

LANDSCAPE PLAN FOR 3080 BILTER AVENUE

Landscape Data Table: Planting Material Key	
View: Symbols are baseline for proposed materials for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	92
Evergreen Trees (minimum size 6 feet) Count:	31
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	40
Evergreen Shrubs (minimum of 18 inches) Count:	239
Deciduous Shrubs (minimum of 18 inches) Count:	350
Ornamental Grasses Count:	72
Perennials Count:	400
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seedling) Square Footage:	0
Turf (Sod) Square Footage:	79700
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

Landscape Data Table: CTEs Provided		
CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	92
Evergreen Trees	1/3	31
Understory Trees	1/3	40
Deciduous Shrubs	1/20	350
Evergreen Shrubs	1/20	239
Total:	752	145

PERIMETER YARD WEST 261"
INCLUDES SHARED ACCESS DRIVE AREA
REQUIRED: 3 CTE / 100' = 7.8 CTE
PROPOSED: 3 CT, 6 ET, 5 UT, 30 S = 8.1 CTE

NOTE:
OFF-SITE BERM PLANT CALCS.
NOT INCLUDED IN TABLE(S).
SEE 'PROPOSED PLANT
SCHEDULE', SHT. L1.1 FOR
TOTAL PLANT COUNTS.

PERIMETER YARD NW 141.97'
REQUIRED: 3 CTE / 100' = 4.3 CTE
PROPOSED: 3 CT, 5 UT = 4.7 CTE

PERIMETER YARD WEST 122"
"DOES NOT INCL. SHARED ACCESS DRIVE AREA
REQUIRED: 3 CTE / 100' = 3.7 CTE
PROPOSED: 1 CT, 5 ET, 1 UT, 14 S = 3.7 CTE

PERIMETER YARD N 831.41"
"NOT INCLUDING 40' EOLA RD. FRONTAGE
DIMENSION (SEE EOLA RD. PERIMETER)
REQUIRED: 3 CTE / 100' = 24.9 CTE
PROPOSED: 20 CT, 4 ET, 12 UT, 14 S = 26.0 CTE

PARKING LOT INTERIOR LS (184 PROPOSED SPACES)
REQUIRED: 1 PARKING LOT ISLAND PER 20 SPACES
+ 1.5 CTE / ISLAND = 9 PARKING LOT ISLANDS + 13.5 CTE
PROPOSED: 19 PARKING LOT ISLANDS, 21 CT, 132 S =
27.6 CTE

BUILDING FOUNDATION LS 1.792'
REQUIRED: 1 CTE / 100' = 17.9 CTE
(100% NON-CANOPY TREE)
PROPOSED: 11 CT, 4 ET, 259 S = 17.9 CTE
(100% NON-CANOPY TREE)

PERIMETER YARD EAST 754.43' *
"NOT INCLUDING PARKING SETBACK AREAS
REQUIRED: 3 CTE / 100' = 22.6 CTE
PROPOSED: 21 CT, 1 ET, 5 UT = 23.0 CTE

PARKING LOT SCREENING - BILTER ROAD
REQUIRED: 2.5' HT SOLID SCREEN
PROPOSED: SHRUBS
"SEE 'PERIMETER YARD' FOR CALCS.

PARKING LOT SCREENING - EOLA ROAD
REQUIRED: 2.5' HT SOLID SCREEN
PROPOSED: SHRUBS
"SEE 'PERIMETER YARD' FOR CALCS.

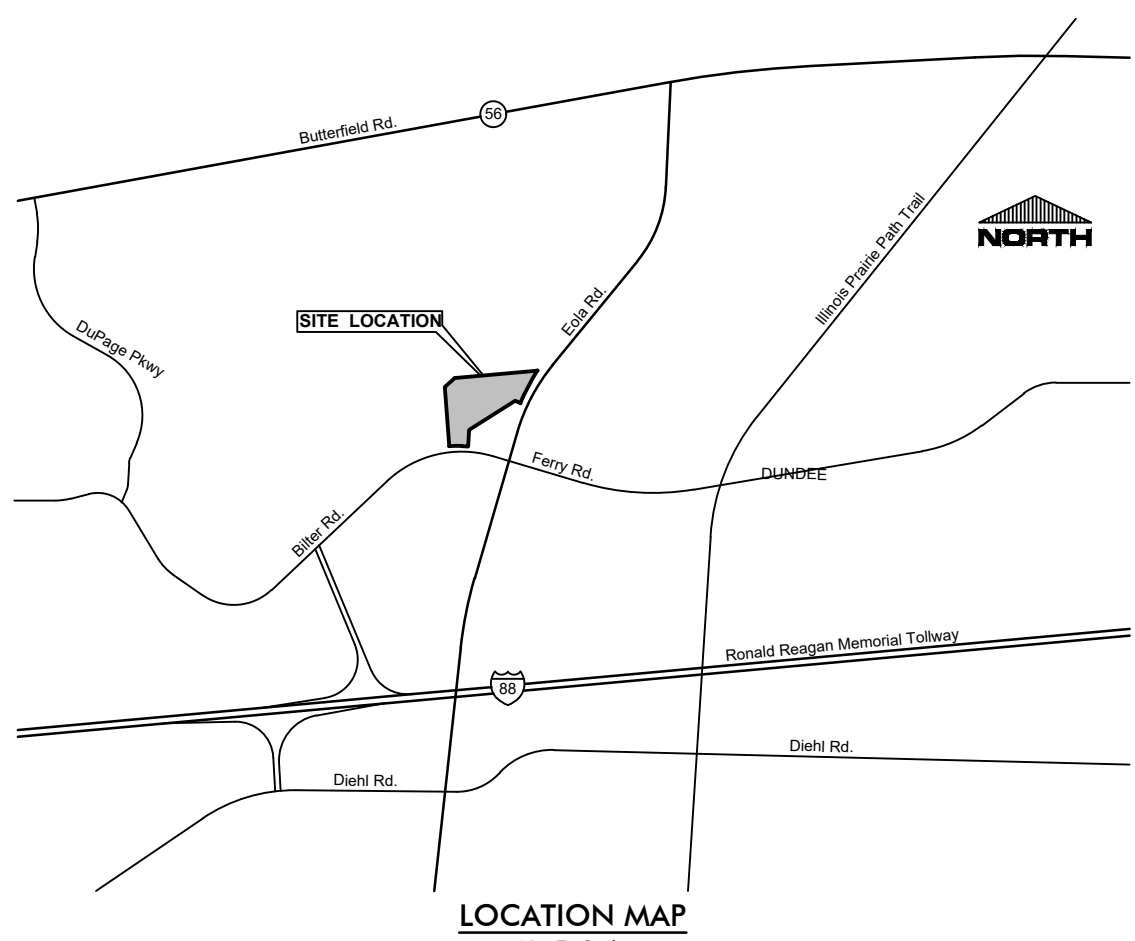
PERIMETER YARD SW - BILTER ROAD 165'
"NOT INCLUDING DRIVEWAY DIMENSION
REQUIRED: 3 CTE / 100' = 5.0 CTE
PROPOSED: 3 CT, 6 ET, 41 SHRUBS = 7.0 CTE
"ADDED SHRUBS AT PARKING LOT
REQUESTED BY VILLAGE (= 2 CTE)

PARKWAY TREE LS - BILTER ROAD 198.13'
REQUIRED: 3 TREES / 100' = 6 TREES
PROPOSED: 5 TREES
"DUE TO LIMITED SPACE, (1) TREE WAS
RELOCATED TO OFF SITE WEST BERM AREA

NOTE:
ALL DISTURBED PARKWAY AREAS TO WEST
OF SITE TO BE RESTORED TO ORIGINAL
CONDITION (SOD); AND ANY EXISTING TREES
ARE TO BE REMOVED AND REPLACED AT A 1:1
REPLACEMENT RATIO WITH NEW TREES OF
SIMILAR SPECIES TO THOSE REMOVED.

Landscape Implementation Data Table: Plant List by Category					
QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SEE COMMENTS
Canopy Trees					
14	15%	AM	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" CAL
13	14%	BC	Pinus strobus	White Pine	3" CAL
13	14%	CH	Celastrus occidentalis	Common Hackberry	3" CAL
13	14%	HL	Gleditsia triacanthos var. pinnatifida	Skyline Thornless Honeylocust	3" CAL
13	14%	KC	Gymnocladus dioica 'Express'	Kentucky Coffeetree	3" CAL
13	14%	MM	Acer glabrum 'Moro'	State Street Maple	3" CAL
13	14%	SW	Quercus bicolor	Swamp White Oak	3" CAL
Total:	92				
Evergreen Trees					
8	26%	BS	Pinus glauca var. densata	Black Hills Spruce	8" HT
7	23%	DF	Pseudotsuga menziesii	Douglas Fir	8" HT
8	26%	RC	Juniperus virginiana 'Canaertii'	Canaertii Red Cedar/Juniper	8" HT
8	26%	WP	Pinus strobus	White Pine	8" HT
Total:	31				
Understory Trees					
10	25%	AS	Amelanchier laevis	Allegheny Serviceberry	8" HT
10	25%	FC	Malus species	Red Jewel Flowering Crabapple	8" HT
10	25%	JL	Syringa reticulata	Japanese Tree Lilac	8" HT
10	25%	RB	Betula nigra	River Birch	8" HT
Total:	40				
Deciduous Shrubs					
23	7%	AG	Ribes alpinum 'Green Mound'	Dwarf Alpine Currant	24"
22	6%	DK	Dierilla 'G2085411'	Kodak Red Dierilla	24"
73	21%	CL	Syringa meyeri 'Palibori'	Dwarf Korean Lilac	36"
147	42%	GS	Rhus aromatica	Gro-low Sumac	24"
85	24%	LH	Hydrangea paniculata	LimeLight Hydrangea	36"
Total:	250				
Evergreen Shrubs					
55	23%	DY	Taxus x media 'Densiformis'	Dense Yew	24"
67	36%	EA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	36"
97	41%	KJ	Juniperus chinensis 'Kallaya Compacta'	Kallaya Juniper	24"
Total:	239				

NOTE:
FOR "PLANT SCHEDULE", PLANTING DETAILS"
AND "LANDSCAPE PLAN NOTES", SEE
"LANDSCAPE DETAILS PLAN", SHEET L1.1.



REVISIONS		
DATE	DESCRIPTION	REVS. PER VILLAGE
11.17.25		

PETITIONER:
HIGH STREET LOGISTICS PROPERTIES
18W140 Butterfield Road, Suite 425
Oakbrook Terrace, IL 60181
Daily Mail Development & Construction
Dir: 630-478-0668

HIGH STREET LOGISTICS

3080 BILTER ROAD AURORA, ILLINOIS

FINAL LANDSCAPE PLAN	
SCALE:	1"=40'-0"
DATE:	OCTOBER 10, 2025
DRAWN BY:	J. DAVITO, PLA
CHECKED BY:	JDD

K.J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
777 N. LAKE DRIVE
AURORA, IL 60181
(847) 469-8787
WWW.DAVITODESIGN.COM

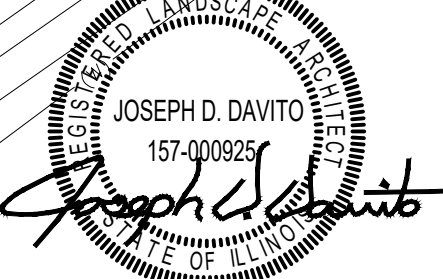
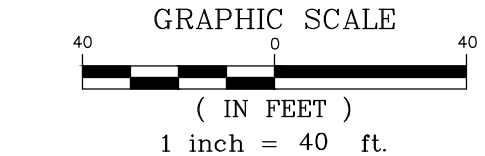
PROJ. NO. 25-018
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FINAL LANDSCAPE PLAN

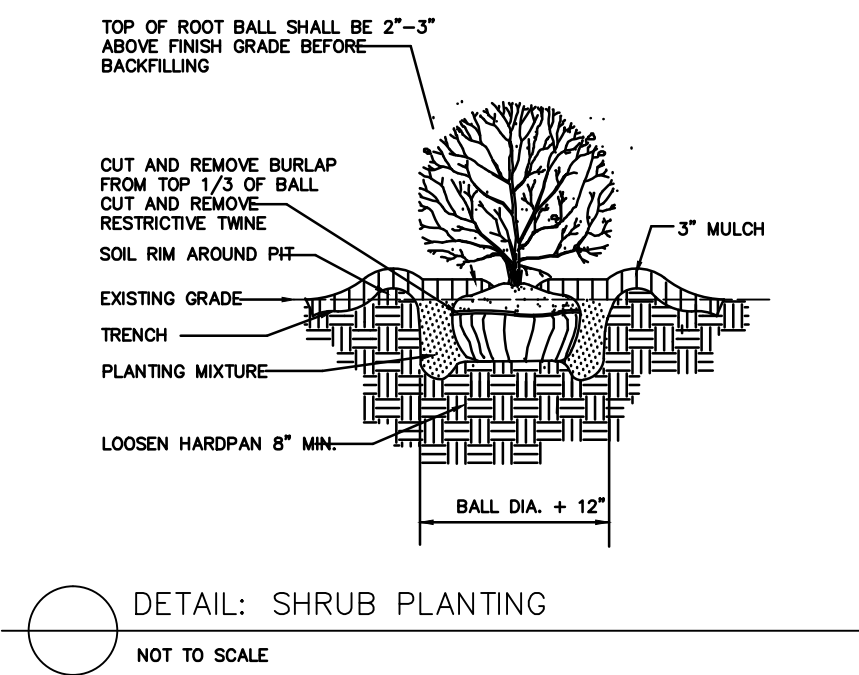
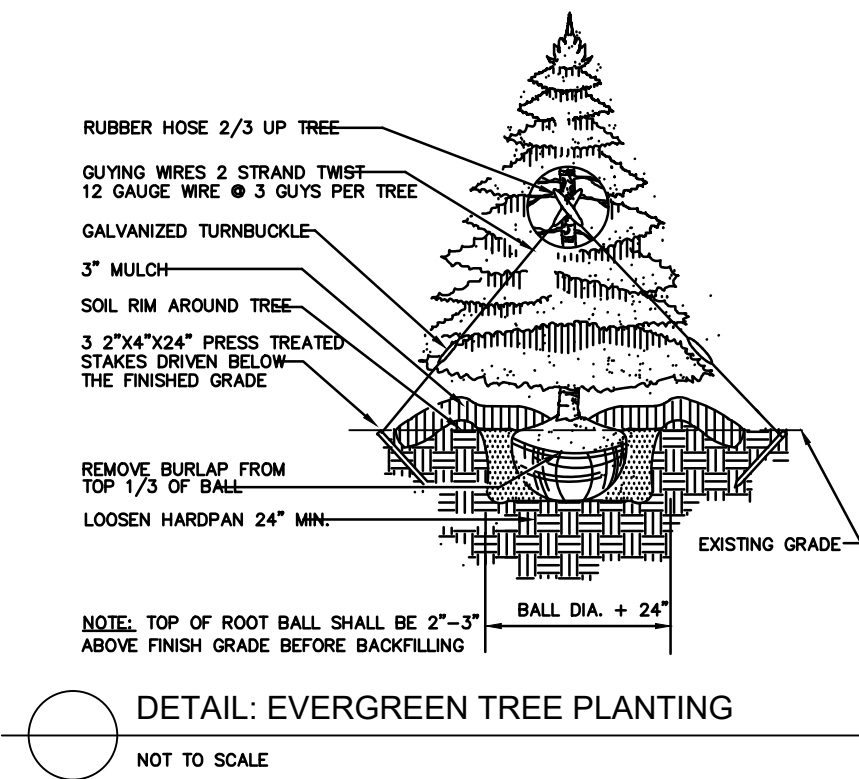
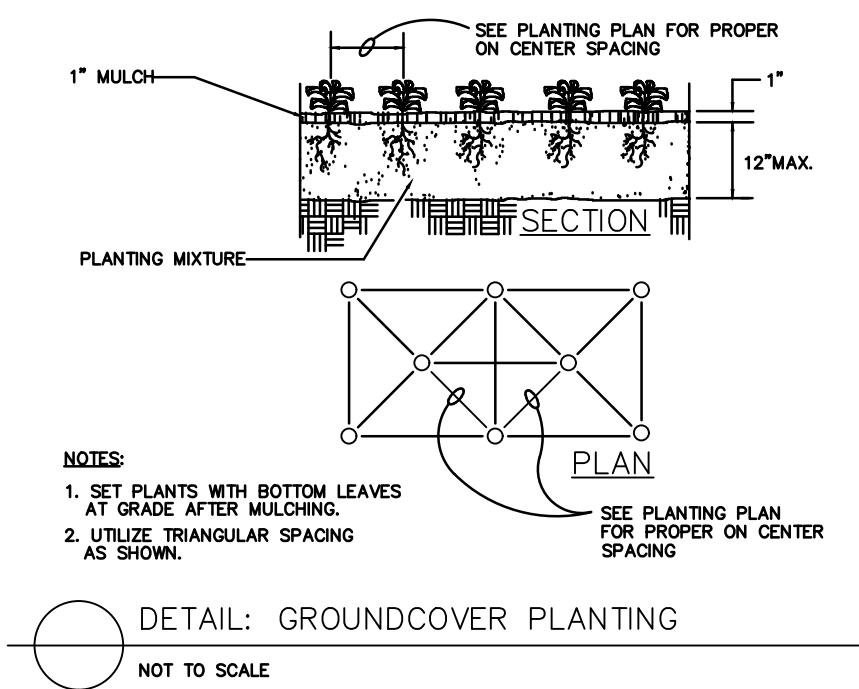
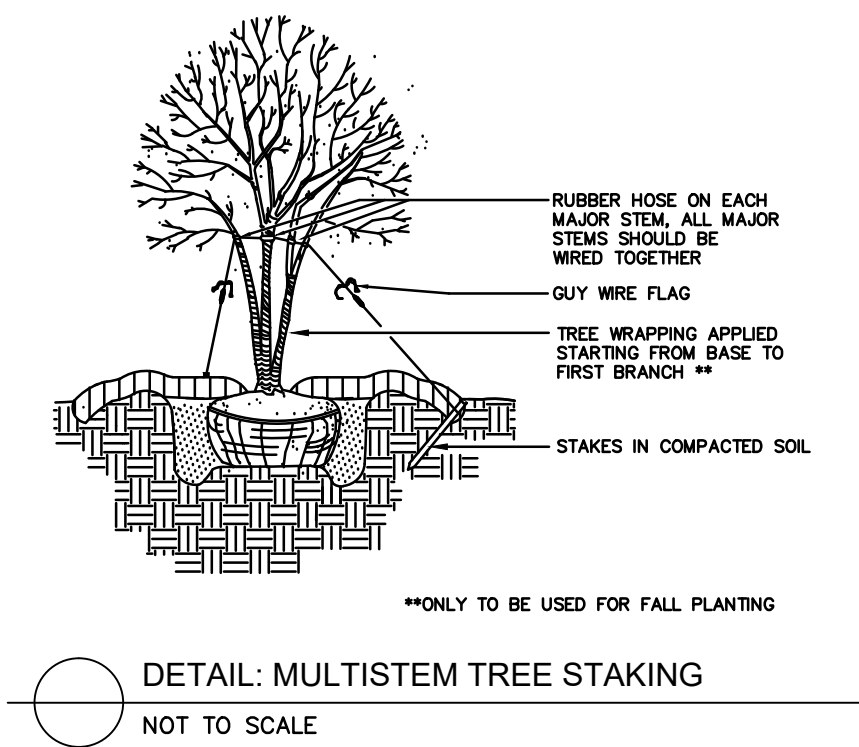
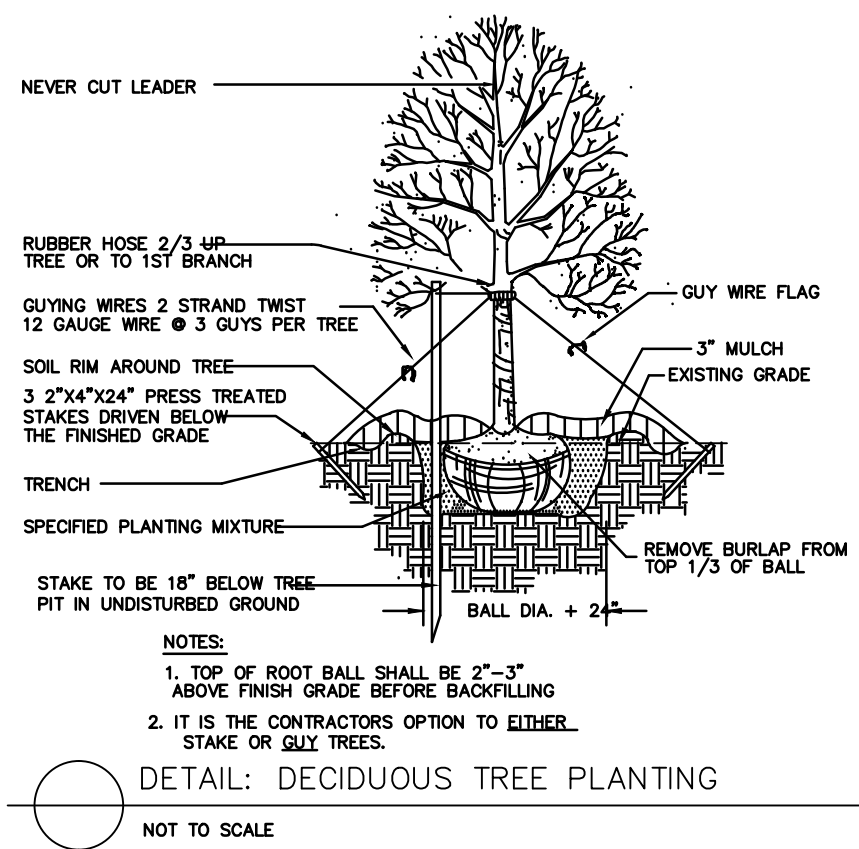
NOTE: ALL BASE INFORMATION PROVIDED BY
HAEGER ENGINEERING (847) 394-6600

PARKWAY TREE LS - EOLA ROAD 386.08'
REQUIRED: 3 TREES / 100' = 12 TREES
PROPOSED: 10 TREES
"DUE TO LIMITED SPACE, (2) TREES
WERE RELOCATED TO OFF SITE WEST
BERM AREA

PERIMETER YARD SW - EOLA ROAD 330"
"NOT INCLUDING DRIVEWAY DIMENSION
REQUIRED: 3 CTE / 100' = 9.9 CTE
PROPOSED: 4 CT, 5 ET, 1 OT, 83 S = 10.2 CTE



LANDSCAPE PLAN FOR 3080 BILTER AVENUE



PROPOSED PLANT SCHEDULE:

KEY	COMMON/LATIN NAME	SIZE	CONDITION*	SPACING	QUANTITY
[NOTE: QTY'S. BELOW INCLUDE OFF-SITE WEST BERM PLANTINGS]					
SHADE TREES					
AM	AUTUMN BLAZE MAPLE ACER X FREEMANII 'JEFFSRED'	3" CAL.	B & B	SPECIMEN	15
BC	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL.	B & B	SPECIMEN	14
CH	COMMON HACKBERRY CELTIS OCCIDENTALIS	3" CAL.	B & B	SPECIMEN	14
HL	SKYLINE THORNTLESS HONEYLOCUST GLEDTISIA TRIACANTHOS VAR. INERMIS	3" CAL.	B & B	SPECIMEN	14
KC	KENTUCKY COFFEETREE GYMNOCLADUS DIOICUS 'ESPRESSO'	3" CAL.	B & B	SPECIMEN	14
MM	STATE STREET MAPLE ACER MIYABEI 'MORTON'	3" CAL.	B & B	SPECIMEN	14
SW	SWAMP WHITE OAK QUERCUS BICOLOR	3" CAL.	B & B	SPECIMEN	14
EVERGREEN TREES					
BS	BLACK HILLS SPRUCE PICEA GLAUCA VAR DENSATA	8" HT.	B & B	SPECIMEN	14
DF	DOUGLAS FIR PSEUDOTSUGA MENZIESII	8" HT.	B & B	SPECIMEN	12
RC	CANAERTI RED CEDAR JUNIPER JUNIPERUS VIRGINIANA 'CANAERTII'	8" HT.	B & B	SPECIMEN	13
WP	WHITE PINE PINUS STROBUS	8" HT.	B & B	SPECIMEN	14
ORNAMENTAL TREES					
AS	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	8" HT.	B & B	SPECIMEN	14
FC	RED JEWEL FLOWERING CRABAPPLE MALUS SPECIES	8" HT.	B & B	SPECIMEN	13
JL	JAPANESE TREE LILAC SYRINGA RETICULATA	8" HT.	B & B	SPECIMEN	13
RB	RIVER BIRCH BETULA NIGRA	8" HT.	B & B	SPECIMEN	14
EVERGREEN SHRUBS					
DY	DENSE YEW TAXUS X MEDIA DENSIFORMIS	24"	B & B	3" O.C.	55
EA	EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS SMARAGD	36"	B & B	4.5" O.C.	87
KJ	KALLAY JUNIPER JUNIPERUS CHINENSIS KALLAYS COMPACTA	24"	B & B	4.5" O.C.	97
DECIDUOUS SHRUBS					
AC	DWARF ALPINE CURRANT RIBES ALPINUM GREEN MOUND	24"	B & B	3" O.C.	23
DK	KODIAK RED DIERVILLA DIERVILLA GZX885411	24"	B & B	3" O.C.	22
DL	DWARF KOREAN LILAC SYRINGA MEYERI PALIBIN	36"	B & B	4.5" O.C.	73
GS	GRO-LOW SUMAC RHUS AROMATICA	24"	B & B	3" O.C.	147
LH	LIMELIGHT HYDRANGEA HYDRANGEA PANICULATA	36"	B & B	4.5" O.C.	85
GROUNDCOVERS AND PERENNIALS					
KG	KARL FOERSTER FEATHER REED GRASS CALAMAGROSIS ACUTIFLORA	3G.	CONTR.	3" O.C.	72
PM1	PERENNIAL MIX #1 BRIGHT SUNSET DAYLILY / HEMEROCALLIS SPECIES 60% RUSSIAN SAGE / PERVOSKIA ATRIPLICIFOLIA 40%	1G.	CONTR.	2" O.C.	202
PM2	PERENNIAL MIX #2 AUTUMN MOOR GRASS / SESLARIA AUTUMNALIS 60% KIT KAT CATMINT / NEPETA FAASSENII 40%	1G.	CONTR.	2" O.C.	198
SOD	SODDED LAWN BLACK BEAUTY TALL FESCUE		S.Y. [OWNER'S OPTION: SEED W/ BLANKET]		

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE PLAN NOTES:

- ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THK. SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THK.)
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
- LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- IMPORTED TOPSOIL AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- AMEND ALL GROUNDCOVER BEDS W/4" THK. SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO THE EXIST. TOPSOIL TO A 12" DEPTH.
- PARKWAY TREES LIMBS TO BE NO LOWER THAN 6' ABOVE GRADE.

REVISIONS

DATE	DESCRIPTION	REVS. PER VILLAGE
11.17.25		

PETITIONER:



18W140 Butterfield Road, Suite 425
Oakbrook Terrace, IL 60181
High Street Logistics Properties
Development & Construction
Tel: 630-478-0668

HIGH STREET
LOGISTICS

AURORA, ILLINOIS

3080 BILTER ROAD

LANDSCAPE
DETAILS PLAN

AS NOTED

OCTOBER 10, 2025

J. DAVITO, PLA

CHECKED BY: JDD



J. DAVITO DESIGN, INC.
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PROJ. NO. 25-018

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