


# Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, IL 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

## Village Administrator Memorandum 62-15

**TO:** Chairman Randy Mills  
Plan Commission/Zoning Board of Appeals

**FROM:** Ray Keller, Village Administrator 

**DATE:** July 1, 2015

**RE:** Final Plan – Prairie Business Park IV

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Interstate Partners LLC has submitted a final plan for their Building IV site, located at the southeast corner of the Prairie Business Park PUD. Because Prairie Business Park was entitled a Planned Unit Development (PUD), the final plan requires Plan Commission review and Village Board approval before permits may be issued.

The subject area is currently used in part by J.S. Reimer, whose equipment and materials will be relocated with the development of this site. Interstate Partners will construct a 285,820 s.f. building that will extend across Lots 44 through 57, approximately 14.7 acres in combined lot size. The site will have 246 parking spaces located around the perimeter of the building with docks located on the north and south sides of the building. Access to the site will be provided via Burnet Drive and Arrowhead Drive on the north and east sides of the site, respectively. Interstate Partners have not yet identified any specific uses or tenants for the building.

The final plan and accompanying building and landscaping exhibits appear to comply with the UDO and the terms of the PUD ordinance. The engineering details accompanying the final site plan will be reviewed by Baxter & Woodman prior to the issuance of any permits. Staff recommend approval of the final plan for Building IV.

Public Works Facility  
Finance & Building Departments  
73 Industrial Drive, Gilberts, IL 60136  
Ph. 847-428-4167 Fax: 847-551-3382

Police Department  
86 Railroad St., Gilberts, IL 60136  
Ph. 847-428-2954 Fax 847-428-4232

**Plan Commission  
Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136  
July 15, 2015  
7:00 p.m.**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL/ESTABLISH QUORUM**
- 3. APPROVAL OF MINUTES**  
A. June 17, 2015
- 4. NEW BUSINESS**  
A. Approval of a Final Plan for Prairie Business Park IV
- 5. OLD BUSINESS**
- 6. COMMUNICATIONS**
- 7. ADJOURNMENT**

NOT APPROVED MINUTES

**Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
Plan Commission/Zoning Board of Appeals Meeting Minutes  
June 17, 2015  
7:00 p.m.**

**Call to Order**

Chairman Mills called the meeting to order at 7:00 p.m.

**Roll Call/Establish Quorum**

Present were Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills. Also present was Village Administrator Keller. Not present was Commissioner McHone and Vice Chairperson Davidowski.

**Approval of Minutes**

**A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to approve the amended minutes of April 22, 2015.** Roll Call: Vote: 5-ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Commissioner Knudsen will be added to the list of members present. Commissioner Borgardt seconded the motion to approve the minutes, which will be updated.

**New Business**

**Public hearing on a petition by Mr. Demitri Stavropoulos for a variance from the Unified Development Ordinance, Chapter 10 "Nonconformities" for his property located at 214 Galligan Road**

**A motion was made by Commissioner Sullivan and seconded by Commissioner Borgardt to open the public hearing.** Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Administrator Keller gave a brief description of the property and stated the concern the Board members had while discussing this matter at the meeting. They had discussed the possibility of asking for a variance to set the six month window for a discontinued nonconforming use.

Mr. Demitri Stavropoulos stated that the property is currently under contract with a small trucking company.

Commissioner del Vecchio questioned the number of trucks which would be utilized in the business. Mr. Stavropoulos stated that he believes there are 4 to 5 trucks.

Commissioner Knudsen questioned the intent of the business to grow. Mr. Stavropoulos informed the commissioners that he did not have that conversation with the business owners. He added that it is a Father and Son owned business.

Ms. Rosemary Geier Grant stated that her family has lived in the same house for 56 years, and her mom rents out three apartments. She was initially concerned for the traffic increase and worried about her mom's ability to continue to rent the apartments. However, she no longer has those concerns.

In an unrelated matter the Board recently approved an Ordinance prohibiting truck traffic through "Old Town" Galligan Rd. The trucks would be required to access Tyrrell Road from Koppie Drive.

**A motion was made by Commissioner Knudsen and seconded by Commissioner Borgardt to close the public hearing.** Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

**A motion was made by Commissioner Borgardt and seconded by Commissioner del Vecchio to recommend approval to the Village Board for a variance from the Unified Development Ordinance, Chapter 10 "Nonconformities" for property located at 214 Galligan Road.** Roll Call: Vote: 5 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the July 7<sup>th</sup> Board Meeting Agenda.

Commissioner Borgardt recused himself from the next portion of the meeting due to a direct conflict.

**Public hearing on a petition by B Square Inc. for a special use permit at 211 West Higgins Road to allow an indoor car sales business in the I-1 zoning district**

**A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to open the public hearing.** Roll Call: Unanimous Voice Vote: all ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Administrator Keller stated that B Square Inc. was requesting a special use to operate an indoor auto sales business. Currently the building has a mix of both office and commercial use in the 6 units.

Petitioner Bob Borgardt stated that the sales would mostly be done through the internet and all inventory will be kept inside the building.

Commissioner Sullivan questioned the number of cars which would be kept at the business. Mr. Borgardt stated that 8 to 10 cars could fit in the space if needed, since there are not any offices located in the building. However, financially speaking, when he first begins he would not have 8 to 10 cars. As the business grows, if additional space was needed, he would most likely move the business to a different location.

**A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to close the public hearing.** Roll Call: Unanimous Voice Vote: all ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

**A motion was made by Commissioner Knudsen and seconded by Commissioner Sullivan to recommend approval to the Village Board a special use permit at 211 West Higgins Road to allow an indoor car sales business in the I-1 zoning district.** Roll Call: Vote: 4 ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

**Old Business - none**

#### **Communications**

There is a meeting tentatively scheduled for July 8<sup>th</sup> regarding the final plans for the gas station site at the intersection of Tyrrell and Higgins.

#### **Adjournment**

**A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to adjourn from the meeting at 7:26 p.m.** Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,  
Karen Danca









PBP - IV  
GILBERTS, IL

A



## PRAIRIE BUSINESS PARK



HARRIS ARCHITECTS, INC.  
WWW.HARRISARCHITECTS.COM 847.303.1155



APPLICATION FOR  
PRELIMINARY & FINAL SUBDIVISION PLAT AND  
FINAL PLANNED UNIT DEVELOPMENT (PUD)

CASE #: SP01-2015

Revision #1: \_\_\_\_\_

Revision #2: \_\_\_\_\_

Revision #3: \_\_\_\_\_

For office use only

Development Name: Prairie Business Park IV

Date of Submission: 6/29/2015

I. APPLICANT:

Prairie Business Park IV JV LLC  
Name

Illinois LLC  
Corporation

90 Prairie Parkway  
Street

Gilberts  
City

IL  
State

60136  
Zip Code

Mark Elbecker  
Contact Person

847-428-5303  
Telephone Number

847-428-5342  
Fax Number

Owner / Authorized Member  
Relationship of Applicant to subject Property

Tax Parcel Numbers of Property

02-24-452-027 thru 040

II. ACTION REQUESTED (Check applicable boxes):

☐ Preliminary Subdivision Plat

☒ Final ~~Subdivision Plat~~ Development Plan

☐ Residential

☐ Non-Residential

Any additional requests, which are being processed with the Plat (i.e. rezoning, annexation, etc.):

Per Development Agreement for Prairie Business Park

Is this development within the City limits?

☒ Yes.

☐ No, requesting annexation.

☐ Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: Steve Blumenthal Telephone Number: 312-701-6840 Fax Number 312-701-6801  
Builder: TBD Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
Developer: Interstate Partners Telephone Number: 847 428 5303 Fax Number 847 428 5342  
Engineer: RWG Engineering LLC Telephone Number: 630-480-7889 Fax Number \_\_\_\_\_

IV. PROJECT DATA:

1. General Location: Lots 44-56 and a portion of Lot 57 of the Final Plat of Subdivision for Prairie Business Park

a. County: \_\_\_\_\_

b. Township: \_\_\_\_\_

c. PIN#(s): 02-24-452-027 thru 040

2. General description of the site: \_\_\_\_\_

3. Existing zoning on the site: ~~COG~~ PUD / I-1

4. Acreage of the site: ≈ 14.7 Acres

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North				
South				
East				
West				

6. List any deviations being requested from the subdivision standards ( e.g. R.O. W. widths, easements, etc.):

None

7. List Controlling Ordinances (zoning, annexation ordinances, etc. plans, etc.): \_\_\_\_\_

8. Date and name of approved Preliminary Plat (if applicable): \_\_\_\_\_

9. List any deviations being requested from the approved Preliminary Plat (if applicable): \_\_\_\_\_

NONE

#### V. PROPOSED DEVELOPMENT:

##### 1. General Land Use Data:

	Residen'l.	Comm'l	Office	Industrial	ROW	Park	School	Private	Other*	Total
No. Of Acres										
% of Total										

\*Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Describe any non-residential, commercial or industrial portion of the development: \_\_\_\_\_

Proposed 285,000 +/- SF Industrial Building

#### VI. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):

1. Required School Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_

2. Required Park Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_

#### VII. PRIVATE FACILITIES

1. Private open space and recreational facilities include \_\_\_\_\_

which will be maintained by \_\_\_\_\_

# DISCLOSURE OF BENEFICIARIES

PRAIRIE BUSINESS PARK IV JV LLC  
Name

90 Prairie Parkway Gilberts, IL 60136  
Address

2) Nature of Benefit sought: Development Plan Approval

3) Nature of Applicant: (please check one)

☐ a. Natural Person

☒ b. Corporation LLC

☐ c. Land Trust/Trustee

☐ d. Trust/Trustee

☐ e. Partnership

☐ f. Joint Venture

4) If applicant is an entity other than described above, briefly state the nature and characteristics of applicant:

5) If in your answer to Section 3 you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

a.	Name	Address	Interest
	<u>INTERSTATE Partners LLC</u>	<u>90 Prairie Parkway Gilberts, IL</u>	<u>TBD</u>
	<u>JSR Properties LTD</u>	<u>60158 Tyrrell Elgin, IL</u>	<u>TBD</u>
c.			
d.			

6) Name, address and capacity of person making this disclosure on behalf of the applicant:

Mark Ebacher 90 Prairie Parkway Gilberts, IL 60136 / Manager / Authorized Member  
**IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.**

## VERIFICATION

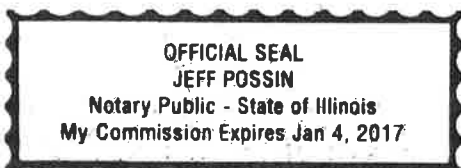
I, Mark Ebacher being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

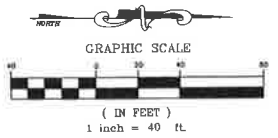
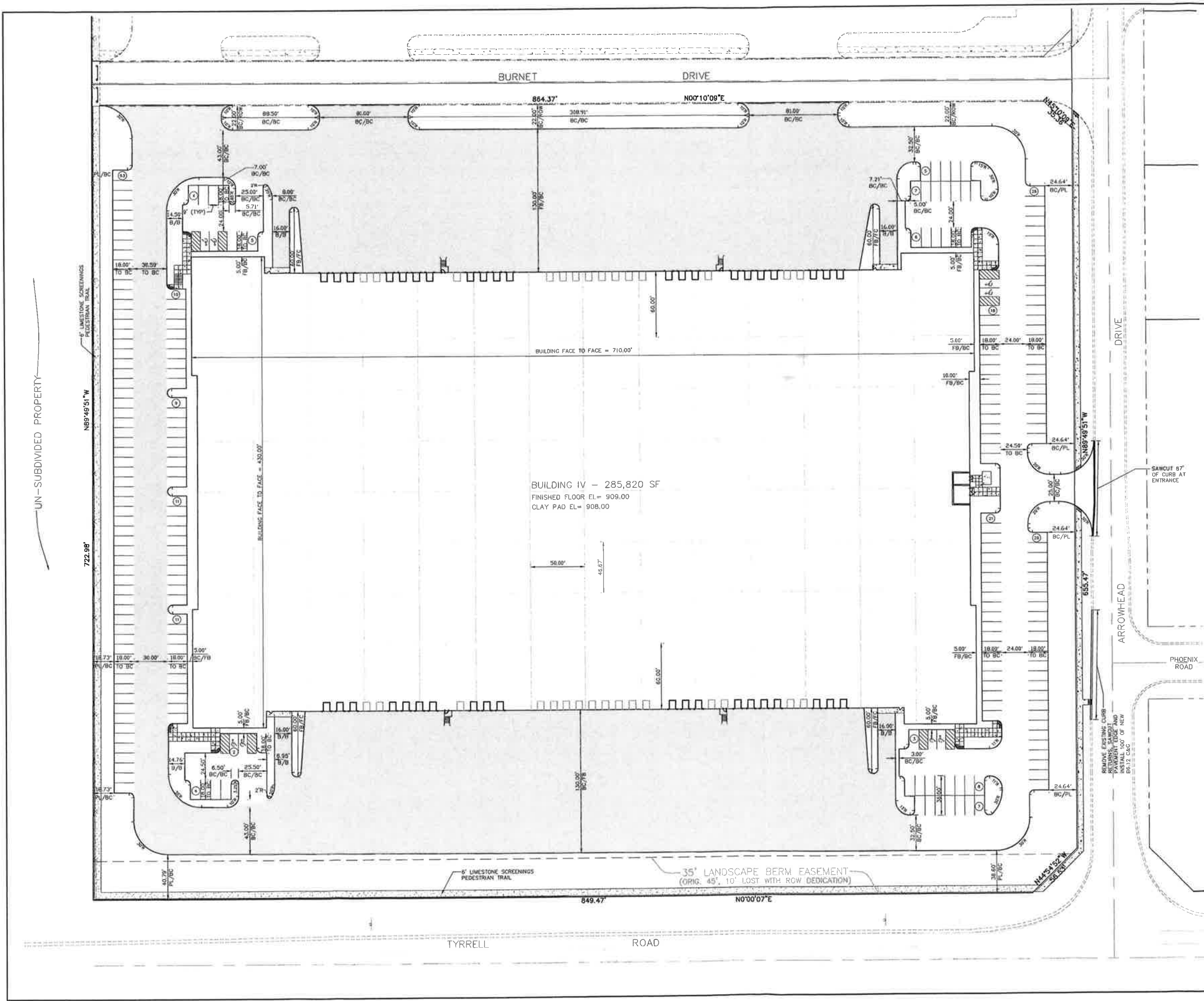
[Signature]

Subscribed and Sworn to before me this 29<sup>th</sup> day of June, 2015.

[Signature]

Notary Public





ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)	
BC	= BACK OF CURB
PL	= PROPERTY LINE
B/B	= BACK TO BACK OF CURB
FB	= FACE OF BUILDING
ROW	= RIGHT OF WAY
R	= RADIUS
EW	= EDGE OF WALK

SITE DATA	
SITE AREA (LOTS 44 THRU 57 AND EASTERLY 21.39' OF LOT 58):	14.709 Ac
BUILDING SUMMARY:	45%
BUILDING FOOTPRINT	285,820 SF
PAVEMENT AREA:	41%
TOTAL PAVEMENT AREA	264,648 SF
GREEN AREA:	14%
LANDSCAPED OPEN AREA	90,268 SF
PARKING SUMMARY:	
REGULAR PARKING (9'X18' TYP):	238
HANDICAP PARKING (18'X18' TYP):	8
TOTAL PARKING SPACES:	246
EXISTING ZONING:	I (INDUSTRIAL)

- NOTES:
1. SIDEWALK RAMPS WITH DETECTABLE WARNING AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
  2. UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
  3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 6" BARRIER CURB/GUTTER POURED INTEGRALLY WITH THE CONCRETE PAVEMENT. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
  4. UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
  5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. AND DATED 03/06/13.
  6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
  9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH 100% SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL STATE AND LOCAL REQUIREMENTS.
  10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

SURFACE IMPROVEMENT LEGEND:	
HEAVY DUTY PAVEMENT - TRUCK ROUTE	
	6" - DUCTILE CONCRETE WITH 6" MONOLITHIC CURB
	4" - AGGREGATE BASE COURSE TYPE B, CA-4
(NOTE: USE OF 8612 CONC CURB AND GUTTER ON BURNET DRIVE)	
STANDARD DUTY PAVEMENT - PARKING LOT PAVEMENT	
	4" - DUCTILE CONCRETE WITH 6" MONOLITHIC CURB
	4" - AGGREGATE BASE COURSE TYPE B, CA-4
CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)	
	5" - PCC SIDEWALK (6" DUCTILE CONCRETE AT APPROX)
	3" - AGGREGATE BASE COURSE TYPE B, CA-4
	6" MONOLITHIC CURB
	DEPRESSED CURB
	ADA CURB RAMP WITH DETECTABLE WARNING
	EX CURB AND GUTTER

**BUILDING IV**  
PRAIRIE BUSINESS PARK, GILBERTS IL  
SITE GEOMETRIC AND PAVING PLAN

975 E. 22nd St, Suite 400  
Wheaton, IL 60189  
630.480.7889  
www.rwg-engineering.com

**Engineering, LLC**  
RWG  
Civil Engineering Road Estate Consulting Project Management

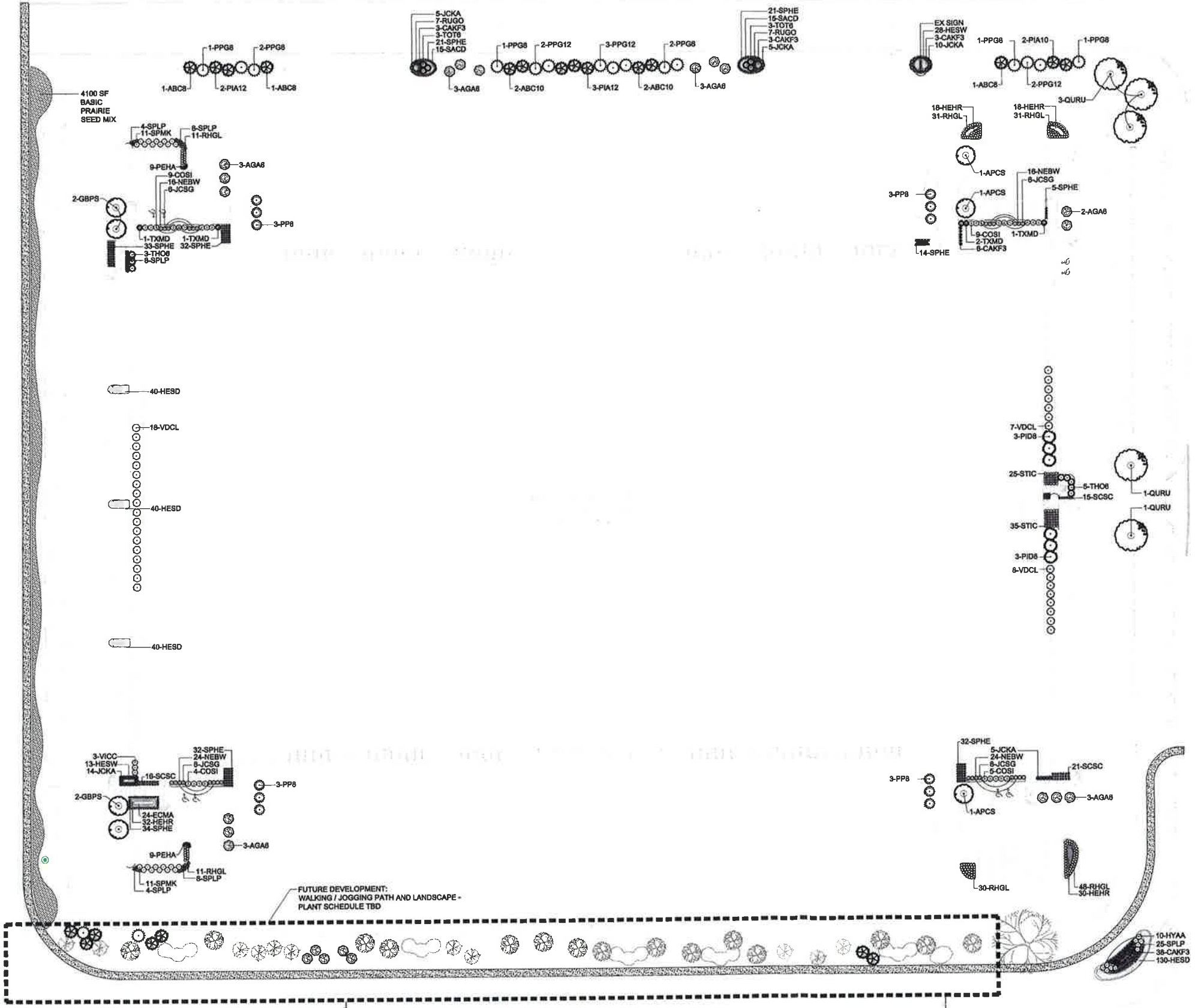
PROJECT NO. 16100115  
DATE 06/25/15  
SCALE 1"=40'  
PROJ MGR. RWG  
PROJ ASSOC. NEK  
DRAWN BY. AVS

SHEET  
3 of 12

PRAIRIE BUSINESS PARK, GILBERTS  
BUILDING IV



Project:	Building IV
Drawn By:	GZ
Checked By:	
ISSUED:	06-24-2015
REVISED:	06-24-2015
REVISED:	06-30-2015



PLANT SCHEDULE:

SHADE TREES						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
QURU	6	3.0" cal	Quercus rubra	Red Oak		
COLUMNAR SHADE TREES						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
APCS	3	2.5" cal	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple		
GBPS	4	2.5" cal	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)		
ORNAMENTAL TREES						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
AGA8	17	6 in.	Amelanchier s.g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry		
EVERGREEN TREES						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
ABC10	4	10' in.	Abies concolor	White Fir		
ABC3	3	8' in.	Abies concolor	White Fir		
PIA12	5	12' in.	Picea abies	Norway Spruce		
PIA10	2	10' in.	Picea abies	Norway Spruce		
PID8	6	8' in.	Picea glauca var. demata	Black Hill Spruce		
PP8	12	8' in.	Picea pungens	Colorado Green Spruce		
PPG8	8	8' in.	Picea pungens 'Glauca'	Colorado Blue Spruce		
THO8	8	8' in.	Thuja occidentalis	American Arborvitae		
TOT6	6	6 in.	Thuja occidentalis 'Tectony'	Mission Arborvitae		
LARGE DECIDUOUS SHRUBS						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
VDCL	33	5 gal.	Viburnum dentatum 'Synchrostar'	Chicago Lustre Viburnum		
MEDIUM DECIDUOUS SHRUBS						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
COSI	27	36"	Cornus sericea 'Sant'	Sant' Red Osier Dogwood		
HYAA	10	24"	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas		
SPMK	22	24"	Syringa patula 'Miss Kim'	Miss Kim Lilac		
VCC	3	30"	Viburnum cuneata 'Compacta'	Compact Koreanspice Viburnum		
SMALL DECIDUOUS SHRUBS						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
RHGL	152	24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac		
SPLP	57	18"	Spiraea japonica 'Little Princess'	Little Princess Spirea		
STIC	60	24"	Staphandra indica 'Crispa'	Cutest Staphandra		
EVERGREEN SHRUBS						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
JCKA	39	16"	Juniperus chinensis 'Katsuy'	Katsuy Compact Juniper		
JCSG	28	24"	Juniperus chinensis 'Sea Green'	Sea Green Juniper		
TXMD	5	24"	Taxus x media 'Daneformis'	Dense Yew		
GRASSES						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
ECNA	24	1 gal.	Echinacea p. 'Magnus'	Magnus Coneflower		
HEHR	96	1 gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily		
HESD	250	1 gal.	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily		
HESW	41	1 gal.	Hemerocallis 'Summer Wine'	Summer Wine Daylily		
NEBW	80	1 gal.	Hepatica r. 'Blue Wonder'	Blue Wonder Celandine		
RUGO	14	1 gal.	Rudbeckia l. 'Goldsturm'	Black-eyed Susan		
SACD	30	1 gal.	Salvia n. 'Caradonnal'	Caradonnal Salvia		
GROUND COVER						
CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME		
CAK3	63	3 gal.	Calamagrostis 'Karl Foerster'	Feather Reed Grass		
PEHA	18	1 gal.	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass		
SCBG	52	1 gal.	Schizanthus scopolium	Little Bluebell		
SPHE	224	1 gal.	Sporobolus heterolepis	Prairie Dropseed		
MISCELLANEOUS						
CODE	QTY	SIZE	NAME	COMMON NAME		
TBD	TBD	C.Y.	Compost			
TBD	TBD	C.Y.	Premium Bark Mulch			

NOTE: ALL TURF AREAS AND BED AREAS WILL BE IRRIGATED





PBP - IV  
GILBERTS, IL

A