND ENGINEERED THAT COMPLY IN ACCORDANCE WITH THE APPROPRIATE, REGULATORY AND LOCAL ORDINANCES AND RULES.

PREPARED BY:
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800



PREPARED FOR:

DATE	DESCRIPTION OF REVISION	BY

<input checked="" type="checkbox"/> DRAFT
<input type="checkbox"/> PERMIT APPLICATION
<input type="checkbox"/> APPROVED FOR CONSTRUCTION
<input type="checkbox"/> CLIENT APPROVED BY: _____

DESIGNED BY:	OWNER	ACTION
DRAWN BY: AKG	Proj Type REAL ESTATE	
APPROVED BY: MSD	Proj # 1514-XX	
DATE 09.29.16	Folder xxx	
SCALE 1"=40'	File xxx	

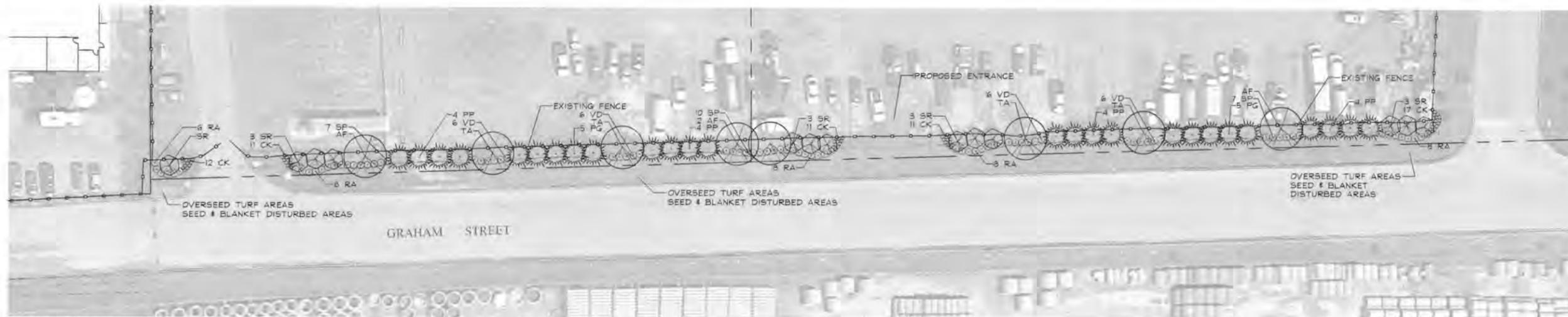
NOTICE
This print and its contents are the property of Bluff City Materials, Inc. and is not to be used in any way that could be considered to be detrimental to their interests.

TOLERANCES
(EXCEPT AS NOTED)

Location
**BLUFF CITY INDUSTRIAL PARK
BARTLETT, IL**

Title
ACTON MOBILE - CONCEPT SITE PLAN-3

SHEET
1
X



PLANT LIST

Key	Qty.	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	4	Acer x Freemanii 'Jeffers' Red Autumn Blaze Maple	12' Ht.	Clump Form
TA	4	Tilia americana 'Redmond' Redmond American Linden	12' Ht.	Clump Form
ORNAMENTAL TREES				
SR	13	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Lilac	6' Ht.	Clump Form
EVERGREEN TREES				
PG	10	Picea glauca 'Densata' Black Hills Spruce	6' Ht.	
PP	16	Picea pungens Green Colorado Spruce	6' Ht.	
DECIDUOUS SHRUBS				
RA	38	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal./30" Wide	4 D.C.
SP	24	Syringa patula 'Miss Kim' Miss Kim Korean Lilac	5 Gal./36" Tall	4 D.C.
VD	24	Viburnum dentatum 'Christom' Blue Muffin Viburnum	5 Gal./36" Tall	4 D.C.
PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES				
CK	62	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#3	36" O.C.
MISC. MATERIALS				
	35	Shredded Hardwood Bark Mulch	C.Y.	
	AS REQ'D	Turf Seed & 575 Erosion Control Blanket	AC	
	0.35	Turf Overseeding	AC	

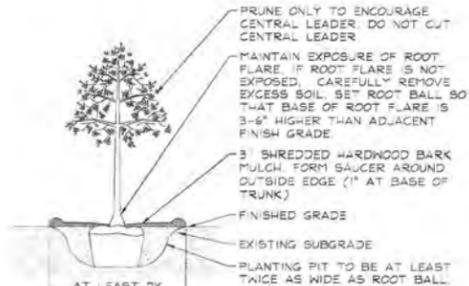
PLANTING DETAILS



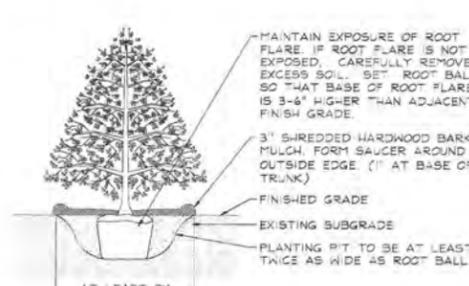
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



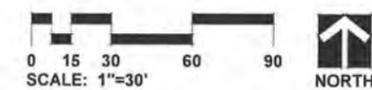
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE



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.

SPECIFICATIONS

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:

- The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
- The provision of post-planting management as specified herein;
- Any remedial operations necessary in conformance with the plans as specified in this document;
- 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

- Shop landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- 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.
- 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 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 identify 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 situations or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- 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 Architect's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

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

- Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
 - 50% Kentucky Bluegrass 98/95
 - 15% Custer Perennial Ryegrass
 - 10% Superior Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Perennial Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq. ft.

- 40% Kentucky Bluegrass 98/95
- 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 Z601 for the pot size shown or listed.

2.5 TREES AND SHRUBS

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

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z601 Standard for Nursery Stock and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with 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.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z601 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.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Erosion Control Blanket: North American Green 3150, 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. Seeding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- Till to a depth of not less than 6", apply soil amendments, remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
- Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 8-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
- Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
- 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.
- Sow not less than specified rate.
- Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

- After the seeding operation is completed, spray a wood fiber mulch (Combe 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, sidewalks and people during the application of the mulch.

B. 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 seeding indicated on plan.

C. Trees and Shrubs

- Set balled and burlapped (B&B) stock plants 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 surplus from top and sides of balls; retain on bottom. 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.
- Plan top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
- 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 finished grades. Maintain exposed root flare at all times.
- Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
- Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
- 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 the contract and guarantee periods. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any staking procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- 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.
- Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

GRWA
GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 HEATON, ILLINOIS 60817
 PHONE: 630-668-1197

CLIENT
BLUFF CITY MATERIALS, INC.
 2252 SOUTH MAIN BLVD
 BARTLETT, ILLINOIS 60103

GRAHAM STREET INDUSTRIAL PARK
 BARTLETT, ILLINOIS
LANDSCAPE PLAN

DATE	9.30.16
PROJECT NO.	BF 1602
DRAWN	GFB
CHECKED	JCT
SHEET NO.	1 OF 1

