

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JULY 6, 2021

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY

1. Trackside Diner BEDA Application

BUILDING & ZONING, CHAIRMAN HOPKINS

2. The Grasslands

EXECUTIVE SESSION

To Discuss Sale of Village Owned Property Pursuant to
Section 2(c)6 of the Open Meetings Act



Agenda Item Executive Summary

Item Name Trackside Diner BEDA Application

Committee
or Board Committee

BUDGET IMPACT

Amount: \$2,000

Budgeted

Yes

List what
fund

Incentives

EXECUTIVE SUMMARY

Trackside Diner opened at 207 S. Main Street in the space formerly occupied by O'Hare's Restaurant & Pub in Bartlett Town Center this past March.

Owners Monika Bashllari and Brennan Lucado have applied for a BEDA grant to add outdoor seating including 8 tables, 16 chairs, 4 parking stoppers and a new fence, which is anticipated to cost approximately \$5,000.

To support and encourage this new mom-and-pop business to add an outdoor dining option, staff recommends a BEDA grant in the amount of \$2,000. The request was presented at the June 14th EDC meeting, at which time the commission voted unanimously to recommend a grant in that amount.

This would be the first BEDA grant for the current Fiscal Year in which \$250,000 has been budgeted.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Trackside Diner's BEDA application, DRAFT minutes from the June 14th EDC meeting.

ACTION REQUESTED

- To forward this request for a \$2,000 BEDA grant for Trackside Diner for a final vote at an upcoming Village Board meeting.
- Resolution
- Ordinance
- Motion

Staff: Tony Fradin, Economic Development
 Coordinator

Date: June 24, 2021

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: June 24, 2021
TO: Paula Schumacher
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Trackside Diner BEDA application

APPLICANTS: Monika Bashllari & Brennan Lucado

BACKGROUND: Trackside Diner is a new business that opened in the space formerly occupied by O'Hare's Pub & Restaurant in Bartlett Town Center. Owners Monika Bashllari and Brennan Lucado began work soon after O'Hare's vacated the space early this year, opening their diner concept in late March.

As a way to enhance their business and attract more passers-by, economic development staff encouraged Ms. Bashllari and Mr. Lucado to add an outdoor dining option.

With outdoor dining having expanded in the downtown area throughout the pandemic, the option not only attracts customers more comfortable in an outdoor setting, but creates excitement on those days when outdoor diners can be seen throughout the downtown area.

We informed them about the BEDA program and how outdoor dining enhancements are one of the eligible items for reimbursement.

BEDA APPLICATION:

The applicants have estimated the project cost to add outdoor dining to be \$5,000, which will include 8 tables, 16 chairs, four parking stoppers and new fencing.

The fencing estimate is over \$2,300 including tax, the umbrellas are \$783, the curb stoppers \$373 and the tables and seating \$1,938. The estimates come out to \$5,394.

RECOMMENDATION:

This is the first BEDA application of this fiscal year, with several more anticipated including others for the addition of outdoor seating.

Although a small project, we believe that the addition of outdoor seating at Trackside Diner will be a good addition to the business and Bartlett Town Center. The neighboring business, 2 Toots Train Whistle Grill, does not include outdoor seating since the primary attraction is having the food delivered by model train. While doing a brisk pizza carry-out and delivery business, Marco's Pizza rarely has any outdoor diners.

Therefore, staff recommends a grant in the amount of **\$2,000**, or just under forty percent of total project cost. We hope that this grant will result in additional patronage of the business and increased sales to help retain a newer business that has added to the dining options in downtown Bartlett.

JUNE 14TH EDC MEETING:

Ms. Bashllari and Mr. Lucado presented their request to the Economic Development Commission at its June 14th meeting.

After reviewing the request, the EDC unanimously recommended in favor of the \$2,000 BEDA grant.

[REDACTED]

Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project

I further acknowledge that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

Murbeck

Applicant Signature

5/28/21

Date



Return this completed application with attachments to:

Tony Fradin, Economic Development Coordinator

Village of Bartlett

228 S. Main Street

Bartlett, IL 60103



1-800-295-5510

My Account | Contact Us | S

Uline Products

Quick Order

Catalog Request

Special Offers

About Us

ing

Shopping Cart

Forward

Add Product by Model #

Model #	Description	Qty	Price	Total	Remove
H-5183	Patio Fence - 3 Panel Section	9	\$162.00/EA	\$1,458.00	X
H-5182	Patio Fence - 2 Panel Section	3	\$121.00/EA	\$363.00	X
H-5181	Patio Fence - Post and Base	4	\$74.00/EA	\$296.00	X
SUBTOTAL =				\$2,117.00	

Update

Checkout

Shipping | Sale Code:

Add | Questions?

\$300+ orders are eligible for a free item.

Order Summary

Ship Date:

6/3/2021 

of items:

3

Subtotal:

\$2,117.00

Tax:

\$132.31 

Shipping:

\$57.66

Estimated Total:

\$2,306.97

- Restaurant Equipment
- Commercial Refrigeration
- Smallwares
- Storage & Transport
- Tabletop
- Disposables
- Furniture
- Restaurant Dinnerware
- Food & Beverage
- Janitorial Supplies
- Business Type

WebstaurantStore Cart

Cart

Continue Shopping

ITEM

1 Lancaster Table & Seating 7 1/2' Red Push Lift Umbrella with 1 1/2" Aluminum Pole
#EAU8AL750 - EACH Save for Later

Update Cart Empty Cart

TOTAL

\$674.95

\$134.99

QTY

Guaranteed 100% secure. We won't sell your information.

Pay with credit card

Visa

MasterCard

Discover

Checkout Now

Recommended Products

1 Regency 30" x 35" 16-Gauge 304 Stainless Steel Commercial Work Table \$206.99

1 Regency 30" x 60" 16-Gauge Stainless Steel Commercial Work Table \$444.99

1 Regency 24" x 30" 16-Gauge 304 Stainless Steel Commercial Work Table \$208.49

1 Regency 30" x 48" 16-Gauge 304 Stainless Steel Commercial Work Table \$346.49

1 Regency 30" x 72" 16-Gauge 304 Stainless Steel Commercial Work Table \$446.49

Quick Checkout

Checkout with your saved information

1407 Elmhurst Lane, Schaumburg, IL 60196-2710

207 S Main St, Bartlett, IL 60103-4456

Ground 537.54

Total \$783.74

2720

MasterCard

Order Now

Subtotal

\$674.95

WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
65884455	25311613	5/21/21 at 9:39 AM

Bill To

Monika Bashllari
Arben Bashllari
78 Leonard Street
Malden, MA 02148

Ship To

Monika Bashllari
Trackside Diner
207 S Main St
Bartlett, IL 60103-4456

Shipping Method

Ground

Your Contact

help@webstaurantstore.com

Customer PO

Customer Phone

(617) 797-9659

Item Number	Description	Unit Price	QTY	Total
109CARTBLGBK	Choice Black Utility / Bussing Cart with Three Shelves - 42" x 20"	\$79.99	1	\$79.99
4272432DUS2N	Lancaster Table & Seating 24" x 32" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 2 Side Chairs	\$319.99	5	\$1,599.95
			SubTotal:	\$1,679.94
			Tax:	\$176.19
			Shipping:	\$81.96
			Total (USD):	\$1,938.09

Payment Method: Mastercard - XXXX9215

Thank you for your business!

WebstaurantStore

42 Industrial Circle Attn: Returns
Department, Door #21
Lancaster, PA 17601
717-392-7472



Final Details for Order #113-8525541-0136255

[Print this page for your records.](#)

Order Placed: May 19, 2021
Amazon.com order number: 113-8525541-0136255
Order Total: \$373.96

Shipped on May 19, 2021

Items Ordered
4 of: Curb Parking Garage Floor Stopper - 72 Inch Extra Wide Heavy Duty Rubber Parking Lot Stopper, for Vehicles Truck Driveway, Protect Pavers From Cars Vans Trucks - Pyle PRCRSTP14,Black
Sold by: Brental (Ulluloozda)
Condition: New

Shipping Address:
Monika Bashlari
1401 ELMHURST LN
SCHAUMBURG, IL 60194-2741
United States

Shipping Speed:
Two-Day Shipping

Price
\$84.99

Payment Information

Payment Method:
American Express | Last digits: 2008

Billing address
MONIKA BASHLARI
1401 ELMHURST LN
SCHAUMBURG, IL 60194-2741
United States

Item(s) Subtotal: \$339.96
Shipping & Handling: \$0.00
Total before tax: \$339.96
Estimated tax to be collected: \$34.00
Grand Total: \$373.96

Credit Card transactions
AmericanExpress ending in 2008: May 19, 2021: \$373.96

To view the status of your order, return to [Order Summary](#).

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Trackside Diner

-breakfast sandwiches-

fried egg 2.95
fried egg & meat 4.95
fried egg, meat & cheese 5.95

BREAD	MEAT	CHEESE
White	Bacon	American
Wheat	Sausage	Cheddar
Rye	Ham	Swiss
English muffin	Turkey Bacon 1.00	Provolone
Bagel 1.00		Feta
		Mozzarella
		Extra cheese 1.00

-sweets-

2 PANCAKES 5.00

2 PANCAKES & 2 EGGS 6.50
Add 2 bacon or 2 sausage or ham 7.50

3 FRENCH TOAST 6.50

2 FRENCH TOAST & 2 EGGS 6.50
Add 2 bacon or 2 sausage or ham 7.50

BELGIAN WAFFLE 5.75

WAFFLE & 2 EGGS 7.25
Add 2 bacon or 2 sausage or ham 8.25

ADD ONS 1.00 EACH

Strawberries, blueberries, bananas, whipped cream, chocolate chips, nutella, honey, peanut butter

-breakfast sides-

MEAT 3.50

Bacon, sausage, or ham

HOME FRIES 2.75

CORNED BEEF HASH 3.75

TOAST OR ENGLISH MUFFIN 1.95

BAGEL 2.50

Add cream cheese .75

MUFFIN 2.50

FRESH FRUIT 4.25

Strawberries, blueberries, bananas

OATMEAL 3.50

-egg plates-

Served with home fries & choice of toast OR pancakes OR French toast

2 EGGS 5.95

2 EGGS & MEAT 7.95

Bacon, sausage, or ham

CORNED BEEF HASH & EGGS 9.50

3 eggs served with corned beef hash

TURKEY BACON & EGGS 8.95

3 eggs served with turkey bacon

-egg specials-

Served with home fries & choice of toast

FARMERS BREAKFAST 11.50

3 eggs, 2 bacon, 2 sausage & 2 pancakes OR 2 French toast OR Waffle

EGGS BENEDICT 9.95

HASH BENEDICT 10.95

-omelettes-

Served with home fries & choice of toast OR pancakes OR French toast

Egg whites or egg beaters 1.00

CHEESE 7.00

Choice of american, swiss, cheddar, feta, mozzarella, provolone

MEAT & CHEESE 8.50

Bacon, sausage, or ham

MEAT LOVERS 10.50

Bacon, sausage, ham & cheese

WESTERN 9.50

Ham, pepper, onion & cheese

CORNED BEEF HASH OMELETTE 9.50

Hash & cheese

VEGGIE DELUXE 9.50

Broccoli, tomato, mushroom, pepper, spinach, onion

GREEK OMELETTE 8.50

Tomatoes, olives, onions, & feta cheese

GREEN EGGS & HAM 9.50

Pesto, ham & choice of cheese (scrambled or omelette)

-kids menu-

**1 EGG, 2 BACON OR 2 SAUSAGE
HOMEFRIES & TOAST 3.95**

2 PANCAKES OR 2 FRENCH TOAST 3.50

**1 PANCAKE OR 1 FRENCH TOAST, 1 EGG
& 2 BACON OR 2 SAUSAGE 3.95**

GRILLED CHEESE 4.50

Breakfast potatoes or French fries

CHICKEN FINGERS & FRIES 5.50

3 chicken strips & fries

-lunch sides-

FRENCH FRIES 3.50

CHICKEN FINGERS 7.50

CHICKEN WINGS 7.50

-beverages-

HOT COFFEE OR TEA 2.50

HOT CHOCOLATE 2.50
Whipped cream 2.95

ICED COFFEE OR ICED TEA 2.95

JUICE 2.50
Orange, Apple, Cranberry

SODA CAN 1.50

-wraps & sandwiches-

Served with French fries or chips

GRILLED CHEESE 5.50

TURKEY & CHEESE 8.50
cold or grilled

HAM & CHEESE 8.50
cold or grilled

BLT 8.50

CLUB SANDWICH 9.50

Turkey
BLT
Chicken Salad
Tuna

CHICKEN SALAD 8.50

TUNA 8.50

CHICKEN CAESAR WRAP 9.50

-soups and salad-

CHICKEN NOODLE SOUP 4.95

TOMATO SOUP 4.50

GARDEN SALAD 6.95
add tuna or chicken salad 9.95

CAESAR SALAD 7.50
add grilled chicken 9.95

CHEF SALAD 9.95
Turkey, Ham, Cheese, Boiled Egg

GREEK SALAD 8.50

*The Illinois Dept. of Public Health advises that eating raw or undercooked meat, poultry, eggs, or seafood poses a health risk to everyone, but especially to the elderly, young children under the age of 4, pregnant women and other highly susceptible individuals with compromised immune systems. Thorough cooking of such of animal food reduces the risk of illness. For further information, contact your physician or public health department.

PLEASE INFORM YOUR SERVER OF ANY ALLERGIES OR
ACCOMMODATION REQUESTS.

FROM DRAFT OF JUNE 14th 2021 EDC MINUTES:

TRACKSIDE DINER BEDA APPLICATION

Mr. Fradin stated that Trackside Diner is a new business that opened in the space formerly occupied by O'Hare's Pub & Restaurant in Bartlett Town Center. Owners Monika Bashllari and Brennan Lucado began work soon after O'Hare's vacated the space early this year, opening their diner concept in late March.

As a way to enhance their business and attract more passers-by, economic development staff encouraged Ms. Bashllari and Mr. Lucado to add an outdoor dining option.

With outdoor dining having expanded in the downtown area throughout the pandemic, the option not only attracts customers more comfortable in an outdoor setting, but creates excitement on those days when outdoor diners can be seen throughout the downtown area.

Mr. Fradin stated that he informed them about the BEDA program and how outdoor dining enhancements are one of the eligible items for reimbursement.

The applicants have estimated the project cost to add outdoor dining to be \$5,000, which will include 8 tables, 16 chairs, four parking stoppers and new fencing. The fencing estimate is over \$2,300 including tax, the umbrellas are \$783, the curb stoppers \$373 and the tables and seating \$1,938. The estimates come out to \$5,394.

This is the first BEDA application of this fiscal year, with several more anticipated including others for the addition of outdoor seating.

Although a small project, we believe that the addition of outdoor seating at Trackside Diner will be a good addition to the business and Bartlett Town Center. The neighboring business, 2 Toots Train Whistle Grill, does not include outdoor seating since the primary attraction is having the food delivered by model train. While doing a brisk pizza carry-out and delivery business, Marco's Pizza rarely has any outdoor diners.

Mr. Fradin concluded by stating that staff recommends a grant in the amount of \$2,000, or just under forty percent of total project cost. We hope that this grant will result in additional patronage of the business and increased sales to help retain a newer business that has added to the dining options in downtown Bartlett.

Commissioner Smodilla applauded the applicants for moving in so quickly after O'Hare's decided to move. She asked the applicants if O'Hare's previously had outdoor seating and also asked about the current number of seats inside while clarifying how many outdoor seats they were looking to have.

Mr. Lucado stated that they will be have the same setup as O'Hare's and it should not interfere with pedestrians. He also stated that they will have five tables with ten chairs based on the amount of space they have. He also stated that they have 66 seats inside.

Commissioner Gorski moved to recommend a BEDA Grant in the amount of \$2,000 to Trakside Diner to the Village Board that motion was seconded by Commissioner Smodilla.

AYES: Commissioners Erickson, Gorski, Gudenkauf, Kubaszko, LaPorte, Perri, Smodilla

NAYS: None

ABSENT: Commissioners Hughes, Lewensky

MOTION CARRIED



Agenda Item Executive Summary

Item Name	The Grasslands	Committee or Board	Committee
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BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioner is requesting to **rezone** 192 acres to the PD Planned Development Zoning District for a proposed mixed-use development located at Rt. 59 and West Bartlett Road.

The petitioner is also requesting a **Preliminary Subdivision/PUD** of the subject property. This Plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of 81 typical single-family homes, POD 2 would consist of 60 active-adult ranch homes, POD 3 would have 90 active-adult duplexes and POD 4 would include 116 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59.

Special Use Permits are being requested for a Planned Unit Development and for wetland mitigation.

A **Comprehensive Plan amendment to the Bartlett Future Land Use Plan**, which currently designates this area as "Residential", "Commercial", "Open Space" and "Office/Business Park", is also being requested.

The petitioner is also requesting a **preliminary PUD plan review** for a 116 unit townhome development on the east side of Naperville Road, north of the Chicago, Milwaukee, St. Paul & Pacific rail line. This development would consist of 23 buildings, with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.

The petitioner is also requesting a **preliminary PUD plan review** for a grocery/retail store and a restaurant on the 6-acre commercial site.

The **Plan Commission** reviewed the petitioner's requests and conducted the public hearing at their meeting on June 10, 2021. The Commissioners expressed concerns with the following: (a) the size of the commercial site, (b) the lack of an emergency exit for the townhomes (Phase 2), (c) the reduced lot size for the active adult PODs and (d) the 5-foot side yard setbacks for the active adult PODs.

The Plan Commission recommended **approval** subject to the conditions and Findings of Fact outlined in the Staff Report and the following additional condition:

- z. Light poles at the subdivision entrances and within the commercial site shall match those in the West Bartlett Road Corridor Plan (Lumec Harmonia Series).

Also attached for the Committee's review is a proposed **Development Agreement** which includes modifications from the Subdivision and Zoning Ordinances and cost sharing for the two bicycle crossings and a watermain extension.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Minutes from the June 10, 2021 Plan Commission meeting, proposed draft Development Agreement, Applicant Cover Letter, Application, Location Map, Plat of Subdivision, Preliminary Phasing Plan, Preliminary PUD Plan, Active Adult Cul-de-sac Exhibit, Active Adult Duplex Exhibit, Building Elevations, Preliminary Landscape Plan, Preliminary Commercial PUD Plan, Preliminary Park Plan

ACTION REQUESTED

- For Discussion only -- *To review and forward to the Village Board for a final vote*
- Resolution
- Ordinance
- Motion

Staff:	Roberta Grill, Planning & Development Services Director	Date:	06.14.2021
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PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

21-65

DATE: June 14, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#21-04) The Grasslands**

PETITIONER

Chris Naatz and Dan Olsem on behalf of Crown Community Development

SUBJECT SITE

Rt. 59 and West Bartlett Road

REQUEST

Rezoning from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District,
Preliminary Subdivision/PUD,
Comprehensive Plan Amendment to the Future Land Use Plan,
Special uses for a planned unit development and wetland mitigation,
Preliminary PUD plan review for Phase 2 (townhomes) and Phase 3 (commercial)

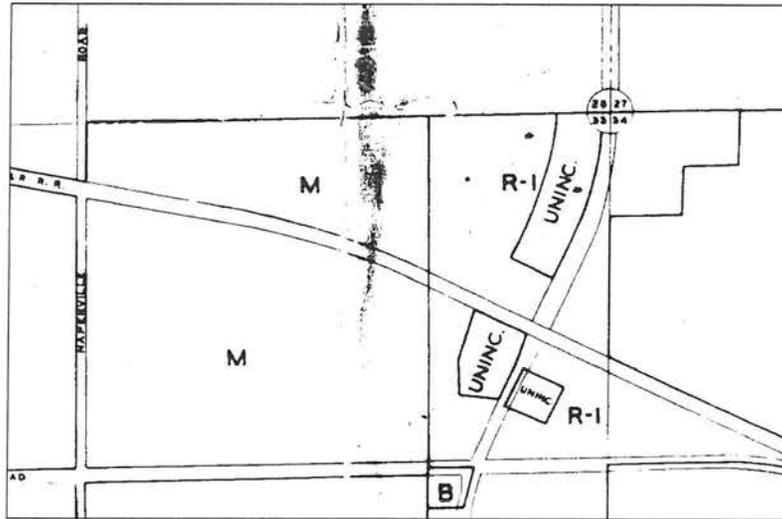
SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/ Residential	B-2, ER-2, SR-2, SR-5, SR-6 PUD
North	Townhomes/ Single Family	Attached Residential (Medium Density)	SR-5 PUD/ SR-6 PUD
South	Single Family	Single Family	R-4 PUD*
East	Vacant/Office	Office/Business Park	ER-2, OR
West	Vacant	Office/Business Park	R4*

*Cook County – Single Family Residence

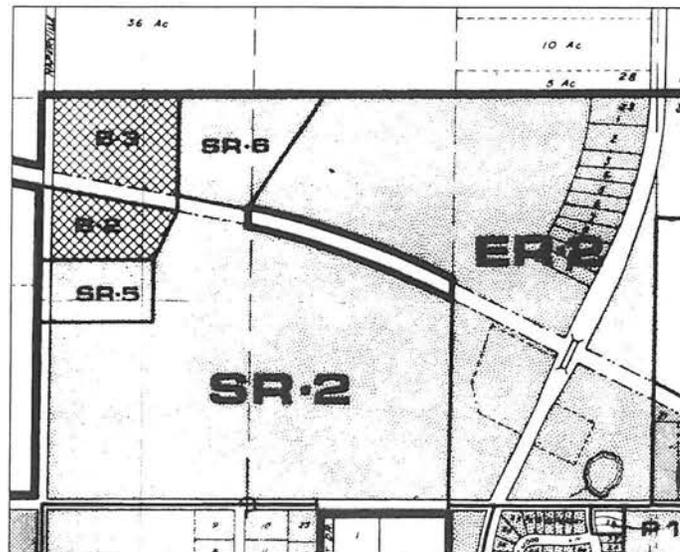
ZONING HISTORY

Through the staff's research and as shown on the Village's Annexation Map, the eastern portion of this property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farm District. The 1961 Zoning Map identifies the eastern portion of the subject property as R-1 Single Family Residence District. Ordinance 1963-20 annexed the remaining portion of the subject property and ordinance 1963-21 rezoned the western portion of subject property to the Manufacturing District.



1961 Zoning Map

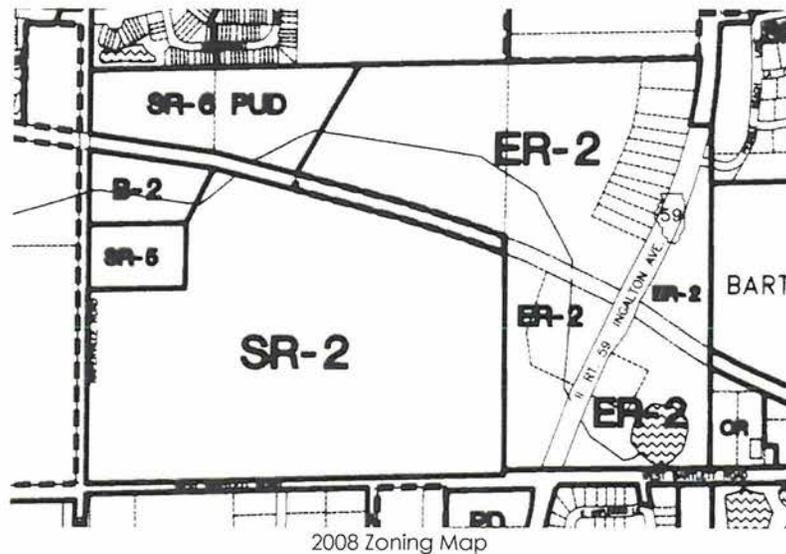
As part of the comprehensive rezoning of the village in 1978, the subject property was rezoned to B-2 (Local Convenience Shopping), B-3 (Neighborhood Shopping), SR-2 (Suburban Residence – Single Family), SR-5 (Suburban Residence – Multiple Family) and SR-6 (Suburban Residence – Multiple Family) Districts.



1979 Zoning Map

Resolution 2007-77-R approved a pre-development agreement between the Village of Bartlett and Los Castores, LLC. The pre-development agreement included a 125-unit townhome development north of the rail line and the preliminary concept plan exhibit (for the portion of the subject property south of the rail line) proposed 95 single-family lots, 172 townhome units and 20 acres for commercial development.

In accordance with the pre-development agreement, ordinance #2007-78 rezoned 20.89 acres (on the east side of Naperville Road, north of the railroad tracks) of the subject property from B-3 and SR-6 to SR-6 PUD and approved the preliminary subdivision/PUD, site plan review and special uses for Magnolia Place Subdivision, a 125-unit townhome development. The developer of Magnolia Place did not submit a final subdivision/PUD application, therefore the subdivision was not recorded or constructed.

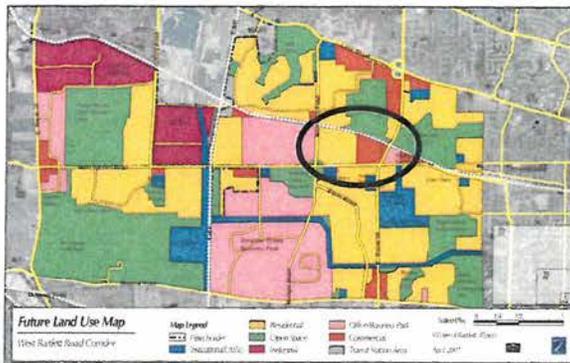


The property was subject to foreclosure proceedings in 2010 and was purchased by Bartlett 59 LLC in 2012.

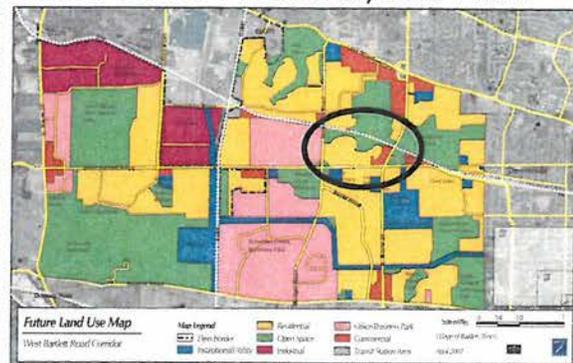
DISCUSSION

1. The petitioner is requesting to **rezone** the subject property from the SR-2, ER-2, SR-5, SR-6 PUD and B-2 Zoning Districts to the PD (Planned Development) Zoning District.
2. The petitioner is also requesting a **Preliminary Subdivision/PUD** of the property. The preliminary PUD Plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of 81 typical single-family homes. POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes and POD 4 consisting of 116 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59.

3. The plan identifies a full access curb cut across from Cheviot Drive on West Bartlett Road which would provide direct access to the duplex and single family neighborhoods. A full access curb cut is also proposed further east on West Bartlett Road and a right-in/right-out is proposed on Route 59 to provide access to the commercial parcel at the northwest corner. On Naperville Road, two full access curb cuts are proposed; one located south of the railroad tracks providing access to the detached residential uses and one north of the tracks providing access to the townhome development. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways and Route 59 is under the jurisdiction of IDOT. The petitioner has submitted plans to both agencies for their review. (The petitioner and the village are waiting for responses from each agency.)
4. IDOT's proposed West Bartlett Road/Route 59 intersection improvements identify dual left turn lanes and designated right turn lanes at each leg of the intersection. The project is tentatively scheduled for the November 5, 2021 letting.
5. The petitioner has submitted a traffic study which was reviewed by the Village's traffic consultant who generally concurred with the findings in the study. A revised traffic study will be submitted once the petitioner receives comments from Cook County and IDOT.
6. The petitioner is requesting **Special Use Permits** for a Planned Unit Development to allow a mixed-use development and for wetland mitigation. Approximately 0.52 acres of low-quality, isolated wetlands in PODS 2 and 3 will be mitigated and credits will be purchased from a regional wetland mitigation bank.
7. A **Comprehensive Plan amendment to the Bartlett Future Land Use Plan** is being requested which currently designates the area as "Residential", "Commercial", "Open Space" and "Office/Business Park". This proposed amendment would match the uses identified on the Preliminary PUD Plan.



Current Future Land Use Plan



Proposed Future Land Use Plan

8. Due to the size of the mixed-use development, the petitioner has submitted a phasing plan for the project. Phase 1 includes the traditional single-family,

active-adult single-family & active-adult duplexes, phase 2 includes the townhomes and phase 3 is proposed for the commercial lot.

Traditional Single-Family Homes POD 1 (Phase 1)

9. The proposed bulk regulations for the 81 traditional single family lots are most similar to the SR-3 single family zoning district regulations:

	Proposed	SR-3 Zoning
Front & Corner Side Yard Setbacks	25'	35'
Interior Side Yard Setback	7.5'	7.5'
Rear Yard Setback	35'	35'
Minimum Lot Width	70'	60'
Minimum Lot Size	9,100 sq.ft.	8,100 sq.ft.
Maximum Impervious Surface	40%	40%

10. A 6-8 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lot 191 to screen the homes from Naperville and W. Bartlett Roads in accordance with the West Bartlett Road Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, ornamental trees and shrubs.
11. The 10-foot wide bike path will be extended along the east side of Naperville Road to the existing sidewalk south of Spaulding Road. As part of the development agreement, the village will pursue grant opportunities and split the local share with the developer.
12. A 5-ft. wide sidewalk will be installed along W. Bartlett Road (within lots 191, 195 and 197) from Naperville Road to Route 59. IDOT will install a pedestrian crossing on the west leg of W. Bartlett Road from this sidewalk to the bike path on the south side of W. Bartlett Road as part of their intersection improvements.
13. As part of the PUD, the petitioner is requesting modifications from the Subdivision Ordinance for POD 1 to allow maximum driveway slopes up to 8% and to allow the difference in elevation between adjacent building's top of foundation to exceed 5%.

Active Adult Single Family Cottages POD 2 (Phase 1)

14. The proposed bulk regulations for the 60 active adult single-family cottages are most similar to the Bartlett on the Greens Subdivision near Villa Olivia and Rose Lane. For comparison purposes, the lot sizes are most similar to the SR-4 District:

	Proposed	Bartlett on the Greens	SR-4
Front & Corner Side Yard Setbacks	20'	25' (30' on Rose Lane)	25'
Interior Side Yard Setback	5'	12' between homes	5'
Rear Yard Setback	25' 30' (Lots 41-50)	30' 20' (abutting golf course)	45'
Minimum Lot Width	51'	55'	60'
Minimum Lot Size	6,375 sq.ft.	6,000 sq.ft.	6,000 sq.ft.
Maximum Impervious Surface	53%	(Pre-dates impervious surface requirements)	40%

- 15. Lot 189 contains a 10-ft wide bike path, detention basin, wetlands and floodplain. Lot 190 (2.84 acres) contains a retention pond.
- 16. As part of the PUD, the petitioner is requesting a modification from the Subdivision Ordinance for POD 2 to allow a retention pond less than 4 acres in area and a modification from the Zoning Ordinance to allow a maximum impervious surface of 53%.
- 17. The petitioner is proposing to dedicate lots 198 and 201 to the Bartlett Park District. The Park District is currently reviewing the proposed park site concept plan.
- 18. A 10-ft wide bike path would meander through the subdivision and would be located within lots 189 and 198. It would connect under the Route 59 bridge adjacent to the railroad tracks and then continue through the open space area (lot 201) and connect (via a crosswalk) to the existing bike path on the south side of W. Bartlett Road, east of Route 59. This proposed bike path would also connect to the proposed path on Naperville Road that will be constructed as part of this development.

Active Adult Duplexes POD 3 (Phase 1)

- 19. The proposed bulk regulations for the 45 active adult single-family duplex lots (90 units) are most similar to the Orchards of Bartlett subdivision which includes duplexes:

	Proposed	Orchards of Bartlett
Front & Corner Side Yard Setbacks	20'	35' (reduced to 25' when rear yard setback increased to 45')
Interior Side Yard Setback	5'	7.5'

Rear Yard Setback	25'	35'
Minimum Lot Width	70'	84'
Minimum Lot Size	9,590 sq.ft.	10,500 sq.ft.
Maximum Impervious Surface	56%	<i>(Pre-dates impervious surface requirements)</i>

20. The petitioner is providing a 6-ft tall solid wood fence along the rear property lines of lots 146-153 which abut the commercial property to provide a buffer between the uses.
21. A 6-8 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lot 195 to screen the duplexes from W. Bartlett Road in accordance with the West Bartlett Road Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, ornamental trees and shrubs.
22. A wetland detention basin (lot 199) is proposed between lots 156-160 and the railroad.
23. As part of the PUD, the petitioner is requesting a modification from the Zoning Ordinance to allow a maximum impervious surface of 56%.

Townhomes POD 4 (Phase 2)

24. The petitioner is requesting **preliminary PUD plan review** for a townhome development on the east side of Naperville Road, north of the Chicago, Milwaukee, St. Paul & Pacific rail line. This development would consist of a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.
25. The PUD plan identifies the following setbacks/building separations most similar to the SR-5 Multi-Family Attached Residential Zoning District:

	Proposed setbacks/ building separations	SR-5 setbacks/ building separations
North property line (Amber Grove Sub.)	50'	40'
South property line (railroad)	50'	50'
Front yard	15'	25'
Side to side	20'	30'
Side to rear	50'	40'
Rear to rear	61'	60'
Front to front	50'	60'

26. The PUD plan identifies a gross density of 1.66 dwelling units per acre and a net density (excluding ROW and wetlands/flood plain) of 7.3 dwelling units per acre.
27. The PUD plan identifies 39 guest parking spaces for a parking ratio of 2.97 units per guest parking space which meets the Zoning Ordinance requirement for guest parking.
28. The proposed site would have one access point off of Naperville Road (Street I) which would require approval from the Cook County Highway Department. Street I would consist of the standard 28 feet of pavement within a 50' wide reduced right-of-way.
29. As part of the PUD, the petitioner is requesting two (2) modifications from the Subdivision Ordinance for POD 4 (townhomes): to exceed the maximum 600-foot cul-de-sac length and to reduce the right-of-way width from 66 feet to 50 feet.
30. The plat identifies a 17-foot wide road dedication along the east side of Naperville Road and includes a 10-foot wide bike path that would continue the bicycle/pedestrian system along Naperville Road.
31. A tree preservation easement has been proposed along the north property line of this site to protect the line of existing trees. A tree survey will be required as part of the final subdivision/PUD and final site plan application.
32. Lot 202 contains a wetland detention basin adjacent to Naperville Road.
33. Lot 204 is approximately 54.18 acres of open space; the property contains floodplain and wetlands. Both the wetlands and floodplain on this site are part of a much larger wetland and floodplain area located to the north, east and south of this property.



National Wetlands Inventory



FEMA National Flood Hazard Layer

34. The petitioner will be selling Phase 2 to a residential builder. The residential builder will be required to submit building elevations as part of their application for final subdivision/PUD.

Commercial (Phase 3)

35. Lot 197, located at the northwest corner of Route 59 and W. Bartlett Road, is designated for commercial uses in accordance with the B-3 (Neighborhood Shopping) District.
36. The buildable area of the 6.3-acre site is approximately 4.2 acres due to right-of-way dedication, wetlands, and detention.
37. The petitioner is requesting **preliminary PUD plan review** for a retail/grocery store and a restaurant on the parcel.
38. A final PUD plan submittal, including floor plans and building elevations, would be required before the property could be developed.
39. Parking requirements would be calculated at the time of the final PUD plan submittal.
40. The plan identifies three access points for the site, a right-in/right out on Route 59, a full access point on W. Bartlett Road and a full access point on Street C in the Grasslands Subdivision.
41. A cross access easement will be required on the commercial site to provide access to the property to the north that is not included in this development.
42. The stormwater detention and wetland buffer requirements for the commercial site would be determined during the final PUD plan review process.

RECOMMENDATION

1. The Staff recommends approval of the petitioner's requests for rezoning, preliminary subdivision/PUD, preliminary PUD plan review and special uses for a planned unit development and wetland mitigation subject to the following conditions and Findings of Fact:
 - a. Approval of a Development Agreement between the Village of Bartlett and the petitioner;
 - b. Village Engineer approval of the Preliminary Engineering Plans;
 - c. Staff approval of the Preliminary Landscape Plans;
 - d. Final Landscape Plans shall be in substantial conformance to the approved

Preliminary Landscape Plan and shall be approved by Planning & Development Services;

- e. A revised traffic study must be submitted and reviewed by the Village's traffic consultant as part of the final plat submittal for Phase 1;
- f. A wetland delineation for the 10-acre property on the east side of Route 59 must be submitted and reviewed by the Village's engineering consultant prior to the recording of the final plat of subdivision for Phase 1;
- g. Sidewalks and bike paths are required to be installed in accordance with the Subdivision Ordinance except where waived or in-lieu of the construction of a bike path as outlined in the Development Agreement;
- h. Village approval of the wetland mitigation;
- i. Documentation of payment for the wetland mitigation costs for compensatory wetland mitigation credit from a regional wetland mitigation bank;
- j. All construction traffic shall exit the site southbound on Naperville Road
- k. Approval from the Cook County Division of Transportation for the curb cuts along W. Bartlett Road and Naperville Road;
- l. Approval from the Illinois Department of Transportation for the curb cuts along Route 59;
- m. A Tree Survey shall be submitted and a Tree Preservation Easement established as identified on the Preliminary Subdivision/PUD Plan, the PUD Plan and the Preliminary Landscape Plan for Phase 2 (townhomes);
- n. A Special Service Area shall be established prior to the issuance of a residential building permit for each phase;
- o. Proposed CCR's shall be reviewed and approved by the Village Attorney prior to the recording of the final plats of subdivision/PUD for each phase;
- p. Building elevations for Phase 2 (townhomes) shall be submitted as part of the final subdivision/PUD application;
- q. A 10-ft. wide bike path shall be installed along the east side of Naperville Road in accordance with the Development Agreement,
- r. A 10-ft. wide bike path shall be installed on lots 189, 198 and 201 in accordance with the Preliminary PUD Plan;
- s. Park District approval of the required park donations;
- t. A final PUD plan for the commercial lot (lot 197) shall be submitted for review and approval prior to development and the issuance of building permits for phase 3;
- u. Findings of Fact (Planned Unit Development):
 - i. That the proposed mixed-use development is a permitted use in the PD Zoning District in which the Subject Property is located;
 - ii. 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;
 - iii. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted 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;
- iv. The Planned Unit Development shall include impact donations and such donations shall be paid at the time of an application for a building permit;
 - v. The plan will provide adequate utilities, drainage and other necessary facilities;
 - vi. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
 - vii. The plan shall 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;
 - viii. There shall be reasonable assurance that, if authorized, it will be completed according to schedule and adequately maintained;
- v. Findings of Fact (Special Use – Planned Unit Development):
- i. That the proposed mixed-use development will contribute to the general welfare of the neighborhood and/or community;
 - ii. That the proposed townhome 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;
 - iii. That the special use 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;
- w. Findings of Fact: (Special Use - Wetland):
- i. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development.
 - ii. That the granting of the Special Use will not:
 - (a) Diminish the value of land and buildings in its neighborhood;
 - (b) Increase the potential for flood damages to adjacent property;
 - (c) Incur additional public expense for flood protection, rescue or relief;
 - (d) Increase the hazard from other dangers to said property;
 - (e) Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
- x. Findings of Fact (Preliminary PUD Plan-townhomes):
- i. That the proposed townhome development is a permitted use in the PD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting,

- iii. landscaping, and drainage is compatible with adjacent land uses;
- iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
- iv. That the PUD plan provides for the safe movement of pedestrians within the site;
- v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. The **Plan Commission** reviewed the petitioner's requests and conducted the public hearing at their meeting on June 10, 2021. The Commissioners expressed concerns with the following:
- (a) the size of the commercial site
 - (b) the lack of an emergency exit for the townhomes (Phase 2)
 - (c) the reduced lot size for the active adult PODs
 - (d) the 5-foot side yard setback for the active adult PODs

The Plan Commission recommended **approval** subject to the conditions and Findings of Fact outlined in the Staff Report and the following additional condition:

- y. Light poles at the subdivision entrances and within the commercial site shall match those in the West Bartlett Road Corridor Plan (Lumec Harmonia Series).

3. A proposed draft Development Agreement is attached which includes the modifications from the Subdivision and Zoning Ordinance and cost sharing for the two bicycle crossings and watermain extension.
4. Minutes from the Plan Commission meeting and additional background information are attached for your review and consideration.



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(#21-04) The Grasslands

- A. **Rezoning** from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District,
- B. **Preliminary Subdivision/PUD,**
- C. **Comprehensive Plan Amendment** to the Future Land Use Plan,
- D. **Special Uses** for a planned unit development and wetland mitigation,
- E. **Preliminary PUD Plans** - Phase 2 (townhomes) and Phase 3 (commercial)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone the petitioner is requesting to rezone the property located at the northwest and north east corners of Route 59 and W. Bartlett Road to the PD (Planned Development) Zoning District. They are also requesting a Preliminary Subdivision/PUD. The Plan identifies 4 PODs or neighborhoods for residential development. POD 1 consists of 81 traditional single-family homes, POD 2 consists of 60 active-adult ranch homes, POD 3 consists of 90 active-adult duplexes, and POD 4 consists of 116 townhome units. Six acres are proposed for commercial development at the northwest corner of Route 59 and W. Bartlett Road and 11 acres are proposed for open space on the east side of Route 59. The plan identifies a full access curb cut which aligns with Cheviot Drive on W. Bartlett Road as well as 2 full-access curb cuts on Naperville Road for single-family homes and another for the future townhomes. The petitioner submitted a traffic study which was reviewed by the village's traffic consultant who concurred with the findings in the study. Staff is awaiting comments from Cook County and IDOT whom have jurisdiction over W. Bartlett Road, Naperville Road and Route 59. The petitioner is requesting Special Use Permits for a Planned Unit Development to allow a mixed-use development and for wetland mitigation. There are numerous wetlands on the site and they are proposing to mitigate about half an acre of low-quality, isolated wetlands located within PODS 2 and 3. They will be purchasing credits from a regional wetland mitigation bank. The petitioner is requesting a Comprehensive Plan amendment to the Bartlett Future Land Use Plan so that the uses match what is shown on the Preliminary PUD Plan. Due to the size of this development, they are requesting a phased plan. Phase 1 involves the single-family PODs that we discussed, phase 2 includes the townhomes north of the track, and phase 3 is for future commercial. They are proposing to do a bike path along Naperville Road for both phases. There will be a sidewalk the entire stretch of W. Bartlett Road from Naperville Road to Route 59 and they are proposing a meandering bike path that goes through the development, under Route 59 and goes to the park site to the east. The petitioner is proposing a 6' to 8' tall berm to screen the single-family homes along W. Bartlett Road which also includes a 6' tall fence. They are in talks with the park district to dedicate a park site on the west side between the active-adult cottages and the active-adult duplexes as well as the almost 11 acres east of Route 59. There will be some wooded areas within that and they will be grading a portion of the site for future ball fields, possibly pickle ball courts. That is up to the park district's discretion. There will be 81 traditional single-family lots which are very similar to the SR-3 zoning district which is very common within the village. They are just requesting reduced front yards. The active-adult single-family homes



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are ranch homes on smaller lots which almost all back up to the detention and wetlands as well as a retention pond located on this lot. The active-adult duplexes are located on the east side of the main road that goes through this development. There are ranch duplexes with optional lots. There will be a 6' tall fence installed on the lots that back up to the commercial development. The petitioner is also requesting a preliminary PUD plan for the townhomes which is phase 2 located north of the railroad tracks. It would be a total of 116 units in 23 buildings. The PUD plan identified 39 guest parking spaces which meets the zoning ordinance requirement. They are proposing a tree preservation easement along the north property line and a tree survey will be required as part of the final subdivision/PUD and final site plan application. The petitioner will be selling Phase 2 to a residential builder and at that point, we will get building elevations as part of the PUD plan for the townhome development. Detention is proposed on lot 202 and 204 is the large wetland area that is shown on the overall preliminary PUD plan. Phase 3 is the commercial development at the northwest corner of Route 59 and W. Bartlett Road. The preliminary PUD plan is for a grocery store or retail building as well as a restaurant. This would be approved for 1 or 2 buildings. The petitioner would again have to come in for a final PUD plan once they have selected a user and at that point, we would look into the parking requirements and building elevations. As part of this, the petitioner is proposing to have a right-in/right-out on Route 59 with a full access curb cut on the west of the commercial lot. The staff recommends approval of the petitioner's requests subject to the conditions and findings of fact in your staff report. However, staff would like to add the following condition; the light poles at the subdivision entrances on W. Bartlett Road and Naperville Road, and within the commercial site match those in the W. Bartlett Road corridor plan. The petitioner and all of their experts are here to answer any questions that you may have.

The petitioners **Daniel Olsem, Director of Engineering and Chris Naatz, Director of Sales & Strategy, Crown Community Development** and all of their experts came forward and were sworn in by **J. Lemberg**.

J. Lemberg asked if the zoning board reviewed this request. **K. Stone** the zoning board was not required to review this because the petitioner is asking for rezoning for a plan development, and there are no variations required. The setbacks they are requesting are the setbacks that would go with their zoning request. **J. Lemberg** was the fire department okay with the cul-de-sacs? **K. Stone** yes, the fire department has reviewed this request. **J. Miaso** what about the land for the park district? **K. Stone** the petitioner is proposing a 10-acre land donation in the development as well as a land donation on the east side of Route 59. **D. Olsem** we have had good conversations with the park district as recently as 2 days ago. They are very interested in the east parcel and have plans for that including the pickle ball court. The east side is a heavily-treed area and the park district does have some concerns about that, but I think the director of the park district feels that it is more likely than not that they will take it, but we are not quite there yet. **M. Hopkins** the northerly townhome parcel only has 1 entrance. Did the fire department ask for emergency access on Naperville Road? **K. Stone** the fire department has reviewed this and has not requested an emergency access. **M. Hopkins** that is a concern for me. There is only 1 point of access and if that gets blocked the emergency vehicles will be stuck. We have done secondary entrances on other parcels with less units. **D. Olsem** I share your concern. We deal with this all the time and



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typically provide secondary access whether it is emergency access or otherwise. The problem with this location is that it is landlocked on the north with existing townhomes, the south side has the railroad tracks and the east side has wetlands. That only gives us Naperville Road for access. We relocated the entrance to the subdivision as far north as we could for one reason and that is because of the railroad. We cannot have an access point that close to the railroad crossing for obvious reasons. There really is no opportunity to have a secondary access. **T. Ridenour** will the bike path be located under Route 59? **K. Stone** that is an option and something we are negotiating as part of the development agreement. **T. Ridenour** how much room is there between the duplexes and the commercial development? **K. Stone** there is a minimum of 30 feet of buffering behind the duplex lots and potential parking. We do not have the site plan. That is the minimum setback for this lot for parking. We requested and the petitioner agreed to put a 6' tall fence on the duplex lots so that the homeowners have that immediately before the commercial development. **T. Ridenour** is there room for a berm in addition to the 6' fence to give the residence more than a 6' fence between their lots and the commercial? **D. Olsem** the problem with having a berm here is that it takes up space for the commercial. Staff and the Village Board have expressed interest in getting commercial there. **T. Ridenour** how much space is between the single-family ranch homes? **D. Olsem** I believe it is 10' with a 5' side yard setback. The single-family is 15' between the homes and 7-1/2' for the side yard setback and the duplexes are 5' as well so it would be 10' between the homes, which is pretty standard for this type of product and this type of buyer. **T. Ridenour** have you built lots this small before? **D. Olsem** yes, in the Highland Woods Subdivision we have a small lot neighborhood in Elgin. **M. Hopkins** is Pulte here to design and build the traditional single-family home? **D. Olsem** Pulte will be doing the land development of phase 1 which includes single-family detached, the active-adult ranch, and the active-adult duplex. The townhomes might be somebody else, maybe Pulte, but they are not under contract for that right now. **M. Hopkins** are you looking for a developer for the commercial? **D. Olsem** yes, we have been looking for a commercial developer for about a decade. We know that the village is interested in a grocer. We think that would be a good use here. What you see in the petition is a restaurant and grocery. We think those are good candidates for that, but we currently do not have a user that we are working with for that site. **R. Grill** could you please go over how the homeowner's associations will be taking care of maintenance of the active-adult properties? **D. Olsem** the townhomes will be common maintenance with 1 HOA north of the railroad tracks. South of the railroad tracks will be 1 HOA and there will be 2 sub HOAs in the active-adult ranch and another sub HOA in the active-adult duplex. Those 2 neighborhoods would be common maintenance. On the duplex product there needs to be separate HOAs because of the lawn mowing and snow plowing that needs to be done, but with the duplexes, there is also maintenance of the buildings with a different budget and different costs. The ranch homes will be owned by the residence. They will maintain their own homes, but the property will be maintained by the sub HOA and the single family detached will be under the master HOA which encompasses all of them. **J. Lemberg** what is the price point? **R. Getz** we will be building single-family detached, ranches, and duplexes. These are the exact same homes that we are currently building in the Eastfield Subdivision in Bartlett. This will be similar pricing to Eastfield for the two-story product. As far as the ranches and duplexes, right now, pricing is all over the place due to today's market.



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The ranches will start in the mid \$300,000s and will be closing in the low to mid \$400,000s. The duplexes will be starting just below \$300,000 and closing in the mid \$300,000s. We also have communities like this that we are building throughout the market and understand this buyer. This buyer is going to sell their existing home and buy this home at about 80% of the price that they sell their existing home. That guides our pricing. **A. Hopkins** this land needs to be developed and, in my opinion, I would like to see more retail space. I think that area definitely needs it. I am hoping we can attract a grocery store because it is very much needed. I hope that there will be more land dedicated to retail with maybe taking out lots 142 to 147 and putting in more retail. I think a restaurant and grocery store is just not enough. We need more retail in that area. My other concern is traffic. There are a lot of homes for that area. Route 59 and W. Bartlett Road has very bad accidents all the time. I know that the state is supposed to be redoing it. Is there a date set for that? **K. Stone** it is scheduled for the November 2021 letting. **A. Hopkins** if this is approved when would everything start? **D. Olsem** if it is approved I believe Pulte is anticipating starting earth work right around that time. There are going to be some coordination issues we would have to work on with the state, but it has been done before and we can certainly do it. **A. Hopkins** is there going to be a traffic light on W. Bartlett Road? **D. Olsem** no, there is not. **A. Hopkins** in my opinion, you cannot have this large of a subdivision without a stop light. There is no way to turn left and get out. At rush hour, these people are all trapped. **D. Olsem** in order to install a light you have to meet state warrants. The state does not want lights too close together. There is a light at Naperville Road and a light at Route 59. The traffic counts do not meet the warrants and the proximity to Route 59 is too close for a light. **C. Naatz** more than 50% of the home sites in this particular section are the active-adult homes. They typically produce less traffic with fewer people in the household overall and when they do travel, they are not traveling at peak times which hopefully, will substantially minimize some of the concerns. **A. Hopkins** what would the age group be for the active adult? Typically, since these are ranch homes we are seeing upper 50s and 60s, but these are not age restricted. **A. Hopkins** is it possible that there could be working families living here? **C. Naatz** that is possible, but based on experience, it is unlikely that people will pay a significant premium for the same amount of square footage. **A. Hopkins** I think about the next 15 to 20 years and these houses are going to be here for the next 50 to 60 years and we have no idea what type of economy we will be in in 60 years and what kind of homes those are going to be. We used to have single-car garages because nobody expected people to have more than 1 car. Things can change. I do not look for the now or the next 10 years. I look a lot further than that because we have to look at those things when we are developing to have smart development. I would like to hear more about the traffic. **D. Olsem** I would like to address your comments about the commercial. We like commercial, but the problem with this site is nobody is building big boxes anymore with e commerce. Brick and mortar stores are going away, sadly. Also, they do not want to come to this location because of the Cook County taxes, which is unfortunate as well. We did work for 10 years trying to get commercial, but could not make it happen for a decade. We think this is the right size in today's world. I do not think we would be successful if we expanded that commercial any more than what we are already showing. **T. Sjogren, Traffic Engineer** our study looked at the most conservative case. While there is a tremendous amount of potential for active adult here, we evaluated this for a typical family. The traffic in the study does assume a pretty



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substantial amount of traffic that probably will not be there if in fact this develops as we anticipate. We evaluated the commercial with about 60,000 square feet. This will likely be significantly less. The plan right now shows approximately 40,000 square feet. In the study we have improvements identified to mitigate a significant amount of traffic that may not be there in actuality. We are working with the state and the county on the access points and the improvements associated with them. We have left and right turn lanes identified and the ability to have both left and right turn lanes as you exit so that if there is a significant queue for a left, for example turning out onto W. Bartlett Road, you might be able to take a right and find an alternate route. We also have multiple points of access to the residential area as well and that also provides people with choices. Based on the projections we have over the next 10 years, this does not warrant a signal, but that is something that can be reevaluated at some point in time. **A. Hopkins** with Route 59 and that intersection being redone will there be a right-turn lane onto W. Bartlett Road? **T. Sjogren** yes, there will be a right-turn onto W. Bartlett Road as well as dual left turns lanes off the state route. It will be a very significant improvement. **A. Hopkins** the entrance off of W. Bartlett Road and Street A that runs through it has a median with grass on either side. How big is each lane? If there is a car parked on that street can other vehicles get through? **T. Sjogren** **INAUDIBLE** **A. Hopkins** my concern is if you get a truck that stops, traffic can no longer get through. **T. Sjogren** **INAUDIBLE**

T. Ridenour what is on the northwest corner of the commercial between the 2 residential lots? **K. Stone** that is an access point so that the people that live in the community would not have to come out to W. Bartlett Road to get to the commercial. They would be able to stay within the subdivision. This is a conceptual plan. It would have to come in for final. **M. Hopkins** has anybody asked IDOT if we can get a right-in/right out over the crest of the hill going downhill towards the light? **D. Olsem** we are not there yet with IDOT. They have not said no and in the world of IDOT that is pretty good. I am confident we will get there with IDOT. We have to meet all of their requirements and safety guidelines. It is important and I do want to make clear that IDOT may say no at some point, but we will figure that out. We do have to come back to you with our plan when we have a user for that area obviously and then we will know what the real traffic is coming in and out. IDOT and CDOT both have our transportation study which shows the right in/right out. We have not gotten their responses yet. We should know more in a month or two. **M. Hopkins** if that is a 12' drive with a 10' grassy median and another 12' drive there is no room to pass. **E. Mancke** our typical road section for the boulevard has a 16' wide grass median and on either side of the median we have 20' back-to-back lane. Both lanes are each 20' and the median is 16'. **M. Hopkins** that is a lot of room.

J. Lemberg opened the public hearing portion of the meeting.

Ovidio Fernandez-Cuervo, President Greens of Villa Olivia HOA stated that his concern was the traffic on Naperville Road. There are days that I cannot exit the subdivision. Traffic backs up on the closer exit on Philip Drive to W. Bartlett Road and I cannot exit the subdivision. In addition, somebody made a presentation to the Village Board earlier this year for 146 apartments. Now we are talking about 344 units when you add it all up. Using the Department of Transportation



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numbers the average household in the United States has 1.88 cars. Everybody drives their car so you can double those numbers. You are talking about 1,800 to 1,900 cars a day on the road. Also, Brewster Creek Business Park keeps growing and the trucks keep coming. What are we going to do about the trucks and all of the people who work in Brewster Creek? Take into consideration the 2-lane road off of Naperville Road. This is a safety issue. My homeowners expressed concern to me about the traffic.

J. Lemberg closed the public hearing portion of the meeting.

M. Hopkins could we ask the traffic engineer to respond to the public comments?

D. Olsem as far as the traffic generation for the project, again, we talked about additional commercial. Commercial is a huge traffic generator and if we did more commercial like we originally considered, we would be generating a lot more traffic. All of the other uses we considered including warehouse distribution and high density residential are all much higher traffic generators than what we are proposing here. The only thing that would be less of a traffic generator is estate residential. If we went for estate residential it would not encourage commercial users to come here and we would not do the project because it would not be profitable. I do believe that the IDOT improvements will greatly increase the flow of traffic along W. Bartlett Road. Folks are turning north onto Naperville Road right now because they cannot make the turn onto W. Bartlett Road to Route 59. I do think that is going to mitigate that substantially. **M. Hopkins** I do agree that active adult is about as benign traffic wise as anything could be. What is your response to the comments made about the natural evolution as pressure on Naperville Road rises? What generally can be expected to happen with the improvements? **T. Sjogren** I think one of the benefits of this particular access plan is that there will be very limited traffic that will go through the Naperville Road and W. Bartlett Road intersection. If you are headed toward the Route 59 Corridor you are going to use the middle access in Bartlett to get to the Route 59 corridor. If you are going to go north to get the various corridors you can access from there and stay away from that signal. There will be traffic that comes through there, but the impact of that particular intersection, which I know is more sensitive given some of the other things that are going on with industrial, etc., it will be significantly limited. Obviously, what we looked at is probably a worse case and it is well managed with the mitigation that we are identifying. We did not just look at the site popping in today, we actually increased the traffic to account for COVID to make sure that was considered and we looked 10 years in the future with additional growth beyond our development. There is a lot here that accounts for future conditions and manages them well. Yes, there will be more traffic than there is today, but the combination of the mitigation that we are proposing as well as the fact that we were probably overly conservative in our estimates would suggest that it will be well managed. **M. Hopkins** as pressure increases on the roadway with more lanes and more signalization over the course of human events, but who can tell now. What does Naperville Road operate on now as a grading basis? **C. Naatz** I believe for most time periods it is level of service C, a high C. It may have some Ds in it today, but in the future, I think our impact is a couple of seconds during most peak hours. **M. Hopkins** the impact is a couple of seconds of wait time. **C**



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Naatz correct. **R. Grill** I think staff would concur with some of the statements made by the petitioner in regards to how the current situation is going to be drastically improved at Route 59 and W. Bartlett Road with dual left turn lanes. Right now, I drive that every day and it does back up all the way to Cheviot Drive. As far as the truck traffic is concerned, we have been working on way-finding truck route signage so that we can direct trucks to Route 59 rather than traversing up Naperville Road and as such, when you have dual left turn lanes and a designated right turn lane, we hope the trucks will actually take that route rather than Naperville Road. Our traffic consultant Lynn Means is here tonight. If you have any questions, she can answer those. **A. Hopkins** with the townhouses there should be some type of emergency access. There are a lot of units for one entrance. I was a president of a townhouse association with 150 units and we just had courts and we had issues with parking. I hope when the final comes through that maybe these are rearranged or some are taken out and an emergency lane is put in. That is my concern. **C Naatz** the geometry of the site is a bit challenging. We did try to account for that by designing it with a loop design so that if something were to happen that minimizes the impact. **A. Hopkins** the other issue that you are going to have is people trying to turn left onto Naperville Road. That is going to be stacked up during rush hour. **D. Olsem** that is a great point. Another thing that we have done with emergency vehicle access is to do a boulevard at the entrance which splits the lanes up so that if there is an accident in one lane you still have a secondary lane for emergency access. That is certainly something we can consider as well. We will also consider emergency access on the south side. We need to talk to the railroad because that is going to be a concern. We need to talk to CDOT about that to see if that is acceptable. It is something we will consider. **A. Hopkins** would everything else have to be built before phase 3 for the commercial? **D. Olsem** I cannot give you an answer to that now. Commercial is hard to get these days because of the reasons I mentioned earlier, but if they came in tomorrow, we would start that process right now as far as final engineering. That actually would be better. We could work with the contractors at the same time. The reality is, no one has come to us yet. **A. Hopkins** hopefully, if this is approved and they know something is going to be built they may want to get their foot in the door. **D. Olsem** the old axiom is, commercial comes after the roof tops. You need the customers before they are going to build their building and put capital in the ground because they want to make sure it is going to be successful. We are very excited about Pulte getting their product going out there. They are consumers and have expendable cash, and we think this is going to be a great location and be successful, but until the rooftops show up, I do not think we are going to get a lot of interest in the commercial.

J. Lemberg asked if there were any other questions or comments. No one came forward.

J. Lemberg before we vote on this, I would like to bring up a few issues that I am concerned about. I think this property is too crowded. I think that it is taking away the space between the houses and the front and back yards. It is just too crowded for this property. The street that comes off the south side instead of being lined up with Cheviot Drive it should be lined up with Jodi Lane. They should realign that street because there is going to be too much traffic backed up onto Route 59 and the traffic pattern. The proposed restaurant and grocery store does not have a very good



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pattern for traffic. There is no lane for traffic to go through. You would have to go through parking lanes with people coming in and out. It is not a good concept. You have one exit going into a residential area and another one going to W. Bartlett Road. I would not want people coming through a residential area from the grocery store or restaurant if it was my neighborhood. I have a problem with that. I also have a problem with the parking for the townhomes. I know people that live in townhomes and when we go over there for a birthday party or something like that, parking is terrible. If 2 or 3 people happen to be having a party at the same time you cannot find parking. You are putting too many things in that little space. When IDOT starts doing construction on Route 59 the traffic pattern is going to be really terrible for at least a year. The whole thing is just too crowded. The traffic patterns are not good. This is not a good layout for people living in the neighborhood.

M. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#21-04) The Grasslands Rezoning** from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District subject to the conditions and findings of fact outlined in the staff report.

Motioned by: M. Hopkins

Seconded by: J. Miaso

Ayes: A. Hopkins, M. Hopkins, J. Miaso, T. Ridenour, and J. Lemberg

Nays: None

The motion carried.

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve **The Grasslands** Preliminary Subdivision/PUD subject to the conditions and findings of fact outlined in the staff report and condition for the light poles at the subdivision entrances on W. Bartlett Road and Naperville Road, and within the commercial site match those in the W. Bartlett Road corridor plan.

Motioned by: J. Miaso

Seconded by: A. Hopkins

A. Hopkins I would like to see on a final some of the items that we discussed with the townhouses and would like the Village Board to consider adding more space for retail. I think that is very important. I think the Village Board really needs to consider traffic as well.

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and T. Ridenour

Nays: J. Lemberg

The motion carried.



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J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case **The Grasslands** amendment to the Future Land Use Plan subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: T. Ridenour

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and T. Ridenour
Nays: J. Lemberg

The motion carried.

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve **The Grasslands Special Uses** for a planned unit development and wetland mitigation subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: A. Hopkins

Ayes: A. Hopkins, M. Hopkins, J. Miaso, T. Ridenour, and J. Lemberg
Nays: None

The motion carried.

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case **The Grasslands Preliminary PUD Plans - Phase 2 (townhomes) and Phase 3 (commercial)** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: T. Ridenour

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and T. Ridenour
Nays: J. Lemberg

The motion carried.

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

John H. Mays
Gould & Ratner
222 N. LaSalle Street
Suite 300
Chicago, Illinois 60601

Permanent Index Numbers:
06-33-101-001-0000
06-33-200-001-0000
06-33-201-014-0000
06-33-201-015-0000

THE ABOVE SPACE FOR RECORDER'S USE

PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ____ day of _____, 2021 ("Effective Date"), by and between the Village of Bartlett, an Illinois municipal corporation of the Counties of Cook, DuPage and Kane, the State of Illinois (the "Village") and Bartlett 59 LLC, an Illinois limited liability company (referred to herein as "Owner"). Within this Agreement, the Village and the Owner may be referred to individually as a "Party" or collectively as the "Parties".

WITNESSETH:

WHEREAS, the Village is an Illinois home rule municipal corporation organized under the Illinois Municipal Code and located in the Counties of Cook, DuPage and Kane, State of Illinois; and

WHEREAS, OWNER is the legal titleholder of approximately 192 acres of real property legally described in Exhibit A attached hereto and made part hereof ("Subject Property" or the "Development"); and

WHEREAS, the Subject Property is located within the Village and is located at the northwest and northeast corners of Route 59 and West Bartlett Road within the municipal limits of the Village; and

WHEREAS, the Subject Property is vacant; and

WHEREAS, the Subject Property is currently zoned Suburban Residential – Single Family (SR-2), Estate Residence – Single Family (ER-2) Suburban Residence – Multiple Family

– Low Density (SR-5) Suburban Residence – Multiple Family – Medium Density Planned Development (SR-6 PUD) and Local Convenience Shopping District (B-2) under Title 10 of the Village Code of Bartlett, Illinois (the “Zoning Ordinance”); and

WHEREAS, Owner wishes to rezone the Subject Property as a PD Planned Development District, with a special use permit for a planned unit development to be developed in accordance with a preliminary PUD plan and a special use permit for wetland mitigation and disturbance, and amend the Comprehensive Plan’s Future Land Use Plan to develop the Subject Property in accordance with the Preliminary PUD Plan attached as Exhibit B to this Agreement (“Preliminary PUD Plan”); the Phasing Plan attached as Exhibit C (the “Phasing Plan”); the Preliminary Landscape Plan for Phase 1 attached as Exhibit D (the “Preliminary Landscape Plan”); the Preliminary Plat of Subdivision for the Grasslands attached as Exhibit E (the “Preliminary Plat”); the Preliminary Commercial PUD Plan for Phase 3 attached as Exhibit F (the “Preliminary Commercial PUD Plan”); and the Schedule of Special Conditions, Rights, Waivers and Conditions Precedent for Development attached as Exhibit G (the “Schedule of Special Conditions”). The Preliminary PUD Plan, the Phasing Plan; the Preliminary Landscape Plan, the Schedule of Special Conditions and Preliminary Commercial PUD Plan constitute and are collectively referred to herein as the “Preliminary Subdivision Plat/Preliminary PUD Plan”; and

WHEREAS, the Village’s PD Planned Development District is intended and established to provide for greater freedom of design and flexibility in the development of land while assuring substantial compliance with the Village’s Zoning Ordinance intent and accordingly a PD Planned Development District allows diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept; and

WHEREAS, Chapter 24 of Title 9 of the Village’s Code of Ordinances (the “Building Code”) provides, in part, for the granting of a special use for disturbance of wetlands and wetland mitigation; and

WHEREAS, the Preliminary Subdivision Plat/Preliminary PUD Plan identifies approximately 19.13 acres of the Subject Property as traditional single family lots (the “Traditional Single Family Tract:”), approximately 10.62 acres of the Subject Property as active adult cottage lots (the “Cottage Homes Tract”); approximately 12.65 acres of the Subject Property as active adult duplex lots (the “Duplex Homes Tract”); approximately 10.0 acres of the Subject Property as Park District Dedication (the “West Park Site”); approximately 10.98 acres of the Subject Property at the NE corner of Rt. 59 and West Bartlett Road (the “NE Vacant Tract”); approximately 10.32 acres of the Subject Property to be developed for urban townhomes (the “Townhome Tract”); approximately 50.7 acres of the Subject Property to be maintained as a wetland area (“Wetland Tract”); and approximately 5.86 acres of the Subject Property to be developed with any of the permitted commercial uses in the B-3 Neighborhood Shopping zoning district (the “Commercial Tract”); and various open spaces; and

WHEREAS, Phase 1 of the Phasing Plan includes development of (i) the Traditional Single Family Tract designated thereon as “PHASE 1 Traditional Single Family Lots” (sometimes referred to herein as “Phase 1, POD 1”); (ii) the Cottage Homes “Phase 1 Active

Adult Single Family Lots” (sometimes referred to herein as “Phase 1, POD 2”); (iii) PHASE 1 Active Adult Duplex Lots (sometimes referred to herein as “Phase 1, POD 3”); (iv) the NE Vacant Tract designated on the Phasing Plan as “PHASE 1 OPEN SPACE/WETLANDS” (sometimes referred to herein as “Phase 1, POD 4”); and (v) the 10.00 acre parcel (the “Proposed Park Site”) designated on the Phasing Plan as “LOT 198, PARK DEDICATION” (sometimes referred to herein as “Phase 1, POD 5”); and

WHEREAS, Phase 2 of the Phasing Plan includes (i) development of the Townhome Tract designated on the Phasing Plan as “PHASE 2 TOWNHOMES” and (ii) an existing natural/wetland area to be preserved and designated on the Phasing Plan as “PHASE 2 OPEN SPACE/WETLANDS”; and

WHEREAS, Phase 3 of the Phasing Plan includes the 5.56 acre parcel at the NW corner of Route 59 and West Bartlett Road (with 4.0 acres of buildable area) designated on the Phasing Plan as “PHASE 3 FUTURE COMMERCIAL”; and

WHEREAS, the Owner has petitioned and applied to the Village for such planning, zoning and subdivision approvals as may be necessary and desirable for the purposes stated herein; and the Village has conducted such public hearings and meetings as provided by Illinois law as are necessary and proper for such petitions and applications; and

WHEREAS, the Village and its staff reviewed the materials submitted by Owner with its application (the “Application”) and Village has found the Owner’s submissions to be complete for the rezoning of the Subject Property to the PD Planned Development Zoning District, for the preliminary subdivision and preliminary planned unit development (a/k/a preliminary site plan) approvals sought in the Application or, in light of the size and the scope of the proposed development, to be sufficiently complete to enable the Village to evaluate the Owner’s Application, and has determined that Owner’s submissions satisfy the Zoning Ordinance, the Bartlett Subdivision and PUD Ordinance (the “Subdivision Ordinance”), and all other Village ordinances and procedures for preliminary subdivision and preliminary PUD approval in all respects, except as the same may be modified by this Agreement; and

WHEREAS, after due consideration, the Village has determined that current conditions and planning considerations are such that the Comprehensive Plan’s Future Land Use Plan of the Village should be amended to include and adopt the uses proposed for the Subject Property; and

WHEREAS, after due consideration, the Village has determined that: (i) the Preliminary Subdivision Plat/Preliminary PUD Plan is consistent with the Comprehensive Plan of the Village as amended; (ii) the proposed uses depicted on the Preliminary Subdivision Plat/Preliminary PUD Plan are compatible with each other use within the proposed development shown on the Preliminary Subdivision Plat/Preliminary PUD Plan; and (iii) development in accordance with the Preliminary Subdivision Plat/Preliminary PUD Plan is likely to be compatible with development permitted under the Zoning Ordinance on substantially all land in the vicinity of the Subject Property; and

WHEREAS, after due consideration, the Village has determined that the proposed use and maintenance of the wetlands within phase 1 and any of Owner’s proposed modifications to

the wetlands within phase 1 subject to the conditions imposed by the Corporate Authorities in an ordinance granting a special use permit therefor with respect to wetlands on the Subject Property, in accordance with Chapter 24 of the Building Code and will not be injurious to the neighborhood, detrimental to the public welfare or in conflict with the Village's comprehensive plan and official map for development; and

WHEREAS, the Village and the Owner, acting consistent with Illinois law, have agreed to the terms and conditions in this Agreement as evidenced by their signatures affixed hereto.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Owner agree as follows:

ARTICLE 1 INCORPORATION OF RECITALS

The representations and recitations set forth in the preambles hereto are material to this Agreement and are hereby incorporated into and made a part hereof as though fully set forth in this Article 1 and said representations and recitations constitute the understandings of the Village and the Owner. All terms not defined in this Agreement shall have the meanings attributed to them in the Village Zoning Ordinance.

ARTICLE 2 AUTHORITY

This Agreement is made pursuant to and in accordance with the provisions of the Illinois Constitution and the Illinois Municipal Code (Chapter 65 of the Illinois Compiled Statutes) which grant the Village the authority as a home rule community to enter into this Agreement and under its zoning authority to impose reasonable restrictions and conditions on any special or conditional use permit granted, and take such actions as are contemplated herein.

ARTICLE 3 THE ZONING, SPECIAL USE PRELIMINARY SUBDIVISION/PRELIMINARY PUD PLAN, AMENDMENT TO THE COMPREHENSIVE PLAN'S FUTURE LAND USE PLAN APPROVAL

3.1 Zoning. Concurrent with the enactment of the ordinance approving this Agreement and the execution of this Agreement, Village shall enact an ordinance or ordinances classifying and rezoning the Subject Property in the PD Planned Development District in the Village. The ordinance rezoning the Subject Property to the PD Planned Development District pursuant hereto shall not conflict with this Agreement nor shall any such ordinance provide for an expiration of the PD Planned Development District zoning district classification, the intent of the Parties being to create a permanent zoning classification.

3.2 Comprehensive Plan Future Land Use Plan Amendment. Concurrent with the enactment of the ordinance approving this Agreement, Village has taken such action as required to amend its Comprehensive Plan and Future Land Use Plan to reflect the uses proposed by the Owner.

3.3 Special Use Permit for a Preliminary Planned Unit Development. Concurrent with the enactment of the ordinance approving this Agreement, Village shall enact an ordinance or ordinances granting the Subject Property a special use permit for a preliminary planned unit development with such uses and entitlements as may be shown on the Preliminary Subdivision Plat/Preliminary PUD Plan or otherwise described in this Agreement, and subject to the conditions set forth in this Agreement (the “Preliminary Subdivision/Preliminary PUD Plan Approval Ordinance”). The special use ordinance granting the special use permit shall not conflict with this Agreement, nor shall any such ordinance provide for an expiration of the special use permit therein granted, provided the Owner or an applicable developer with whom the Owner has entered a contract to develop the Subject Property or applicable portion thereof applies for and procures final PUD plan approval or final plat approval for Phase 1 of the Subject Property within five (5) years of the passage of the Preliminary Subdivision/Preliminary PUD Plan Approval Ordinance, and applies for and procures final PUD plan or final PD approval for Phase 2 of the Subject Property within ten (10) years of approval of the Preliminary Subdivision/Preliminary PUD Plan Approval Ordinance. The special use permit granted for the Preliminary PUD and preliminary plat of subdivision approval for the Commercial Tract, including approval of the Preliminary Commercial PUD Plan approved by the Preliminary Subdivision/Preliminary PUD Approval Ordinance shall not expire nor shall there be a time limit within which a Final PUD Plan and/or final plat of subdivision must be submitted to the Village for approval, or the fact that construction has not commenced on the Commercial Tract within a certain time be cause to revoke the special use granted. The Preliminary Subdivision/Preliminary PUD Approval Ordinance shall be subject to the special conditions, rights, waivers and conditions precedent pertaining to the special use for the preliminary planned unit development can be found in the Preliminary Subdivision Plat/Preliminary PUD Plan, in Article 4 below, and in the Schedule of Special Conditions, Rights, Waivers, and Conditions Precedent to Development attached hereto as Exhibit G and expressly incorporated herein.

3.4 Special Use for a Wetland. Concurrent with the enactment of the ordinance approving this Agreement, Village shall enact an ordinance or include a provision in the Preliminary Subdivision / Preliminary PUD Approval Ordinance granting a special use permit to disturb and mitigate wetlands within Phase 1 with such uses and entitlements as may be permitted under Chapter 24 of the Building Code or otherwise described in this Agreement. The Wetland Tract will be preserved as provided in that report titled “Preliminary Engineering and Stormwater Management Report – The Grasslands” last revised May 7, 2021 which is incorporated into this Agreement by reference (the “Wetland Study”) and any other wetlands within Phase 1 will be mitigated as provided in the Wetland Study after it is reviewed and accepted by the Village (which review and acceptance shall be in accordance with generally accepted engineering and environmental practices and standards). The ordinance granting the special use permit to disturb and mitigate wetlands shall not conflict with this Agreement nor shall any such ordinance provide for an expiration of the special use permit therein granted. It is not anticipated that there will be wetland mitigation to the NE Vacant Tract, however, should mitigation be required Owner or any subsequent developer will comply with the jurisdiction’s requirements. Notwithstanding any provision of the Zoning Ordinance, the Subdivision Ordinance, or the Building Code, the special use permit granted pursuant to this Section 3.4 shall not expire nor shall the fact that construction has not commenced on the Subject Property within a certain period of time be cause to revoke or nullify the special use so granted.

3.5 Final Subdivision Plat(s) / Final PUD Plans – Phase 1. Provided the Owner has submitted, or the applicable developer with whom the Owner has entered a written contract to develop a Tract and/or Phase of the development, including without limitation (i) final engineering plans for Phase 1 including for the Traditional Single Family Tract, the Cottage Homes Tract, the Duplex Homes Tract, and the NE Vacant Tract (collectively, the “Phase 1 Tracts”) final engineering plans as may be approved by the Village Engineer; (ii) a final plat or final plats of subdivision for the Phase 1 Tracts meeting the requirements therefor as set forth in the Subdivision Ordinance and consistent with the Preliminary Subdivision Plat/Preliminary PUD Plan; (iii) a final PUD Plan or final PUD plans for the Phase 1 Tracts meeting the requirements set forth in the Subdivision Ordinance and Zoning Ordinance, the Village shall enact an ordinance or ordinance approving of the final plat(s) of subdivision and final PUD plan(s) for the Phase 1 Tracts (hereinafter collectively referred to as the “Phase 1 Final Subdivision Plat / Final PUD Plan”) subject to the applicable provisions of the Schedule of Special Conditions attached as Exhibit G.

3.6 Village Action Taken. The Village represents that it has taken all action(s) and given such notices as may be required and necessary to enact such ordinances, amendments, grant such special use permits and grant such modifications, exceptions and departures from or pursuant to the Subdivision Ordinance, Zoning Ordinance, the Building Code and the Village’s other ordinances, codes and regulations, as may be necessary to rezone, classify and allow for the development of the Subject Property subject to the conditions and in the manner described in this Agreement and in the Preliminary Subdivision Plat/Preliminary PUD Plan and to enable the Village to execute this Agreement and fully carry out and perform the terms, covenants, agreements and duties and obligations on its part to be kept and performed as created and imposed by the terms and provisions hereof.

3.7 Final Subdivision Plat(s) / Final PUD Plans(s) Phases 2 and 3. The Village shall approve a final subdivision plat(s) and a final PUD Plan(s) for Phases 2 and 3 of the Development pursuant to the procedures, standards and timelines set forth in the Zoning Ordinance and the Subdivision Ordinance (as same may be modified by this Agreement).

3.8 Phasing. Development and construction may be phased on the Subject Property in accordance with the Phasing Plan attached hereto as Exhibit C, except that the Owner may elect to combine any Phases, or may create additional phases provided the Village Engineer determines that the preliminary engineering plans and final engineering plans therefor are sufficient and approves of any such additional Phases. A final PUD Plan must be submitted and approved for the first Phase to be developed within five (5) years from the passage of the Preliminary Subdivision/Preliminary PUD Plan Approval Ordinance, and a final PUD Plan must be submitted and approved for development of Phase 2 of the Phasing Plan within ten (10) years from the passage of the Preliminary Subdivision/Preliminary PUD Plan Approval Ordinance.

3.9 Final Subdivision Plat/Final PUD Plan Consistent with Preliminary Subdivision Plat/Preliminary PUD Plan. In preparing final plats of subdivision and final PUD plans for the Subject Property, the Owner may make minor modifications to the general design and layout of lots, streets, rights-of-way, and improvements shown on the Preliminary Subdivision / Preliminary PUD Plan as the term minor modification is defined in and limited by Section 10-9-10:B of the Zoning Ordinance in order to facilitate the effective, efficient, and economical

development of the Subject Property. Any such minor modifications shall be subject to the approval of the Village Engineer and the Director of Planning & Development and shall not require a formal submission to the Plan Commission for a public hearing or for recommendation by the Plan Commission to the Village Board for approval. Any such minor modifications shall be consistent with the Village's applicable regulations (as modified by this Agreement and any entitlements granted pursuant hereto). Notwithstanding the foregoing, however, all final plats of subdivision and final PUD plans shall require approval by an ordinance passed by the Village corporate authorities.

3.10 No Further Hearings Required. Following approval of the Preliminary Subdivision Plat/Preliminary PUD Plan, provided the applicable final subdivision plat(s) and final PUD plan(s) are consistent with the Preliminary Subdivision Plat/Preliminary PUD Plan, except for minor modifications as defined in Section 3.9, no further public hearings shall be required as a prerequisite to the approval of such final plat(s) of subdivision and final PUD Plans necessary to the development of any portion of the Subject Property in accordance with the zoning provided for in this Agreement; provided, however, that the Owner shall be required to obtain approval of all final plats of subdivision and final PUD plans when and as required by the Subdivision Ordinance, the Zoning Ordinance, and to satisfy the conditions precedent set forth in the Schedule of Special Conditions referred in Article 4 and as set forth on Exhibit G. The Owner's right to develop the Subject Property in substantial conformance with the Preliminary Subdivision Plat/Preliminary PUD Plan shall be, and is hereby, vested; provided, however, that such vesting is subject to Owner's compliance with any and all requirements of the regulations governing the Village's PD Planned Development Districts and the granting of special use permits for planned unit developments, except as modified and conditioned by the Preliminary Subdivision Plat/Preliminary PUD Plan and this Agreement. Owner may make minor modifications to an approved Final PUD Plan as authorized by Section 10-9-10-1: of the Zoning Ordinance provided such minor modifications are approved by the Village Engineer and the Director of Planning & Development without amendment to this Agreement or the applicable ordinance approving the underlying Final PUD Plan.

ARTICLE 4

SPECIAL CONDITIONS, RIGHTS AND WAIVERS PERTAINING TO THE SPECIAL USE PERMITS FOR THE PLANNED UNIT DEVELOPMENT AND CONDITIONS PRECEDENT FOR DEVELOPMENT

The uses and the special conditions, rights, waivers and conditions precedent for development of the Subject Property as shown or described on the Preliminary Subdivision Plat/Preliminary PUD Plan, are subject to the Schedule of Special Conditions, Rights, Waivers and Conditions Precedent for Development attached hereto as Exhibit G and expressly incorporated into this Agreement.

ARTICLE 5

DEVELOPER, OWNER AND VILLAGE OBLIGATIONS

The Owner shall not be responsible for procuring permits and easements, and paying for any new off-site improvements not specifically referenced or shown on the Preliminary

Subdivision / Preliminary PUD Plan as being an Owner responsibility, except as noted in this Article 5:

5.1 Intersection Improvements. To the extent local cost sharing is required by controlling agencies to help pay for the improvement of the Route 59 and West Bartlett Road intersection, those costs shall be borne by the Village.

5.2 Commercial Tract Sidewalk. Owner or the applicable developer shall install a sidewalk along the frontage of the Commercial Tract along West Bartlett Road. Such sidewalk to be installed as part of the Phase I improvements.

5.3 Turn-lane Improvements. Turn-lanes into the Subject Property and related improvements shall be the obligation of the Owner.

5.4 Path System East of Route 59. Owner or the applicable developer shall be obligated to construct, pay for, and bond for a path system on the NE Vacant Tract lying east of Illinois Route 59 provided that the Route 59 Bicycle Path and Underpass can be constructed as provided in Section 5.6 below. Should the Route 59 Bicycle Path and Underpass not be able to be constructed as provided in Section 5.6 below within five (5) years of the commencement of development within Phase I, Owner or the applicable developer shall not be obligated to construct a path system on the NE Vacant Tract lying east of Illinois Route 59, but shall instead construct a 5 foot wide sidewalk on the north side of West Bartlett Road along the entire frontage of the NE Vacant Tract.

5.5 Bicycle Path Crossing Railroad Right-of-Way. Owner or the applicable developer shall construct and bond for the proposed bicycle path crossing at the railroad right-of-way along the east side of Naperville Road as part of Phase 2 of the development (the "Pedestrian Railroad Crossing Improvements"). The Village and Owner (or the applicable developer), shall equally share the cost of the Pedestrian Railroad Crossing Improvements, provided however that the Owner's or the applicable developer's maximum contribution shall be \$30,000. If at the earlier of the time of the Phase 2 development or five (5) years, the Owner has not obtained the necessary authority to construct the Pedestrian Railroad Crossing Improvements, Owner shall pay the Village \$30,000 for its share of any future work, but thereafter shall have no obligation to construct or bond for the Pedestrian Railroad Crossing Improvements. The Pedestrian Railroad Crossing Improvements shall not include the installation of automated railroad crossing gates on either side of the railroad tracks where the Pedestrian Crossing Improvement(s) intersect the railroad right-of-way and/or railroad tracks ("Automated Pedestrian Crossing Gates") for which the Village may in the future apply for a grant to fund, but as to which neither the Owner, nor the applicable developer, shall have any obligation to pay for any portion or share.

5.6 Bicycle Path Crossing Under Route 59. Owner or the applicable developer shall engineer, apply for all necessary easements and permits, construct and bond for the proposed bicycle path crossing underneath Illinois Route 59 (the "Route 59 Bicycle Path and Underpass"). The Village and the Owner or the applicable developer shall equally share the direct cost of the Route 59 Bicycle Path and Underpass, provided however that Owner's or the applicable developer's maximum contribution for the Route 59 Bicycle Path and Underpass shall be

\$35,000.00. The Village shall pay for all direct costs of the Route 59 Bicycle Path and Underpass above \$70,000.00. In calculating direct costs, the parties shall deduct any reimbursement or funding received through a grant. Owner or the applicable developer shall submit engineering plans to the Village as may be required to enable it to submit a grant application within six months of Phase 1 final plat approval. The Village reserves the right, but need not, apply for a grant to pay or reimburse it for a portion of the Route 59 Bicycle Path and Underpass. If, within five (5) years of development commencing within Phase 1, the Owner has not obtained the necessary easements, permits and other necessary authority to construct the Route 59 Bicycle Path and Underpass, provided the Owner or the applicable developer has timely and diligently pursued the same, Owner or the applicable developer shall not be obligated to bond or construct the Route 59 Bicycle Path and Underpass, but shall instead construct a 5 foot wide sidewalk on the north side of West Bartlett Road along the entire frontage of the NE Vacant Tract. Owner or the applicable developer shall engineer, construct and bond for the proposed bicycle path adjacent to the Metra Railroad mainline north of West Bartlett Road and connect it to the Route 59 Bicycle Path and Underpass path at its sole expense concurrently with the construction of the Route 59 Bicycle Path and Underpass.

5.7 Watermain Extension to the Intersection of Naperville and Spaulding Roads. As part of Phase 2 of the development of the Subject Property, Owner or the applicable developer will either (i) construct and bond to extend a watermain from the Subject Property along the east side of Naperville Road and connect to the existing watermain on the east side of Naperville Road located at the intersection of Naperville and Spaulding Roads provided the Village procures all necessary easements therefor (the “Northerly Water Main Option”), or (ii) shall be responsible to construct, bond and procure all necessary easements to auger under Naperville Road and extend the watermain from the Subject Property and connect it to the Village’s existing water main on the west side of Naperville Road (the “Westerly Water Main Option”) to meet the fire flow requirements for the development of the Townhome Tract. If the Village selects the Northerly Watermain Extension Option, the Village shall reimburse the Owner for additional cost of the Northerly Watermain Extension Option above the engineer’s estimate of \$55,000.00 for the Westerly Watermain Option within thirty (30) days of completion and verification of payment in full for performing the Northerly Watermain Extension Work.

Owner or any subsequent developer shall install the watermain connection at West Bartlett Road through the Commercial Tract at time of commercial development of the Commercial Tract or earlier should a hydraulic study require it to serve the residential portion of the Subject Property.

5.8 Tree Survey. With the Owner’s or the applicable developer’s submittal of a final plat of subdivision and final PUD plan for Phase 2, the Owner or the applicable developer shall submit a Tree Survey.

5.9 Phase 2 Sidewalk. The sidewalk on the north side of Street I in the Townhome Tract is not required to be constructed from Naperville Road to the service walk for Lot 219.

5.10 Village Cooperation. To the extent any of the obligations of this Article 5 are predicated or dependent on grants or other funding from or through programs offered by other government bodies (specifically excluding any grant application for the Automatic Pedestrian

Crossing Gates as defined in Section 5.5, or the decision as to whether or not to apply for grant funding for the Route 59 Bicycle Path and Underpass as defined in Section 5.6, both of which are both of which are solely discretionary on the part of the Village), the Village will act diligently to apply for and process applications for such funds. To the extent any of the improvements in this Article 5 require right-of-way or easements from third parties, the Owner or applicable developer shall be responsible for obtaining such easements, except for any easement necessary for the Northerly Watermain Extension Option, which shall be the Village's sole obligation to procure.

ARTICLE 6 PARK DEDICATION

Parcels identified on the Preliminary Subdivision Plat/Preliminary PUD Plan as park sites or sites to be donated for park purposes shall be conveyed to the Bartlett Park District by warranty deed for park purposes and shall meet all the requirements therefor set forth in the Subdivision Ordinance. Parcels identified as open space and/or detention basins or retention ponds not identified as park sites on the Preliminary Subdivision Plat/Preliminary PUD Plan and any site identified on the Preliminary Subdivision Plat/Preliminary PUD Plan as a park site to be donated for park purposes but not accepted by the Bartlett Park District shall be owned and maintained by the master owners' association to be formed for Phase 1. The owner's association created for the Townhome Parcel shall maintain the parcels identified for open space, detention basins or retention ponds or wetlands on the Townhome Tract and the Wetlands on the Wetland Tract. If the Proposed Park Site is accepted by the Bartlett Park District as a park dedication, it shall satisfy all park district impact fee or other park district contribution obligations.

ARTICLE 7 HOME STYLES

Notwithstanding any Village ordinance or regulation to the contrary, the home style elevations for the Traditional Single Family Tract, Cottage Home Tract and Duplex Homes Tract attached here to as Exhibit H shall be approved in the ordinance approving the Phase 1 Final Subdivision Plat/Final PUD Plan and subject to satisfaction of the Conditions Precedent in the Schedule of Conditions attached hereto are permitted and may be constructed within the Traditional Single Family Tract, Cottage Home Tract and Duplex Homes Tract (the "Approved Elevations"). Specifically, the Approved Elevations are hereby approved and supersede any masonry or siding requirements in Section 9-2-14 of the Building Code regarding the percentage of vinyl siding permitted on the front facade of a single family residence. Any subsequent building elevations for the Traditional Single Family Tract, Cottage Home Tract and Duplex Homes Tract that the Owner or the original developer, or any subsequent developer of the Traditional Single Family Tract, Cottage Home Tract and Duplex Homes Tract submits to the Building & Enforcement Division Manager that are substantially similar to the Approved Elevations and comply with the Building Code may be approved by the Building & Enforcement Division Manager without an amendment to this Agreement or to the Preliminary Subdivision / Preliminary PUD Plan Approval Ordinance, or to the Phase 1 Final Subdivision Plat/Final PUD Plan Approval Ordinance and shall not be subject to any masonry or siding requirements in Section 9-2-14 of the Building Code provided the ratio of single family detached products having brick in the subsequent approved elevations does not differ from the ratio of single family

detached products having brick in the Approved Elevations. The Duplex Homes Tract and the Town Home Tract shall not be subject to Section 9-2-14 of the Building Code currently in effect. Future amendments to Section 9-2-14 of the Building Code shall not apply to any attached product constructed within the Subject Property.

**ARTICLE 8
TERM OF AGREEMENT**

This Agreement shall remain in full force and effect until the completion and issuance of the last certificate of final occupancy by the Village for the last building or unit located on the Subject Property, but in no event longer than 20 years from the date herein.

**ARTICLE 9
AMENDMENT**

The Village and the Owner, as the case may be, and/or their respective successors and assigns may, by mutual consent, agree in writing to amend the terms and conditions set forth in this Agreement. Any such amendment may be for less than all of the Subject Property without the consent of the owners of other parts of the Subject Property. Only the written approval of the legal title holder of an interest in the property affected by the amendment and the Village shall be required to affect an amendment to this Agreement. No purported oral amendment to the Agreement shall be binding or enforceable.

**ARTICLE 10
NOTICES**

All notices, requests and demands shall be in writing and shall be delivered by hand, mailed by certified mail, return receipt requested, or sent via overnight courier as follows:

To the Village:	Village of Bartlett 228 S Main St Bartlett, IL 60103 Phone: (630) 837-0800
With a copy to:	Bryan E. Mraz & Associates, P.C. 111 East Irving Park Road Roselle, IL 60172 Attn: Bryan E. Mraz Phone: (630) 529-2541
To the Owner:	Bartlett 59 LLC c/o Crown Community Development 1751 West Diehl Road, Suite A Naperville, IL 60563 Attn: Theresa O. Frankiewicz Phone: (630) 851-5490

With a copy to:

Gould & Ratner
222 North LaSalle Street
Suite 300
Chicago, Illinois 60601
Attn: John H. Mays
Phone: (312) 236-3003

Notices shall be deemed received, in the case of hand delivery, when actually delivered; in the case of certified mail, 5 days after deposit with the U.S. Postal Service; and in the case of overnight courier, the day following the deposit with the courier.

ARTICLE 11 REMEDIES

11.1 Enforcement. This Agreement may be enforced by any of the Parties by an appropriate action at law or in equity to secure the performance of the covenants herein described. Any such action shall be filed in the circuit court of Cook County, Illinois, which court shall be the exclusive venue for any such action. If this Agreement or any provision hereof is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the terms of the remaining provisions contained herein, unless both the Village and Owner mutually deem the provision to be material to this Agreement.

11.2 Remedies. Upon a breach of this Agreement, any of the Parties, by an action or proceeding at law or in equity, may secure the specific performance of the covenants and agreements herein contained for failure of performance. No action taken by any Party hereto pursuant to the provisions of this Section or pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies and all remedies set forth in this Agreement shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity. However, the Village shall not have the right to withhold any approval, consent, license or permit during the pendency of any lawsuit unless the same is related to the subject matter of the lawsuit.

11.3 Force Majeure. If the performance of any covenant to be performed hereunder by any Party is delayed as a result of events of force majeure, the time for such performance shall be extended by the amount of time of such delay. As used in this Agreement, the term "force majeure" includes: strikes, lock-outs, other labor disputes and shortages of qualified tradesmen; bankruptcy filing by contractors and materialmen, inability to procure or rationing of necessary materials and supplies; power failures, shortages of power generation equipment and rolling blackouts; acts of God and nature including storms, floods, extreme heat or cold, tornadoes and other natural events which hinder or prevent construction; delays by permitting authorities to process or grant permit applications after application has been made; institution of proceedings and administrative or judicial orders halting or restricting work during the pendency of such proceedings; governmental restrictions; pandemics; enemy action, acts of terrorism, war, or civil commotion or unrest; inability of or delays in obtaining offsite easements or rights of way; fires, unavoidable casualties or other causes beyond the reasonable control of Owner.

**ARTICLE 12
REIMBURSEMENT**

The Owner or the applicable developer, once it has entered a contract with the Owner to purchase a portion of the Subject Property and has submitted any plans or documents for the Village's review, shall be obligated to reimburse the Village for all reasonable attorneys, engineering design and review, construction engineering and planning consultant fees, Village staff time and costs incurred by the Village in connection with the processing and review of all matters pertaining to the Subject Property, this Planned Development Agreement, including the drafting and negotiation hereof and all matters pertaining to the initial negotiations and all revisions to: (1) the review of plans, reports and submittals by the Owner and/or its consultants, and/or any developer and/or its consultants; (2) any rezoning ordinance, any ordinance granting a special use permit and approving of any preliminary plat of subdivision and preliminary PUD plan, and any ordinance approving any final plat of subdivision and/or any final planned unit development; (3) the SSA ordinances; (4) the PICA(s); (5) reviewing any CCRs; and (6) all other matters related to the development of the Subject Property as contemplated herein, beginning retroactive to the date of the Owner's first submittal in connection with the Subject Property, or any portion thereof that may predate this Planned Development Agreement, and continuing during the entire term of this Agreement or until the Subject Property is fully-developed and all Public Improvements have been accepted by the Village and the applicable maintenance periods have been successfully completed, whichever is longer. Payment by the Owner or the applicable developer to the Village shall occur promptly after receipt by the Owner of invoices for such work. If such amounts are not paid within 30 days of invoice, the Village shall have no further obligation to proceed or act upon any element of the Owner's or any applicable developer's development, nor to conduct any further inspections or issue any permits, building, occupancy or otherwise, until the outstanding amounts are paid. All amounts previously deposited with the Village, if any, and not previously used to reimburse the Village for costs associated with any prior applications with respect to the Subject Property shall be credited by the Village toward the costs owed by the Owner.

**ARTICLE 13
BINDING ON SUCCESSORS**

This Agreement shall inure to the benefit of and be binding upon the Parties hereto, the successors in title of the Owner, and each of them, their respective successors, grantees, lessees and assigns and upon successor corporate authorities of the Village and successor municipalities.

**ARTICLE 14
OWNER**

When the term "Owner" is used throughout this Agreement, it refers to the actual entity (which may be Owner, its assigns or any future owner of record part or all of the Subject Property) which applies for and receives approval as to a final plat or seeks or obtains building permits for any or all of the Subject Property.

**ARTICLE 15
TIME OF THE ESSENCE**

It is understood and agreed that time is of the essence of this Agreement and that all Parties will make every reasonable effort, including calling of special meetings, to expedite the subject matters hereof. The failure of a Party to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

**ARTICLE 16
COUNTERPARTS**

This Agreement may be executed in several counterparts, all of which shall be an original and all of which shall constitute but one and the same agreement.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties herein have signed this Agreement on the date and year first above written.

VILLAGE:

VILLAGE OF BARTLETT,
an Illinois municipal corporation

By: _____
Village President

ATTEST:

By: _____
Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ and _____, personally known to me to be the Village President and Village Clerk, respectively, of the Village of Bartlett, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such Village President and Village Clerk, they signed and delivered the said instrument as President and Village Clerk and caused the corporate seal of said Village to be affixed thereto, pursuant to authority, given by the Village of Hampshire Village Trustees as the free and voluntary act and deed of said Village for the uses and purposes set forth.

Given under my hand and official seal, this ____ day of _____, 2021.

Notary Public

OWNER:

BARTLETT 59 LLC,
an Illinois limited liability company

By: _____
Name: Theresa O. Frankiewicz
Title: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Theresa O. Frankiewicz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and delivered the said instrument as a free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this ____ day of _____, 2021.

Notary Public

LIST OF EXHIBITS

Exhibit A	SUBJECT PROPERTY
Exhibit B	PRELIMINARY PUD PLAN
Exhibit C	PHASING PLAN
Exhibit D	LANDSCAPE PLAN
Exhibit E	PRELIMINARY PLAT
Exhibit F	PRELIMINARY COMMERCIAL PUD PLAN
Exhibit G	SCHEDULE OF SPECIAL CONDITIONS
Exhibit G-1	SUPPLEMENTAL GRADING REQUIREMENTS
Exhibit G-2	HOA/SSA MAINTENANCE PLAN
Exhibit H	HOME STYLES

EXHIBIT A
SUBJECT PROPERTY

EXHIBIT B

PRELIMINARY PUD PLAN

EXHIBIT C
PHASING PLAN

EXHIBIT D
LANDSCAPE PLAN

EXHIBIT E

PRELIMINARY PLAT

EXHIBIT F

PRELIMINARY COMMERCIAL PUD PLAN

EXHIBIT G

SCHEDULE OF SPECIAL CONDITIONS, RIGHTS AND WAIVERS AND CONDITIONS PRECEDENT FOR DEVELOPMENT

I. THE DEVELOPMENT

- A. Driveway Slopes will permit a maximum grade of 8% rather than the 5% allowed under current ordinances.
- B. Section 11-7-3:A.1, Bartlett Municipal Code titled “Minimum/Maximum Yard Grades – Foundation Elevation Differences” shall apply to the Subject Property, except the applicability of the first paragraph of Ordinance Section 11-7-3:A “Elevation Differences” shall be modified to state: “the difference in elevation between adjacent buildings tops of foundation shall be a maximum of two feet six inches (2’-6”) for the Traditional Single Family Tract; two feet (2’) for the Cottage Homes Tract; and three feet six inches (3’-6”) for the Duplex Homes Tract.”
- C. In order to restrict traffic from the portion of the Subject Property located south of the adjacent railroad right of way from proceeding north, Owners will erect and maintain traffic control signage during construction on the Subject Property requiring all construction traffic exiting onto Naperville Road from that portion of the Subject Property under construction to turn south.
- D. For all residential Tracts other than the Townhome Tract, the maximum building height for buildings within the Tract shall not exceed 32’ measured from the top of building foundation.

II. TRADITIONAL SINGLE FAMILY TRACT

- A. This sub-area is most akin to the SR-3 Suburban Residence zoning district.
- B. Uses permitted: All uses permitted in the SR-3 Suburban Residence zoning district.
- C. Special Conditions, Rights and Waivers:
 - 1. Minimum Yard Standards:
 - Front: 25
 - Corner Side: 25’

III. COTTAGE HOMES TRACT

- A. Uses permitted: All uses permitted in the SR-4 Suburban Residence zoning district.

- B. Special Conditions, Rights and Waivers:
 - 1. Minimum Lot Size: 6,375 square feet.
 - 2. Minimum Yard Standards:
 - Front: 20'
 - Corner Side: 20'
 - Interior Side: 5'
 - Rear (lots 1-40 and 51-60): 25'
 - Rear (lots 41-50): 30'
 - 3. Maximum Impervious Surface: 53%

IV. DUPLEX HOMES TRACT

- A. This sub-area is most akin to the SR-3 Suburban Residence zoning district.
- B. Uses permitted: All uses permitted in the SR-3 Suburban Residence zoning district.
- C. Special Conditions, Rights and Waivers:
 - 1. Minimum Yard Standards:
 - Front: 20'
 - Corner Side: 20'
 - Interior Side: 5'
 - Rear: 25'
 - 2. Maximum Impervious Surface: 56%

V. TOWNHOME TRACT

- A. This sub-area is most akin to the SR-6 Suburban Residence - Medium Density - Multiple-Family Residence zoning district.
- B. Uses permitted: All uses permitted in the SR-6 Suburban Residence - Medium Density - Multiple-Family Residence.
- C. The mean building height for buildings within the Tract shall not exceed 50' measured from the top of building foundation.
- D. Special Conditions, Rights and Waivers:
 - 1. Minimum Front Yard: 15'
 - 2. Minimum Building Separation (Side to Side): 20'

VI. COMMERCIAL TRACT

- A. This sub-area is most akin to the B-3 Neighborhood Shopping District.
- B. Minimum parking setbacks in the front and corner side yards shall be 20 feet.
- C. Uses permitted: Uses and bulk regulations as specified in the B-3 Neighborhood Shopping District.
- D. Maximum floor area ratio of any nonresidential uses shall not exceed 0.5.
- E. Notwithstanding the provisions set forth in Section 11-4-3:C.3 of the Subdivision Ordinance, the Final PUD Plan for the Commercial Tract shall not be required to substantially comply with the Commercial Preliminary PUD Plan.

VII. **CONDITIONS PRECEDENT TO DEVELOPMENT**

A. **CONDITIONS TO PASSAGE OF FINAL PUD APPROVAL ORDINANCE AND ISSUANCE OF EARLY EARTHWORK PERMIT, SITE DEVELOPMENT PERMIT, AND/OR BUILDING PERMITS.** The Village Corporate Authorities will not pass the Final Subdivision / Final PUD Approval Ordinance, or issue an early earthworks permit or a site development permit for any Phase of the Planned Development or issue any building permits unless and until the following conditions precedent have been satisfied:

- 1. Approval by the Village of all proposed work, filling, modification and/or disturbance to any special management areas, including wetland buffer areas, and with respect to any wetland mitigation on the Subject Property. It is agreed by the Village and the Owner that such areas are under the Village's jurisdiction and that the United States Army Corps of Engineers ("USACE"), does not have jurisdiction over such areas in Phase 1.
- 2. Letter from the Executive Director or President of the Bartlett Park District evidencing the Park District's approval of the proposed land donation conveyance of the West Park Site, or its agreement with respect to such other cash in lieu of land donations, if any, and cash donations in accordance with the requirements set forth in the Bartlett Donation Ordinance as amended and codified as Title 11, Chapter 10 of the Bartlett Municipal Code.
- 3. Engineering Approval Phase 1. Approval by the Village Engineer of the final engineering plans prepared by _____ dated _____, last revised _____, for Phase 1 of the Subject Property, consisting of _____ sheets (collectively, the "Final Engineering Plans for Phase 1"), which Final Engineering Plans for Phase 1 shall meet the requirements of the Subdivision Ordinance as same may be modified by this Agreement. The Owner's engineer shall submit its opinion of probable cost for all of the Public Improvements for Phase 1 purposes

of completing the PICA (hereinafter defined) and fixing the amount of security to be posted to guaranty that the on-site and off-site Public Improvements for Phase 1 to be constructed and installed by the Owner or a separate developer with whom the Owner enters a written agreement to construct and install the Public Improvements and private improvements for each phase and POD (the “applicable developer”), or by a separate general contractor or construction manager hired by the Owner or the applicable developer, will be completed, fully paid for and maintained by the Owner or the applicable developer for the Maintenance Period (hereinafter defined).

4. Engineering Approval for all Other Phases. Approval by the Village Engineer of the final engineering for plans for all other Phases (Phase 2 and Phase 3) which meet the requirements therefor as set forth in the Subdivision Ordinance. The owner or applicable developer’s engineer shall submit engineer’s estimate of probable cost for all Public Improvements (hereinafter defined) for the applicable Phase for the purpose of completing the PICA (hereinafter defined) for that Phase and to fix the amount of security to be posted to guaranty that said on-site and off-site Public Improvements (hereinafter defined) for that Phase are completed and fully paid for and will be maintained for the Maintenance Period (hereinafter defined).

B. CONDITIONS TO VILLAGE SIGNING FINAL PLATS OF SUBDIVISION AND TO RECORDING SAME. The following shall be conditions precedent to the Village signing the Final Plat of Subdivision and the recording any Final Plat of Subdivision, or approval of a Final PUD Plan (sometimes referred to in the Zoning Ordinance as a “Final Development Plan”):

1. All of the conditions precedent in Section VII. A. of the Schedule of Conditions to Development shall have been satisfied.
2. Public Improvements Completion Agreement. The Owner and the applicable developer of the Phase or portion thereof to be developed and all PODs within such Phase or portion for which a Final Subdivision / Final PUD Approval Ordinance has been passed shall execute and deliver to the Village a Public Improvements Completion Agreement (the “PICA”) in form set forth in the Subdivision Ordinance for each Phase or portion of the development, in which the Owner (or the applicable developer if a separate developer will be performing any of the Public Improvements work agree to be jointly and severally obligated), except for such deviations from said form approved by the Village Attorney, agreeing to construct and install all of the on-site and off-site public improvements including, but not limited to (i) site grading and proposed locations of stockpiled and stored materials; (ii) erosion control; (iii) on-site and off-site underground improvements; (iv) water distribution system improvements, including transmission mains for domestic and fire flows; (v) sanitary sewer system improvements, including interceptor and collector sewer lines to connect to sewage treatment facilities; (vi) stormwater management system improvements, including, the acre feet of stormwater storage necessary for the Subject Property

and on-site and off-site floodwater routing and detention basin and retention pond improvements; (vii) on-site and off-site roadway improvements, including curbs, gutters, and driveway approaches, street lights, sidewalks, parkway trees and parkway landscaping; (viii) other landscaping on public property or property to be conveyed to a public entity as required in the Subdivision Ordinance; and (ix) bike paths (the "Public Improvements") in strict accordance with the approved Final Engineering Plans for the applicable Phase of development of the Subject Property and in compliance with the Subdivision Ordinance by a mutually agreed upon date not greater than three (3) years from the date of the Final Subdivision / Final PUD Approval Ordinance for the applicable Phase and that the Public Improvements will be fully paid for and will be maintained for the Maintenance Period (hereinafter defined). The PICA shall provide, among other things, in the event any of the on-site or off-site Public Improvements that will serve the development on the Subject Property are damaged as a result of the on-site or off-site construction activities of the Owner or the applicable developer, their respective contractors and their sub-contractors, that such damage shall be promptly repaired, or caused to be repaired, to the Village's satisfaction by the Owner or the applicable developer without cost to the Village.

3. Public Improvement Security. The Owner or the applicable developer shall submit either (i) an irrevocable standby letter of credit, in a form as set forth in the Subdivision except for such deviations from said terms as approved by the Village Attorney and in amounts approved by the Village Engineer (the "Letter of Credit"), issued by a federally insured financial institution which meets the minimum requirement therefor under the Subdivision Ordinance, or (ii) a performance bond and a labor and material payment bond in form as set forth in the Subdivision Ordinance, except for such deviations from said form as approved by the Village Attorney, issued by a surety authorized by the Illinois Department of Insurance to issue and sign sureties in Illinois, with a financial strength rating ("FSR") of at least A- from A.M. Best Company, Inc., Moody's Investor Service, Standard & Poors Corporation, or similar rating agency (the "Performance and Payment Bonds"), or (iii) a cash bond in form as set forth in the Subdivision Ordinance (the "Cash Bond"), except for such deviations from said form as approved by the Village Attorney, to ensure that the Public Improvements for the subdivision(s) approved in the applicable Phase of the Development will be completed and fully paid for, and after acceptance of the Public Improvements by the Village Corporate Authorities, will be maintained for a period of 15 to 24 months from the date of completion thereof as determined by the Village Engineer at the time of completion based on normal weather conditions at the time of year when the said Public Improvements are completed and the ability to inspect and reinspect said Public Improvements and any punch list work (the "Maintenance Period").
4. Declaration and Special Service Area Consents.
 - (a) The Owner or applicable developer shall submit for review by the Village to be recorded against the Subject Property (the "Master Declaration"), or if no Master Declaration is submitted a separate Declaration of Covenants, Conditions and Restrictions for, excluding the Commercial Tract, each

Phase and POD of the Development which the Owner or the applicable developer may elect to combine by Phase (the "Applicable Declaration of CCRs"). The Master Declaration or each Applicable Declaration of CCRs shall provide for the creation of an owner's association to maintain all common areas of the Subject Property or the applicable Phase and/or POD, including but not limited to the wetland areas and naturalized detention basins and wetland retention ponds, the stormwater retention basins, retention ponds, drainage swales and ditches, drainage pipes or conduit, fences and berms, and for the maintenance, repair or possible replacement of the storm sewer and stormwater management system to be constructed and installed on the applicable Phase and POD of the Subject Property by the Owner or the applicable developer; and disclosing the special service area obligations of each owner's association and future owners with respect thereto. The Master Declaration and/or the Applicable Declaration of CCRs must be recorded against the subdivision for the applicable Phase and POD prior to closing on the sale of any residential lot or unit in any such Phase and POD.

- (b) The Owner or the applicable developer shall have timely filed all Owner's consents, and the consent of the person or persons in whose name the general real estate taxes for the last preceding year were paid on each tract lying within the proposed special service area, and documents necessary for the Village to establish a special service area for the applicable Phase and POD of the Subject Property to pay for future maintenance, repair, and/or replacement, if necessary, of all stormwater management areas, storm sewers, drain pipes or conduit, structures and appurtenances, drainage swales and ditches, storm water detention basins and retention ponds, wetland areas and natural detention basins and retention ponds (the "SSA Consents"). The SSA shall be established pursuant to Section D.4 of the Conditions Precedent.
5. The Master Declaration and/or the Applicable Declaration of CCRs must be recorded against the property with the approved Final Subdivision Plat/Final PUD Plan for the applicable Phase and POD. The Owner or the applicable developer of a Phase and/or POD shall incorporate a new not-for-profit corporation or articles of organization for a new limited liability company for the applicable recorded subdivision as an owner's association(s) prior to the closing of a residential lot or unit on any portion of the Subject Property.
 6. The attached Exhibit G-2 shows the Owner's current plan for the associations within the Development.

C. EARLY EARTHWORK AND SITE DEVELOPMENT REQUIREMENTS. In the event the Owner or the applicable developer desires to commence any grading or earthwork on any portion of the Subject Property prior to the establishment of a special service area and the recording of a final plat of subdivision covering any particular Phase and POD, the following shall be conditions precedent for

an early earthwork permit to begin excavation and preliminary grading and filling and soil stockpiling on the applicable portions of the Subject Property only as shown on the Final Engineering Plans or a grading plan approved by the Village Engineer:

1. All of the conditions precedent set forth in Section VII, subsections A and B of this Schedule of Special Conditions shall have been satisfied but the ordinance establishing the SSA, the final plat of subdivision for the applicable Phase, and the ordinance proposing the SSA need not have yet been recorded provided each such ordinance approving the same has been adopted and further provided the Master Declaration and/or the Applicable Declaration of CCRs have/has been approved by the Village Attorney.
2. Compliance with the early earthwork procedures and early earth work check list as set forth in the Subdivision Ordinance, except as modified in this Section C.
3. The execution and submittal of a hold harmless agreement in form approved by the Village Attorney executed by the Owner or the applicable developer.
4. Submittal of all consents required by statute for the establishment of a special service area as approved by the Village Attorney.
5. Submittal of an engineer's estimate from the Owner's or the developer's engineer for the cost to perform erosion control measures, site grading, and to the cost to restore and regrade the applicable Phase of the Subject Property to its original condition, including removal of all soils and stockpiles, and replacement of soils and fill removed from the Subject Property ("Early Earthwork Security Amount").
6. Submittal of separate security in the form of a Letter of Credit, Performance and Payment Bond or Cash Bond, in the amount of 110% of the Early Earthwork Security Amount, which may be drawn upon in the event (i) the Final Plat of Subdivision is not recorded within six (6) months of the issuance of an early earthwork permit; (ii) the ordinance establishing the SSA for the applicable Phase/POD is not recorded within six (6) months of the issuance of an early earthwork permit; and (iii) the Master Declaration and/or the Applicable Declaration of CCRs is not recorded within six (6) months of the issuance of the an early earthwork permit; and/or (iv) the Public Improvements security for the remaining Public Improvements in the applicable Phase/POD is not furnished to the Village within one (1) year from the date of the issuance of the applicable early earth works permit, and/or (y) the Public Improvements for the applicable Phase/POD are not completed and evidence they have been fully paid for has not been submitted to the Village within three (3) years of the date of the issuance of an applicable early earth works permit. The Owner or the applicable developer may submit the Public Improvement Security required under section VII B.3 in lieu of the separate security provided in this paragraph 6 provided it includes the cost to restore the site in the event the Applicable Declaration of CCRs is not recorded within six (6) months of the issuance of the early earthworks permit.

7. Erosion control measures shall be installed on the entire Phase or affected portion thereof, including around all wetland areas and wetland buffers in each POD within a Phase being constructed before any grading work commences on any Phase or POD with respect to the issuance of any such early earthworks permit.
8. All excavation and grading contractors and subcontractors and other contractors and subcontractors that perform any early earthwork, shall have in place prior to commencing any excavation or grading work comprehensive general liability (“CGL”) of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate CGL coverage, worker’s compensation, and employer’s liability insurance, and each shall be licensed by the Village and bonded as required in the Building Code.
9. No work or activities of any kind shall take place in any wetland area until all governmental approvals required by law for such work have been procured and separate security as may be required by the DuPage County Countywide Stormwater and Flood Plain Ordinance, as amended (the “DuPage County Stormwater Ordinance”) which has been adopted by the Village as part of the Bartlett Municipal Code for the entire Village including the Subject Property, notwithstanding the fact that it is located in Cook County.
10. Such early earthwork shall be performed at Owner’s and the Developer’s sole risk and without injury or work on any property surrounding the Subject Property, except as permitted under a written grant of easement, easement agreement or license agreement with such surrounding owner.
11. The Owner or the applicable developer shall apply for an Erosion Control Permit and adhere to measures for the prevention of soil erosion during the development for the Subject Property pursuant to the Village’s erosion control requirements set forth in the Subdivision Ordinance, or the “Illinois Urban Manual” (Latest Edition, as amended), and the recommended procedures of the Kane-DuPage Soil and Water Conservation District and any other applicable regulatory agency with jurisdiction thereof, whichever is more restrictive in effect at the time of construction. The owner or the applicable developer shall submit to the Village an erosion control plan with the Final Engineering Plans for the applicable Phase/POD that show the proposed sequence of any site grading, excavation and land balancing work to be performed where dirt, fill or spoils will be piled or stored, and shall be subject to review and approval of the Village Engineer. All erosion control work and methods shall be specifically stated in the engineering plans and be specifically set forth in the performance bond(s) submitted by the Owner or the applicable developer, and in the event the Owner or the applicable developer requests an early earth work permit, the cost to remove all spoils piled and/or stored and to restore the site to its original condition shall be included in a separate performance bond posted with the Village in accordance with the procedure set forth in the Subdivision Ordinance as if the Subdivision Ordinance were to apply to the Owner or the applicable developer’s development of the Subject Property.

D. **ADDITIONAL CONDITIONS FOR BUILDING PERMIT – SPECIAL SERVICE AREA.** After the recording of the Final Plat of Subdivision for a particular Phase and POD, it shall be a condition precedent to the issuance of any building permits and to closing on the sale of any residential lot in said subdivision to any buyer who will occupy any residence or unit in any building to be built upon the Subject Property, and to the application for the issuance of any occupancy permit for any residence or unit in any building constructed on the Subject Property, that the conditions precedent thereto set forth in Sections VII. A, B and C above have been satisfied, even if the Owner or applicable developer does or do not apply for early earthwork and/or a site development permit and the following condition precedents thereto shall have taken place.

1. Compliance with the applicable provisions of chapter 2 of the Building Code (Title 9, Chapter 2, Sections 9-2-1 through 9-2-15 of the Bartlett Municipal Code), and the Supplemental Grading Requirements set forth on Exhibit G-1 attached.
2. The Corporate Authorities shall have adopted an ordinance proposing the establishment of a special service area for the subdivision that encompasses the applicable Phase and POD, that provides for the levy of taxes to maintain and the issuance of bonds in an amount determined by the Village Engineer using usual and customary methodology to establish said amount for the purpose of paying the cost of providing special services in and for the applicable subdivision (the “Ordinance Proposing the SSA”), and the Ordinance Proposing the SSA shall have been recorded. It is contemplated that there will be two special service areas for the Subject Property (i) Grasslands Special Service Area Number One encompassing the Traditional Single Family Tract (Phase 1, POD 1), the Cottage Homes Tract (Phase 1, POD 2), the Duplex Homes Tract (Phase 1, POD 3), and the NE Vacant Tract (Phase 1, POD 4); and (ii) Grasslands Special Service Area Number Two encompassing the Townhome Tract (Phase 2, POD 1) and the Wetland Tract (Phase 2, POD 2). No special service area shall be required for the Commercial Tract. Village agrees, provided the Owner or the applicable developer has satisfied all preconditions, to act promptly to adopt any such ordinance.
3. The Corporate Authorities shall have held a public hearing to consider establishment of a special service area for the applicable Phase/POD not less than 60 days after the adoption of the Ordinance Proposing the SSA, pursuant to statutory notice mailed to or waived by the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the proposed special service area for the applicable Phase/POD of the development, and notice of said public hearing shall have been published not less than 15 days before the public hearing on the proposed SSA. Village agrees, provided the Owner or the applicable developer has satisfied all preconditions, to promptly hold the referenced public hearing.

4. The Corporate Authorities shall have adopted an ordinance establishing a special service area for the subdivision for the applicable Phase/POD which provides (1) authority for the levy of an annual maintenance tax in an amount to be calculated by the Village Engineer (using a reasonable determination of costs based on the scope of work and current costs obtained from industry sources) after receipt of final engineering for ordinary maintenance and care including erosion control of the detention and retention ponds and basins; drainage swales and ditches and ordinary maintenance and repair of storm sewers, drain tile, pipes and other conduit, appurtenant structures and ordinary care and maintenance of wetlands and naturalized areas (“Ordinary Services”) plus inflation, in the event the homeowners association(s) for the applicable Phase and POD fail to provide the Ordinary Services; and (2) for the issuance of bonds in an amount to be calculated by the Village Engineer (using a reasonable determination of costs based on the scope of work and current costs obtained from industry sources) after receipt of final engineering after adjustment for increases in construction costs levied against the applicable subdivision (the “SSA Bonds”) for the purpose of paying the cost of cleaning and dredging the stormwater detention and retention ponds and basins, drainage swales and ditches, and replacing storm sewers, drain tiles, drain pipes and conduit, and appurtenant structures and restoring wetlands area and naturalized detention basin areas which will serve the applicable subdivision (“Extraordinary Services”), and which SSA Bonds will only be issued in the event the Extraordinary Services are not performed by the Owner, the applicable developer, the homeowners association for each subdivision in question, or the current or future owners of the said subdivision(s) (the “Ordinance Establishing the SSA”), and the Ordinance Establishing the SSA has been recorded.
5. Notwithstanding the foregoing, however, Owner or the applicable developer may submit for and obtain a Site Development Permit for the applicable subdivision prior to the adoption of an ordinance establishing a special service area provided the SSA Consents have been signed, the Ordinance Proposing the SSA for that Phase/POD has been adopted, and the remaining checklist items in Section 11-12-5, Appendix E-3 of the Subdivision Ordinance have been submitted and completed.

EXHIBIT G-1

SUPPLEMENTAL GRADING REQUIREMENTS

Additional Lot Engineering, Grading and Drainage Plan Requirements for each Lot in the Traditional Single Family Tract, the Cottage Homes Tract, and the Duplex Homes Tract.

The plans submitted for each Lot shall comply with the requirements of the Bartlett Municipal Code, except as modified by the Planned Development Agreement, and shall comply with the approved Final Plat of Subdivision, Final PUD Plan, and the Final Engineering Plans approved by the Village Engineer, but shall include the following additional information:

1. Contours: Existing contours on one foot (1') intervals. Existing contours will be shown in dashed lines and proposed contours show in solid lines.
2. Elevations: All elevations will be on the USGS Datum and benchmarks used will be indicated. The plan will include the following:
 - (a) Spot elevation of all existing and proposed critical locations.
 - (b) Spot elevation at corners and at twenty-five foot (25') intervals along the property lines or along the perimeter of the area to be regraded or relandscaped.
 - (c) Proposed top of building foundation.
 - (d) Elevations of all grade level entries.
 - (e) Elevations of proposed finished ground grade at all significant points around the proposed building.
 - (f) Elevations and locations where drainage courses, ditches, swales or overland drainage flows cross the property lines.
 - (g) As-built grading for all improved adjacent lots must be shown.
 - (h) All in place erosion control measures on adjoining lots under construction must be shown.
3. Proposed Driveways and Sidewalks:
 - (a) Locations.
 - (b) Shapes and spatial arrangement of driveways and sidewalks.
 - (c) Gradients.
4. Setbacks, Yard Requirements, Easements: The plan will adhere to the requirements of the Bartlett Municipal Code, except as expressly modified by the Planned Development Agreement.
5. Sanitary Sewers, Storm Sewers & Water Mains:
 - (a) Location of existing and proposed connections:
 - (1) Size.
 - (b) Water shutoff boxes.
 - (c) Location and disposition of sump pump.

EXHIBIT G-2

HOA/SSA MAINTENANCE PLAN

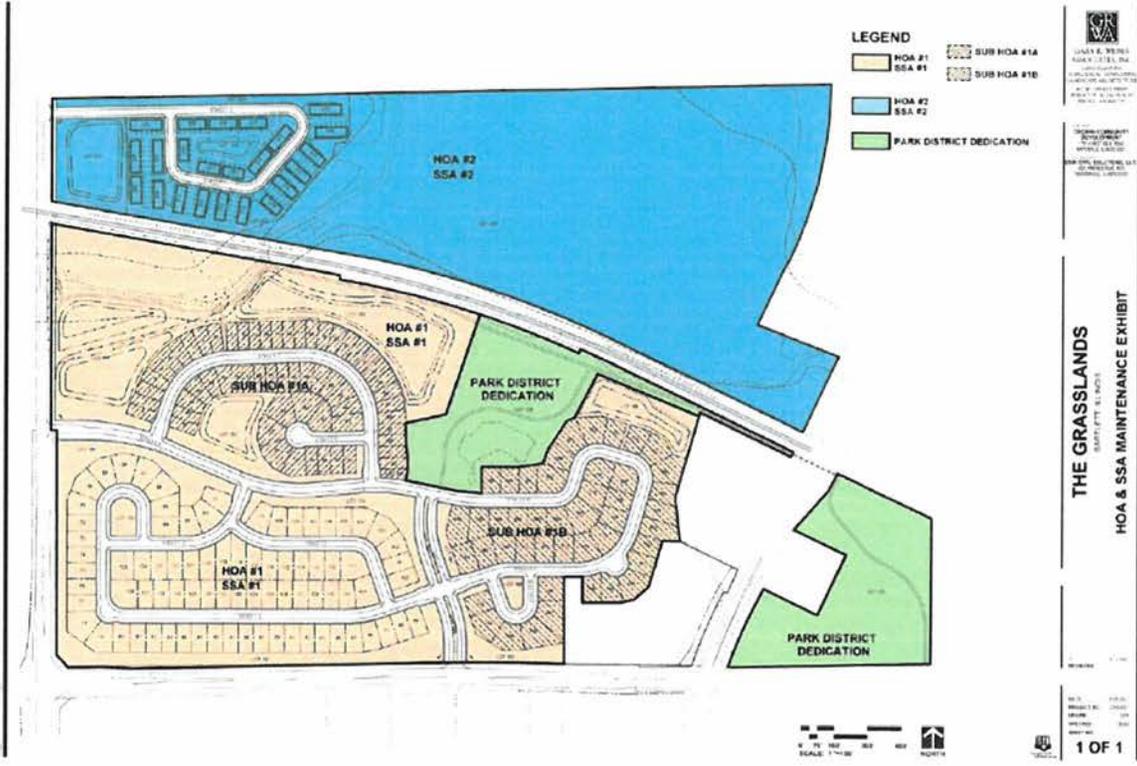


EXHIBIT H
HOME STYLES

BARTLETT 59 LLC

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

Re: Bartlett 59 LLC Development Application – Grasslands

Dear Mr. Wallace and Board of Trustees,

The surveys, plats, plans and various reports enclosed herewith detail Bartlett 59 LLC's plan to develop approximately 192 acres at the intersection of West Bartlett Road and Route 59. Bartlett 59 LLC is requesting the Village of Bartlett to approve (i) preliminary subdivision plans, (ii) a rezoning to the PD Planned Development District and approval for certain special uses for a mixed use development, (iii) an amendment to the Future Land Use Plan, (iv) a proposed wetland mitigation plan and (v) a preliminary site plan for townhomes within the development. The development will include single family homes, duplex homes and townhomes as well as ample open space for parks and walking trails and the preservation of existing woodland and wetland areas.

We look forward to working with you throughout this process. If you have any comments or concerns please do not hesitate to reach out.

Thank you,

Bartlett 59, LLC



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 2021-04
 RECEIVED
 PLANNING & DEVELOPMENT
 FEB 09 2021
 VILLAGE OF
 BARTLETT

PROJECT NAME Route 59 & West Bartlett Road

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Daniel J. Olsem

Street Address: 1751 A, West Diehl Road

City, State: Naperville, Illinois

Zip Code: 60563

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bartlett 59 LLC

Street Address: 1751 A West Diehl Road

City, State: Naperville, Illinois

Zip Code: 60563

Phone Number: [REDACTED]

OWNER'S SIGNATURE: *Daniel J. Olsem* **Date:** 2/9/21
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply) **B-2, SR-5, SR-6 PUD, SR-2 and ER-2 to PD**

Annexation Text Amendment

PUD (preliminary) Rezoning See Dropdown to See Dropdown

PUD (final) Special Use for: PUD

Subdivision (preliminary) Variation: _____

Subdivision (final)

Site Plan (please describe use: commercial, industrial, square footage): _____

Unified Business Center Sign Plan

Other (please describe) _____

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: NWC of Rt. 59 and W. Bartlett Road

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-201-014; 06-33-101-001; 06-33-200-001

Zoning: Existing: SR-2 & ER-2 **Land Use:** Existing: Vacant
(Refer to Official Zoning Map)
Proposed: PD Proposed: Residential

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

Acreage: Approx. 181

For PUD's and Subdivisions:

No. of Lots/Units: 335
Minimum Lot: Area 6,375' Width 51' Depth 125'
Average Lot: Area 7,900' Width 60' Depth 125'

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

Attorney John H. Mays and Philip Piecuch
222 N. LaSalle Street, Suite 300, Chicago, Illinois 60601
[Redacted]

Engineer ESM Civil Solutions
1315 Macom Drive, Suite 205, Naperville IL 60564
[Redacted]

Other

FINDINGS OF FACT FOR SITE PLANS

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

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

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

Petitioner has applied to the Village to modify the zoning of the property to a PD Planned Development District and the proposed townhome use is a permitted special use within the PD Planned Development District.

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

The surrounding land is currently used as (1) vacant farmland or (2) developed or proposed to be developed for uses consistent with the proposed development. The proposed arrangement of townhomes, off-street parking, lighting, landscaping, and drainage within the proposed development have been designed so as to not unduly burden the adjacent land.

designed

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

The proposed development provides 3 points of ingress and egress to Naperville Road and West Bartlett Road and Petitioner's Traffic Report confirms the minimal impact the development will have on traffic congestion adjacent to the development. Internal streets are well designed and reflect consideration of the traffic patterns of a similar residential community.

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

The proposed development will include ample open space and park areas as well as walking trails and sidewalks throughout the development in order to provide for the safe movement of pedestrians within the site.

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

The landscaping plan for the development as shown by Petitioner's preliminary landscaping plan submitted to the Village provides for grass, trees and shrubs throughout the development in those areas not used for structures, parking or accessways which will enhance the overall appearance of the property and adjacent land. The landscape improvements shall be in compliance with Chapter 10-11A Landscape Requirements.

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

The development does not include any proposed outdoor storage areas.

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 proposed development provides multiple housing types including single family, townhomes and active adult cottage homes which provides quality housing opportunities for all residents of Bartlett. In addition, the proposed development includes over 20 acres of dedicated public park land for the benefit of the entire 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 surrounding land is currently used as (1) vacant farmland or (2) developed or proposed to be developed for uses consistent with the proposed development. The proposed development is compatible with the surrounding land uses and the mix of home types and public recreation facilities will promote the general welfare of the community.

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 plans for the proposed development have been created after consultation with the Village Staff and the Village's consultants and petitioner will move forward with the development of the property in accordance with all applicable ordinances and any and all stipulations and conditions of the approved PUD.

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

The Comprehensive Plan of the Village provides that the subject property be utilized for residential or open public space. The proposed uses within the development conform to the uses designated for this property by the Comprehensive Plan and will work to further encourage development in Bartlett as well as promote community identity, events and resident involvement.

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.

The proposed residential, commercial and public park uses are permitted uses within ^{the} the contemplated residential and commercial Zoning Districts and such Zoning Districts are special uses permitted within PD Planned Development District.

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 planned development is designed and will be developed to create a community that through its use of modern design, product mix and the highest engineering standards will protect and enhance the public health, safety and welfare.

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.

The proposed development will result in a well-planned community that will promote the use and enjoyment of the other properties in the immediate vicinity. The proposed infrastructure improvements and landscaping should result in an increase in property values for surrounding properties and neighborhoods.

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

Impact donations shall be paid to the Village as required by the Village.

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

The Engineering Report and Preliminary Engineering plans submitted by Petitioner demonstrate that the PUD has been designed with utilities, drainage and other facilities that meet or exceed the Village's standards.

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 proposed development provides 3 points of ingress and egress to Naperville Road and West Bartlett Road and Petitioner's Traffic Report confirms the minimal impact the development will have on traffic congestion adjacent to the development. Internal streets are well designed and reflect consideration of the traffic patterns of a similar residential community.

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 proposed lot coverage ratios within the development are below the maximum lot coverage ratios permitted and have been reviewed and approved by the Village's consultants. In addition, the development's landscaping plan provides for buffers in width and substance exceeding Village requirements.

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

Applicant is an affiliate of Crown Community Development, a national developer of planned communities. Petitioner has provided evidence of the projects Crown Community Development and its affiliates have in other communities. Such evidence demonstrates the applicant's ability to maintain and complete the development on schedule (subject to market conditions).

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 proposed residential and commercial uses will contribute to the general welfare of the community by providing high quality housing and shopping opportunities for the residents of Bartlett.

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 proposed development is designed and will be developed to create a community that through its use of modern design, product mix and the highest engineering standards will protect and enhance the public health, safety and welfare.

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 special uses shall conform to all application regulations and conditions as well as any and all stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

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: *Daniel J. Olsem*

PRINT NAME: DANIEL J. OLSEM P.E.

DATE: 2/9/21

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: BARTLETT 59 LLC % DANIEL J. OLSEM

ADDRESS: 1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

PHONE NUMBER: [REDACTED]

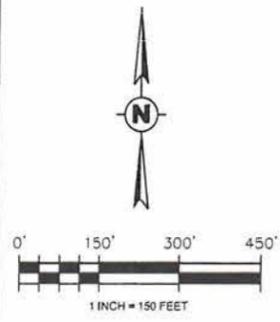
EMAIL: [REDACTED]

SIGNATURE: *Daniel J. Olsem*

DATE: 2/9/21

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

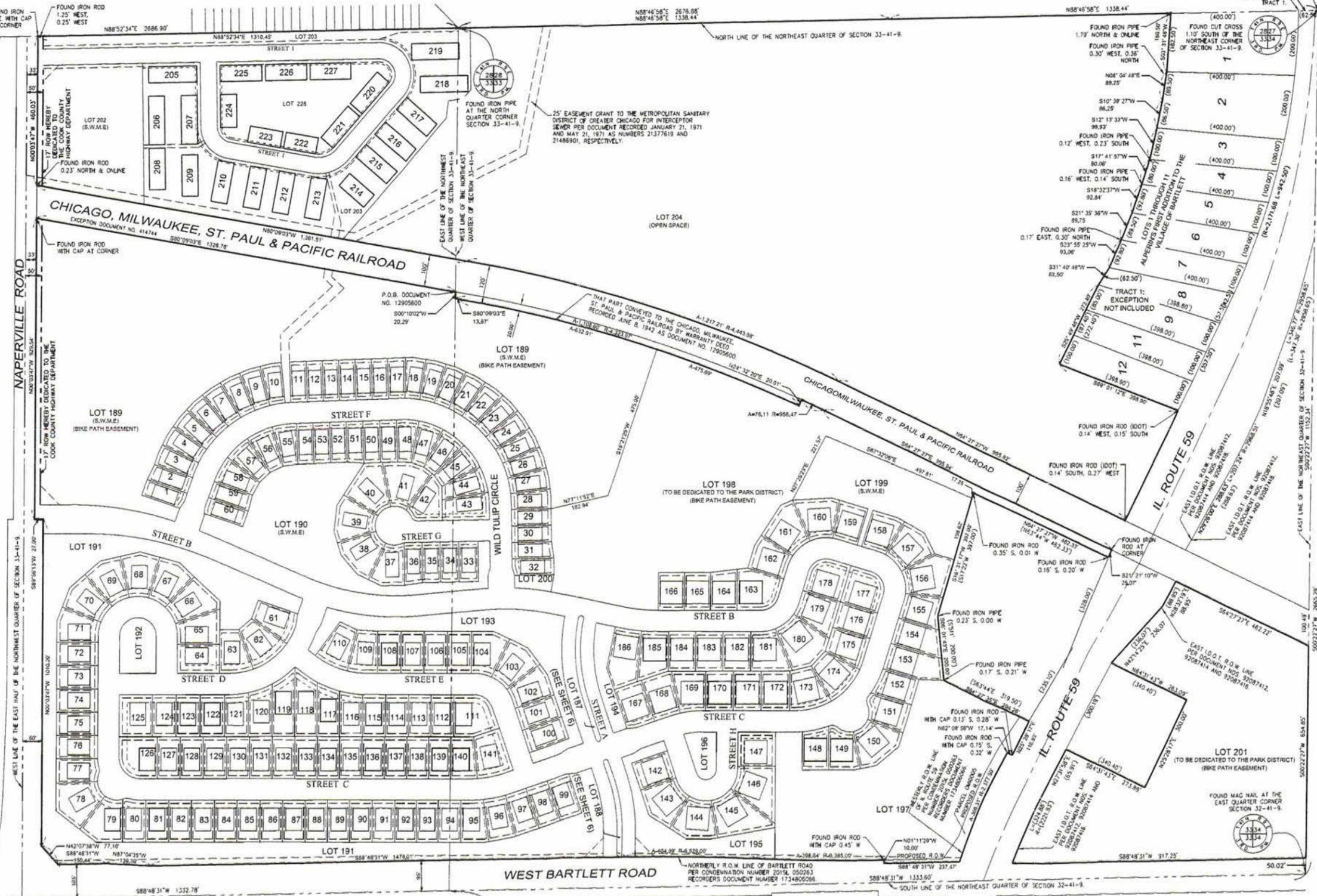
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9.



FOUND IRON PIPE AT THE W. QUARTER CORNER SECTION 32-41-9.



FILE NAME = GRASSLANDS
USER NAME = MISENER
FILE NAME = FILED

HOME OWNER'S ASSOCIATION NOTE
PARCELS 187-196, 199-200, 202-204 AND 228 ARE TO BE OWNED AND MAINTAINED BY THE THE GRASSLANDS HOMEOWNERS' ASSOCIATION.

TOTAL ACREAGE
PROPOSED SUBDIVISION CONTAINS 8,384,500 SQUARE FEET MORE OR LESS OR 192.023 ACRES MORE OR LESS

OWNER, SUBDIVIDER & DEVELOPER
BARTLETT 59, LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

CURRENT ZONING
THE PROPERTY IS CURRENTLY ZONED INTO FIVE (5) DIFFERENT ZONING DISTRICTS: B-2, ER-2, SR-2, SR-5 AND SR-8 PUD.

NOTE
THE 1"=150' SCALE DRAWING ON SHEET 1 IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2 THRU 5 FOR FURTHER INFORMATION ON INDIVIDUAL LOTS, BUILDING SETBACK LINES, EXISTING AND PROPOSED EASEMENT LINES, DIMENSIONS AND ADDITIONAL NOTES.

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	03/28/2021	PER VILLAGE COMMENTS
2		
3		
4		
5		
6		
7		
8		

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

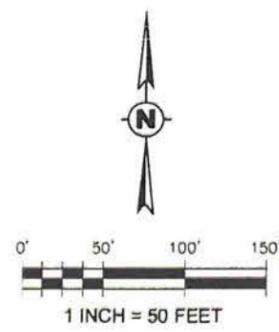
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (616) 559-2260

PROJECT NO. 19-0123
DATE: 03/28/2021
SHEET 1 OF 7
DRAWING NO. 1

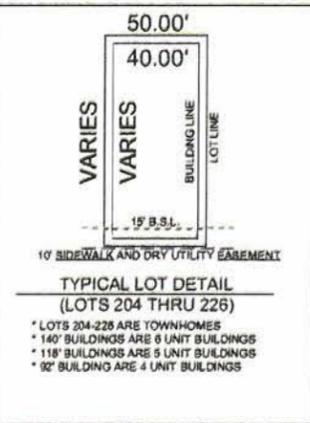
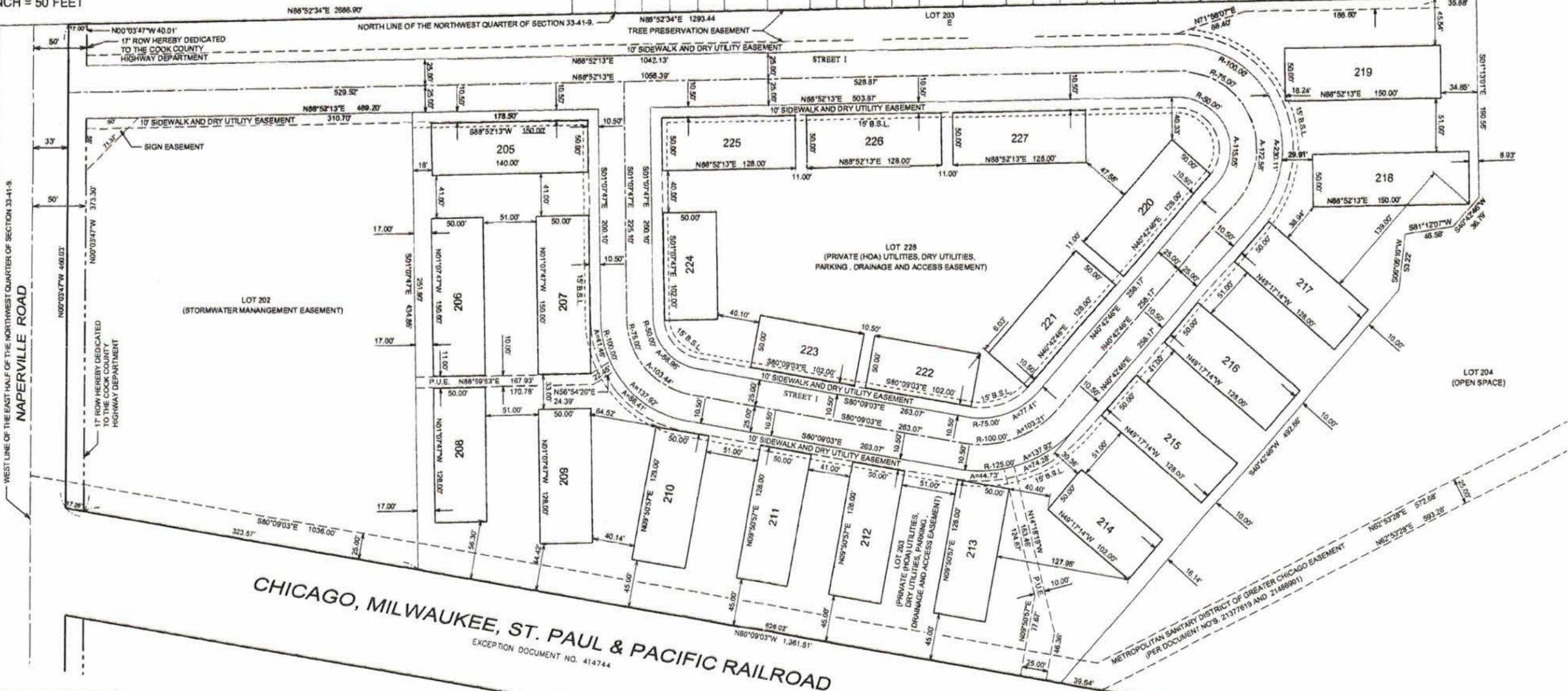
PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FOUND IRON PIPE AT THE NORTH QUARTER CORNER SECTION 33-41-9.



ZONING - SR-6 PUD
SUBURBAN RESIDENCE - MULTIPLE FAMILY-MEDIUM DENSITY
PLANNED UNIT DEVELOPMENT



LEGEND

	SURVEYED PROPERTY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT OF WAY
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	MEASURED OR CALC'D SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		ISSUE FOR PERMITS
2		PER VILLAGE COMMENTS
3		DESIGN
4		RFPO
5		RFPO
6		RFPO
7		RFPO
8		RFPO
9		RFPO
10		RFPO

ESM CIVIL SOLUTIONS, LLC
4320 WINDFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O 630-500-0533 C 630-604-0530
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

ENGINEER:

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

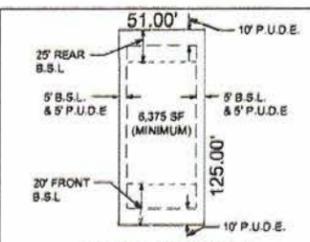
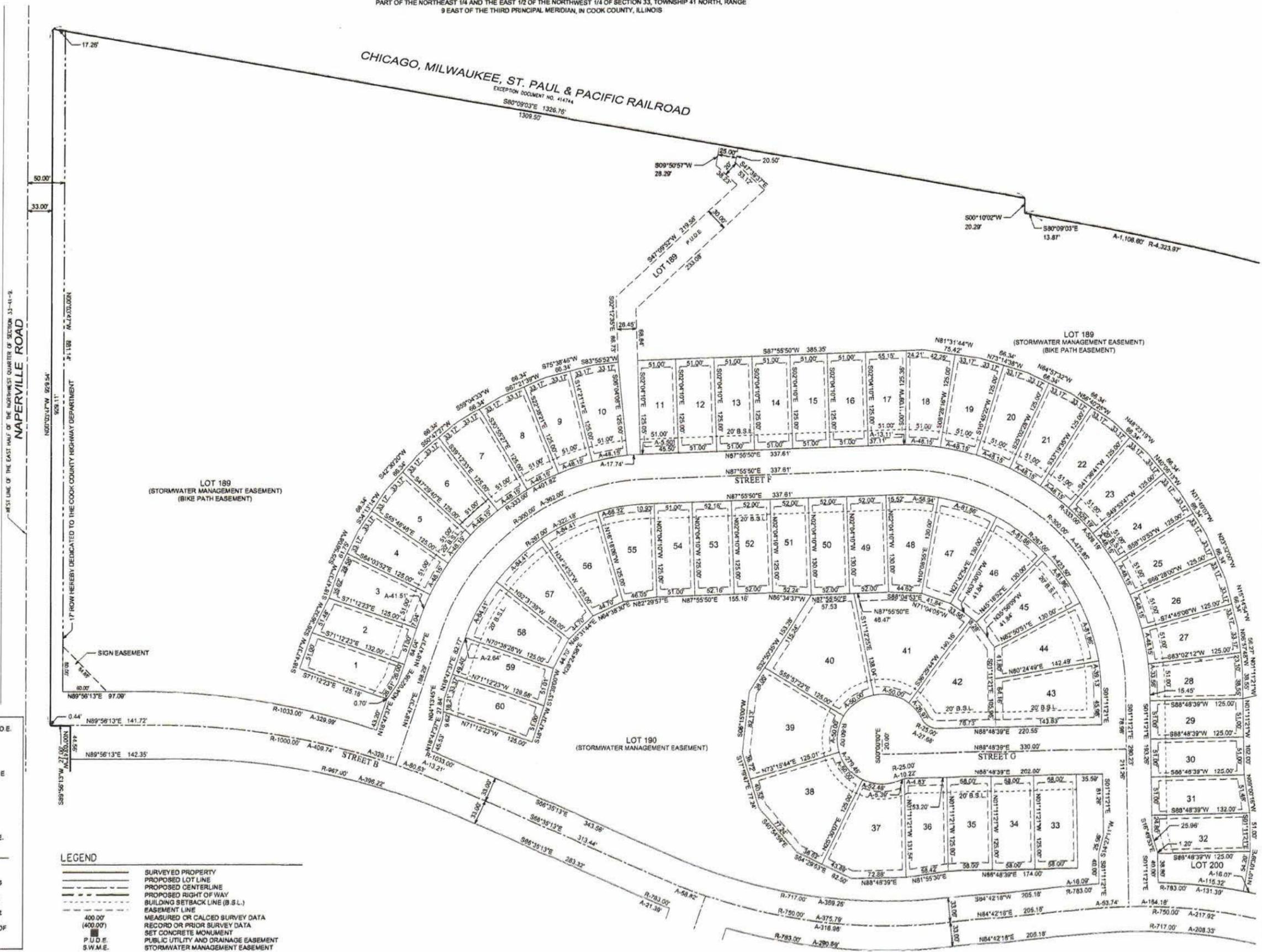
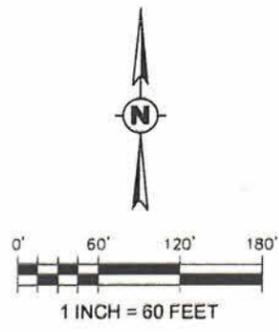
PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 2 OF 7
DRAWING NO.
2

PLAT DATE: 03/20/21
USER: NAME
FILE: FILE

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
EXCEPTION DOCUMENT NO. 414744
S80°09'03"E 1326.76'
1308.50'



LEGEND

	SURVEYED PROPERTY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT OF WAY
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	MEASURED OR CALCULATED SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT

ALL EASEMENTS ARE AS SHOWN UNLESS OTHERWISE NOTED
UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 20' FRONT YARD BUILDING RESTRICTION & A 20' CORNER SIDE YARD BUILDING RESTRICTION (20' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	05/06/21	PER VILLAGE COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0633 C: 630-624-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

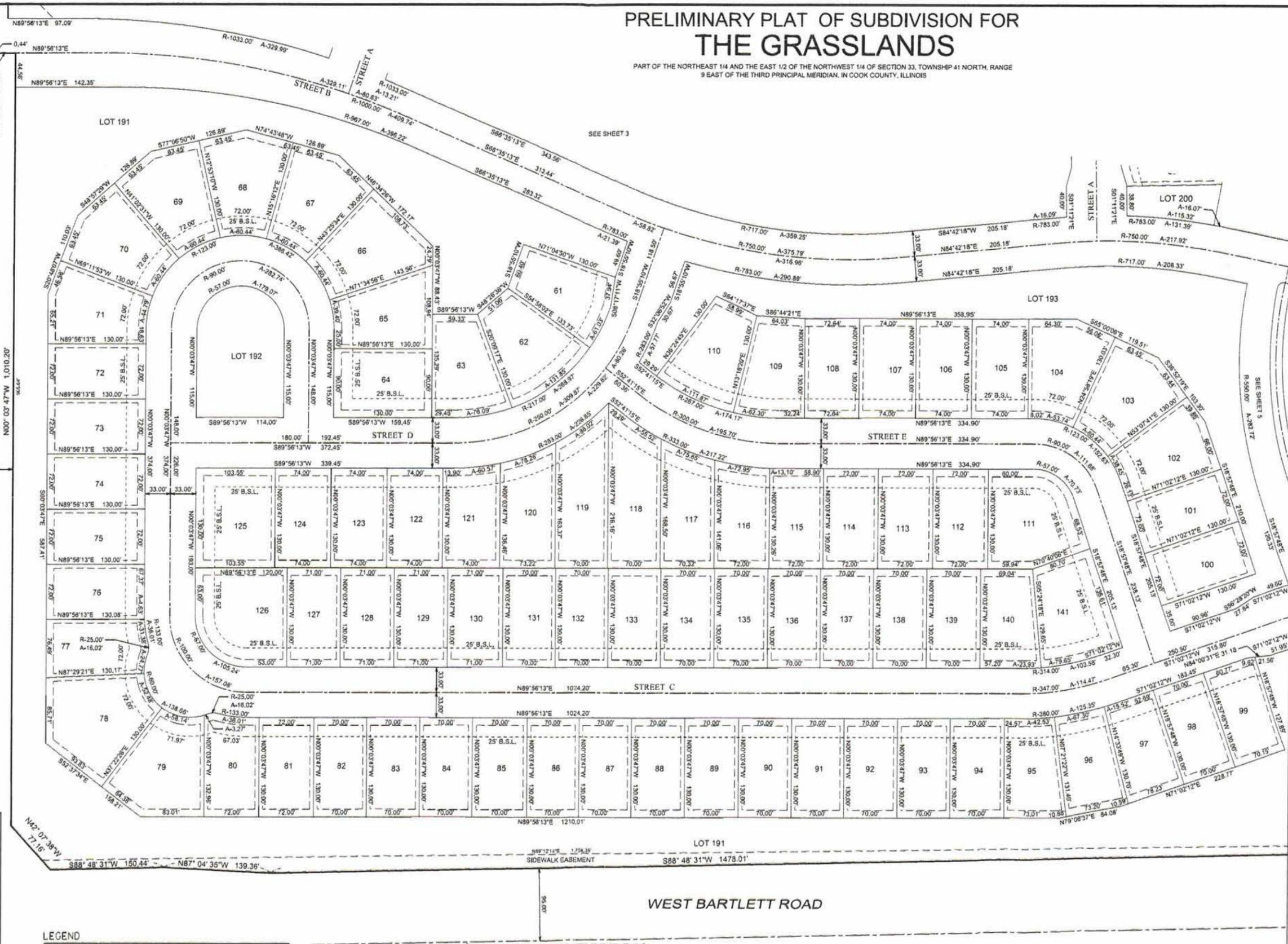
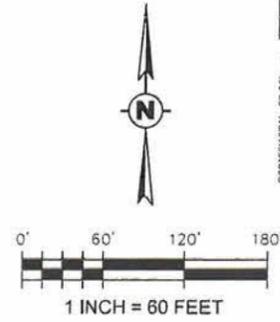
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



PROJECT NO. 18-0123
DATE: 03/29/2021
SHEET 3 OF 7
DRAWING NO. 3

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

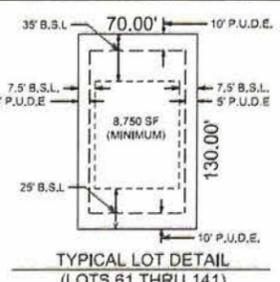
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33-1/4
NAPERVILLE ROAD

LEGEND

	SURVEYED PROPERTY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT OF WAY
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	MEASURED OR CALCULATED SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT



TYPICAL LOT DETAIL (LOTS 61 THRU 141)

* ALL EASEMENTS ARE AS SHOWN UNLESS OTHERWISE NOTED

* UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 25' FRONT YARD BUILDING RESTRICTION & A 25' CORNER SIDE YARD BUILDING RESTRICTION (25' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/06/21	PER VILLAGE COMMENTS
2		
3		
4		
5		
6		
7		
8		

ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-9933 F: 630-624-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

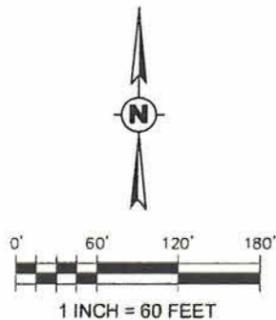
ENGINEER:

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 4 OF 7
DRAWING NO. 4

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

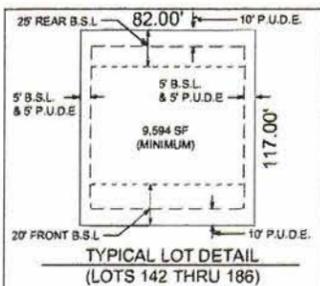


SEE SHEET 3

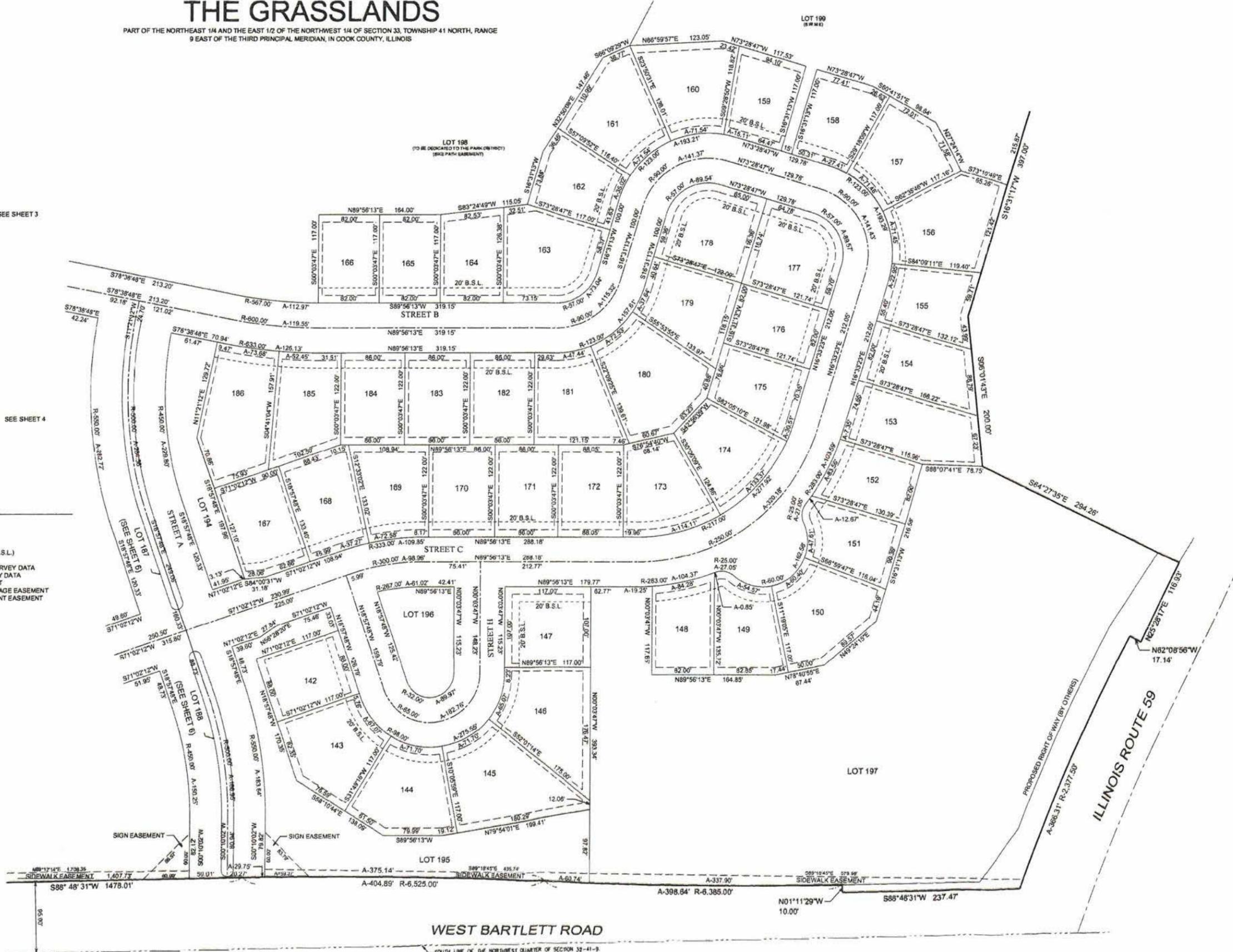
SEE SHEET 4

LEGEND

- SURVEYED PROPERTY
 - PROPOSED LOT LINE
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT OF WAY
 - BUILDING SETBACK LINE (B.S.L.)
 - EASEMENT LINE
 - MEASURED OR CALCULATED SURVEY DATA
 - RECORD OR PRIOR SURVEY DATA
 - SET CONCRETE MONUMENT
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - STORMWATER MANAGEMENT EASEMENT
- 400.00'
(400.00')
P.U.D.E.
S.W.M.E.



ALL EASEMENT ARE AS SHOWN UNLESS OTHERWISE NOTED
UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 20' FRONT YARD BUILDING RESTRICTION & A 20' CORNER SIDE YARD BUILDING RESTRICTION (20' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).



WEST BARTLETT ROAD

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/26/21	PER VILLAGE COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0933 C: 630-624-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 5 OF 7
DRAWING NO.
5



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

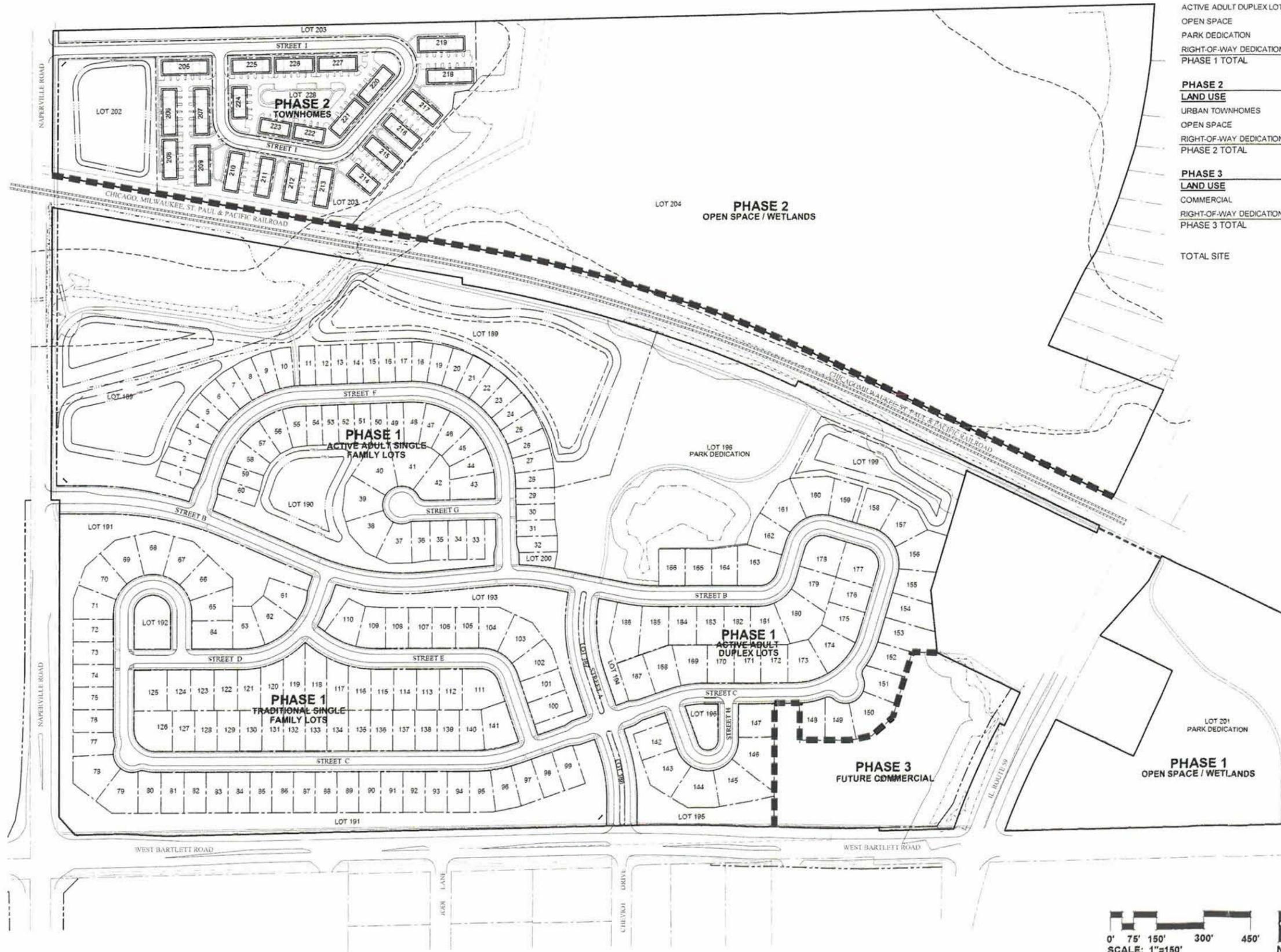
SITE DATA

PHASE 1			
LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	16.54%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	9.18%
ACTIVE ADULT DUPLEX LOTS	90	12.65	10.93%
OPEN SPACE	-	34.01	29.40%
PARK DEDICATION	-	20.98	18.13%
RIGHT-OF-WAY DEDICATION	-	18.30	15.82%
PHASE 1 TOTAL	231	115.69	100.00%

PHASE 2			
LAND USE	UNITS	ACRES	PERCENT
URBAN TOWNHOMES	116	10.32	14.73%
OPEN SPACE	-	57.10	81.50%
RIGHT-OF-WAY DEDICATION	-	2.64	3.77%
PHASE 2 TOTAL	116	70.06	100.00%

PHASE 3			
LAND USE	UNITS	ACRES	PERCENT
COMMERCIAL	-	5.86	93.16%
RIGHT-OF-WAY DEDICATION	-	0.43	6.84%
PHASE 3 TOTAL	0	6.29	100.00%

TOTAL SITE	347	192.04	
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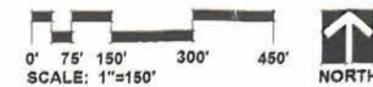
THE GRASSLANDS

BARTLETT, ILLINOIS

PRELIMINARY PHASING PLAN

1 5.07.2021
REVISIONS

DATE 3.29.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4333 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY PUD PLAN

2 5.07.2021
1 3.29.2021
REVISIONS

DATE 1.29.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.

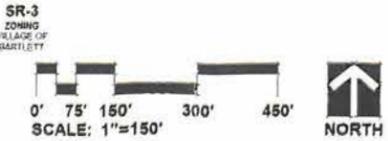
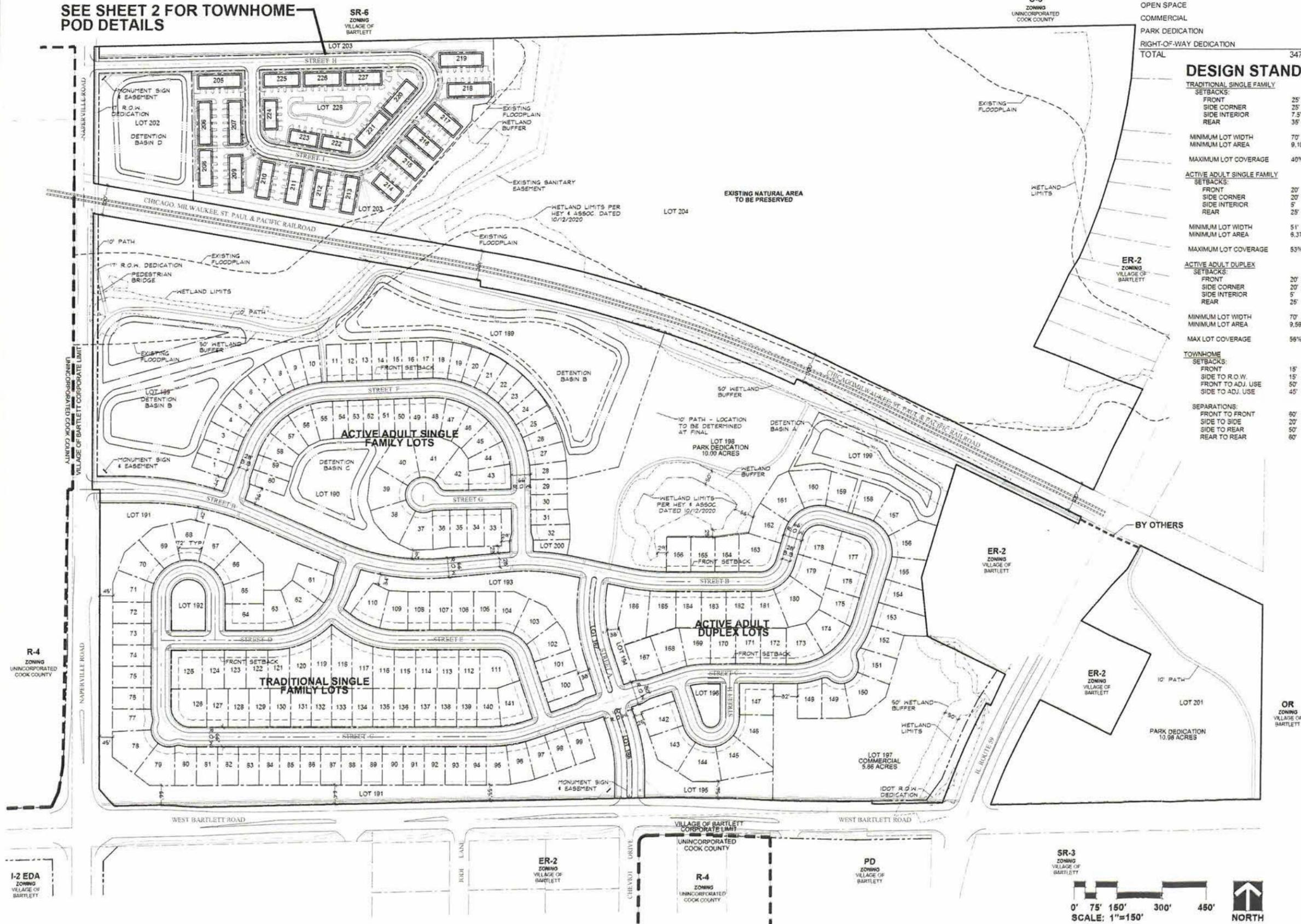
OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	9.96%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	5.53%
ACTIVE ADULT DUPLEX LOTS	90	12.65	6.59%
URBAN TOWNHOMES	116	10.32	5.37%
OPEN SPACE		91.11	47.44%
COMMERCIAL		5.86	3.05%
PARK DEDICATION		20.98	10.92%
RIGHT-OF-WAY DEDICATION		21.37	11.13%
TOTAL	347	192.04	100.00%

DESIGN STANDARDS

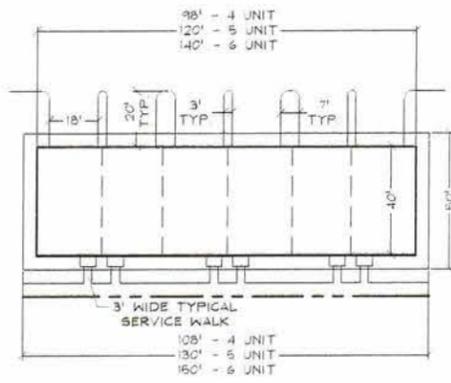
TRADITIONAL SINGLE FAMILY	
SETBACKS:	
FRONT	25'
SIDE CORNER	25'
SIDE INTERIOR	7.5'
REAR	35'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,100 S.F.
MAXIMUM LOT COVERAGE	40%
ACTIVE ADULT SINGLE FAMILY	
SETBACKS:	
FRONT	20'
SIDE CORNER	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	51'
MINIMUM LOT AREA	6,375 S.F.
MAXIMUM LOT COVERAGE	55%
ACTIVE ADULT DUPLEX	
SETBACKS:	
FRONT	20'
SIDE CORNER	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,590 S.F.
MAX LOT COVERAGE	56%
TOWNHOME	
SETBACKS:	
FRONT	15'
SIDE TO R.O.W.	15'
FRONT TO ADJ. USE	50'
SIDE TO ADJ. USE	45'
SEPARATIONS:	
FRONT TO FRONT	60'
SIDE TO SIDE	20'
SIDE TO REAR	50'
REAR TO REAR	60'

SEE SHEET 2 FOR TOWNHOME
POD DETAILS

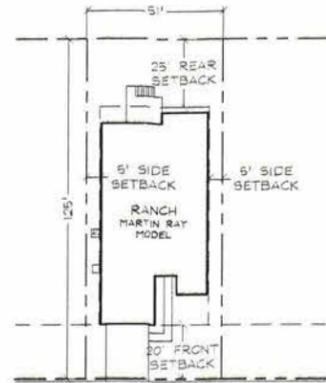


TOWNHOME SITE DATA

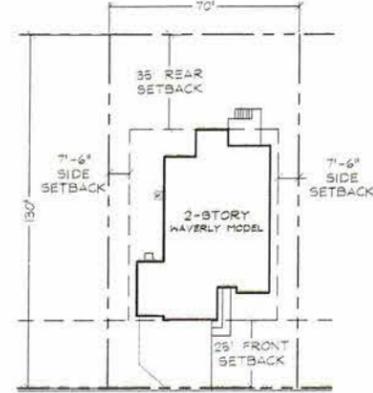
	Square Footage	Acres	% of Site
Net Site Area*	3,052,896	70.080	
*Includes Lots 202 thru 228 & Street 1			
Town Home Units	116		
Net Density	7.3 du / ac		
Building Coverage	108,800	2.498	3.56%
Pavement Coverage			
Alleys & Driveways	117,514	2.698	3.85%
Walks	14,945	0.343	0.49%
Covered Stoops	2,784	0.064	0.09%
Total Pavement	135,243	3.105	4.43%
Total Impervious Coverage	244,043	5.802	7.95%
Open Space			
Detention Pond	127,095	2.918	4.16%
Preservation Easement	51,762	1.188	1.70%
Wetland (Outlet 204)	2,361,479	54.212	77.36%
Common Areas	153,239	3.518	5.02%
Total Open Space	2,893,575	61.836	88.24%
Dedicated Right-of-Way	115,078	2.642	3.77%
Parking			
2 Car Garage	232 Spaces		
Off Street Drive Parking	232 Spaces		
Guest Off Street Parking	39 Spaces		
Total Parking	503 Spaces		
Total Cars / Unit	4.33		



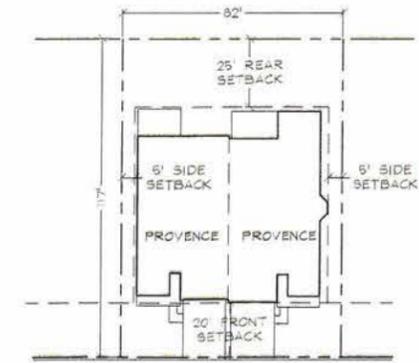
TYPICAL TOWNHOME SETBACK DETAIL
SCALE: 1"=30'



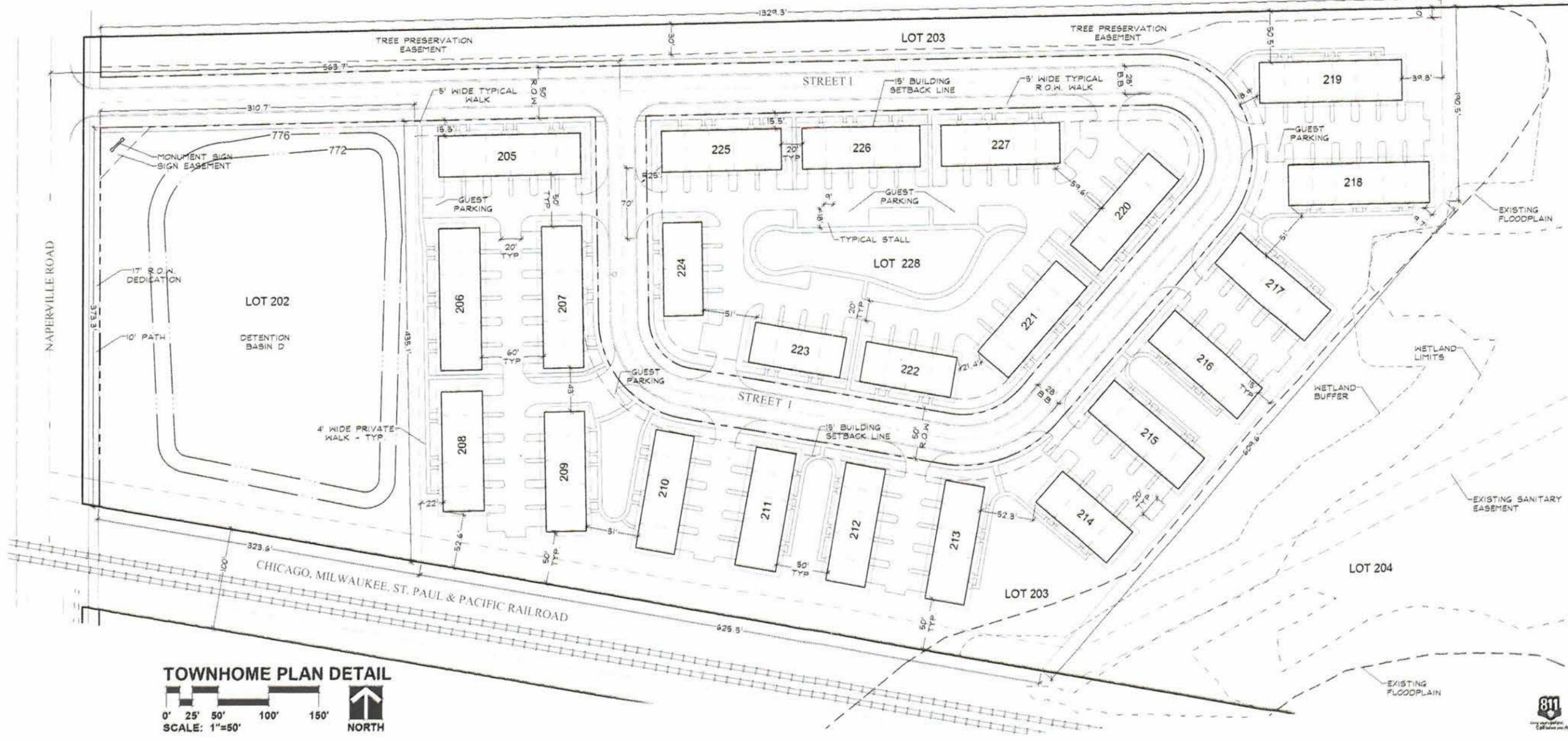
TYPICAL ACTIVE ADULT SINGLE FAMILY LOT
SCALE: 1"=30'



TYPICAL SINGLE FAMILY LOT
SCALE: 1"=30'



TYPICAL ACTIVE ADULT DUPLEX LOT
SCALE: 1"=30'



TOWNHOME PLAN DETAIL
SCALE: 1"=50'

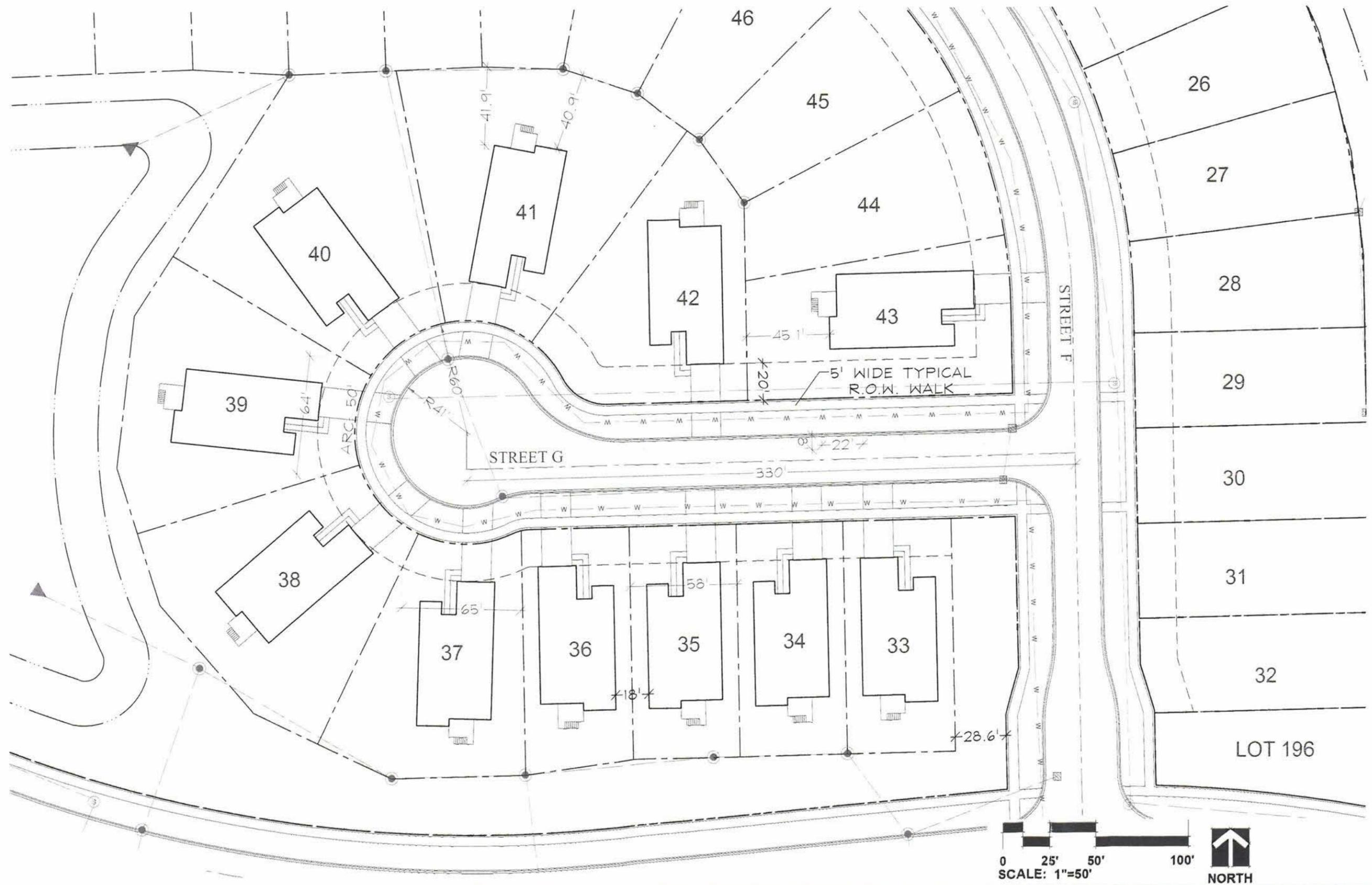
GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60197
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 N. WEST DENG ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, 4200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY PUD PLAN DETAILS

NO.	DATE	REVISIONS
2	5.07.2021	
1	3.29.2021	

DATE	1.29.2021
PROJECT NO.	GRN2001
DRAWN	GFB
CHECKED	MQM
SHEET NO.	



ACTIVE ADULT CUL-DE-SAC EXHIBIT
 THE GRASSLANDS
 BARTLETT, ILLINOIS

5/07/2021



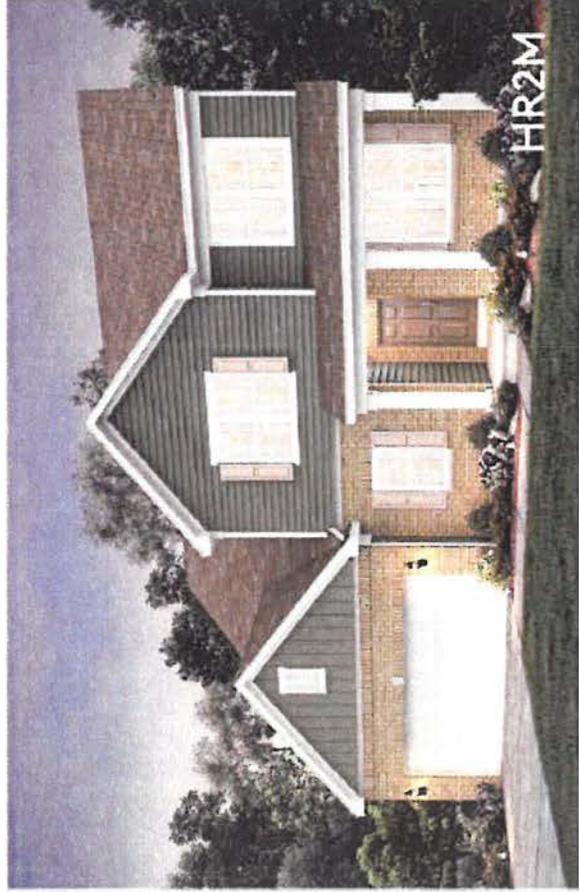
GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 WWW.GRWA/ARC.COM

L:\Projects\GRWA\Land\2021\A19_SACP_Pkg

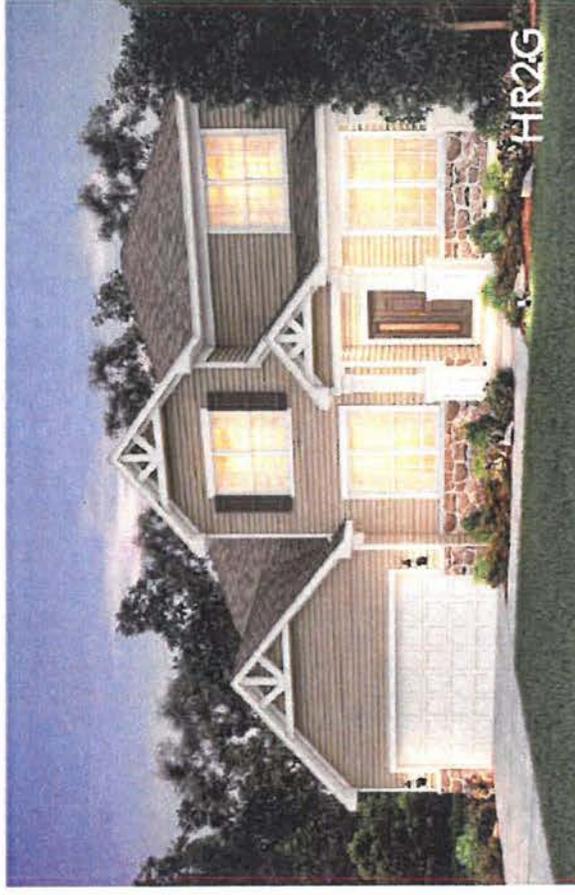
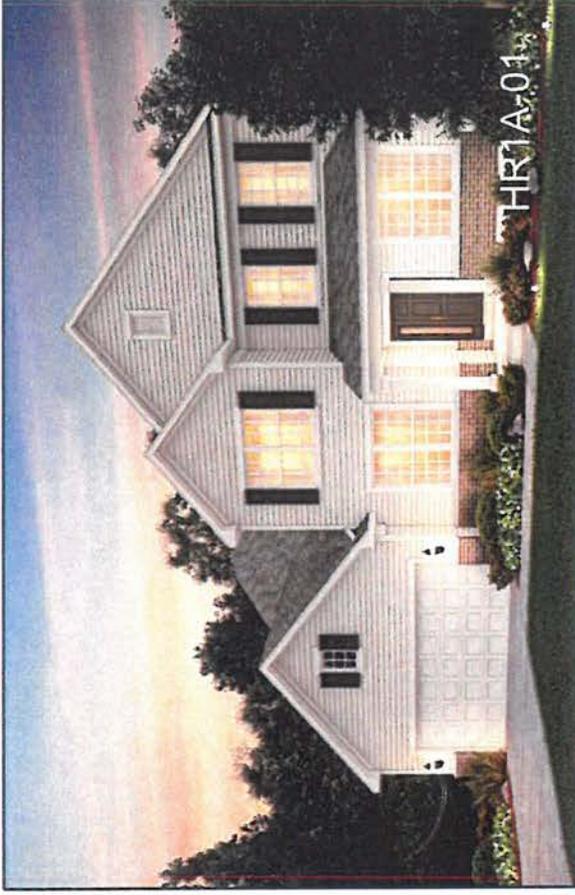
Estates Series Line-up

	Square Footage	Bedrooms	Garage	Elevations
Greenfield	2,621 – 3,235	4 – 5	2 – 3	4
Hilltop	2,899 – 3,299	4 – 5	2 – 3	4
Riverton	3,126 – 3,437	4	2 – 3	6
Westchester	3,300 – 3,507	4 – 6	2 – 3	4

Westchester - Estates



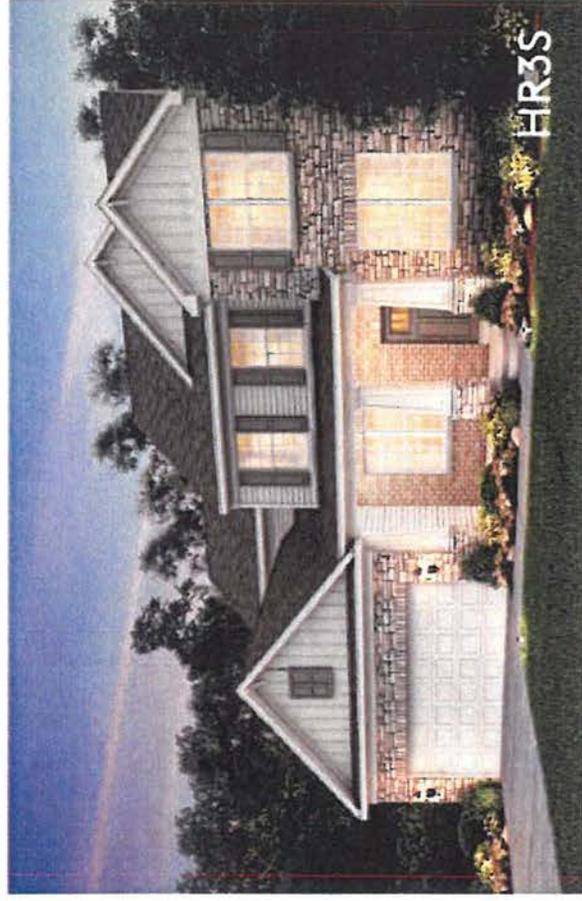
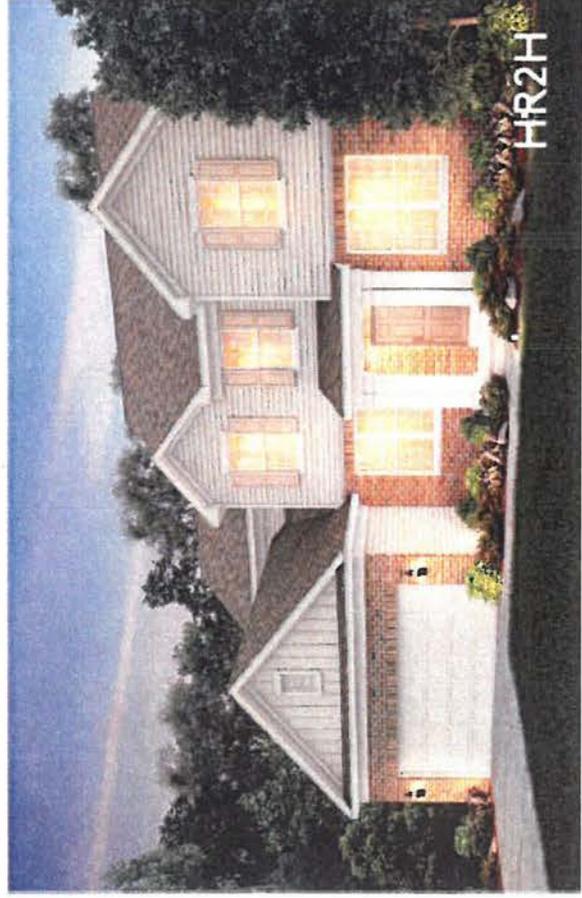
Riverton - Estates



Riverton - Estates



Hilltop - Estates



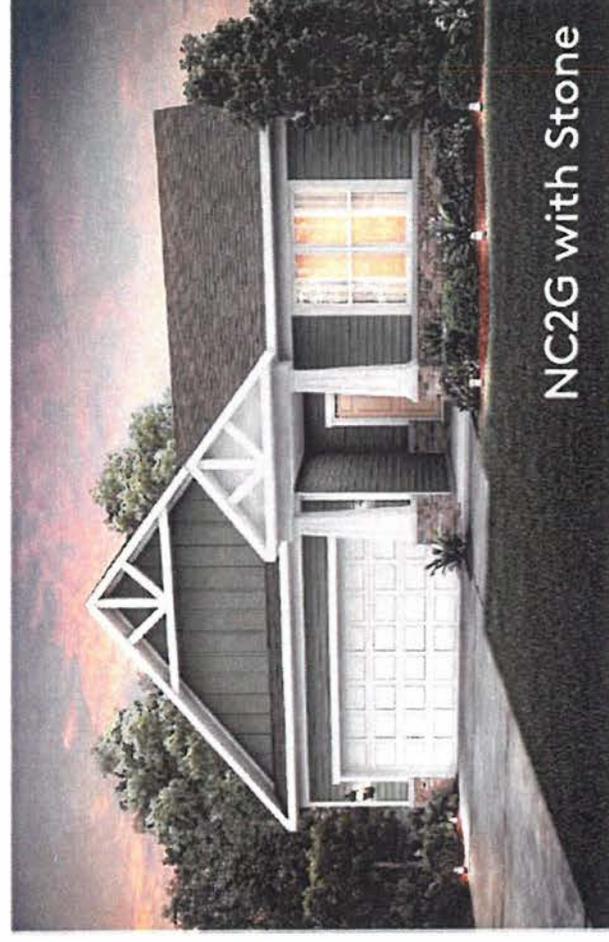
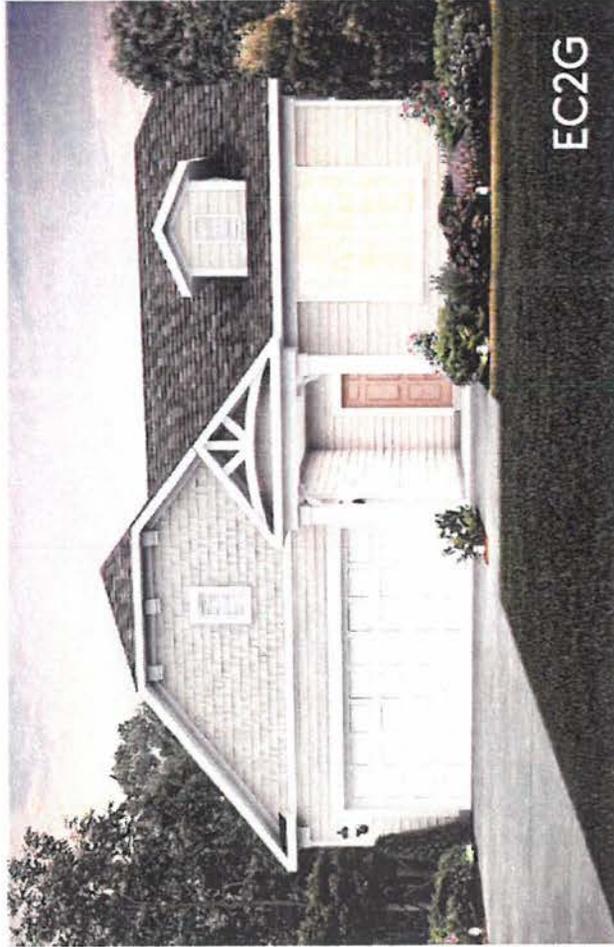
Greenfield - Estates



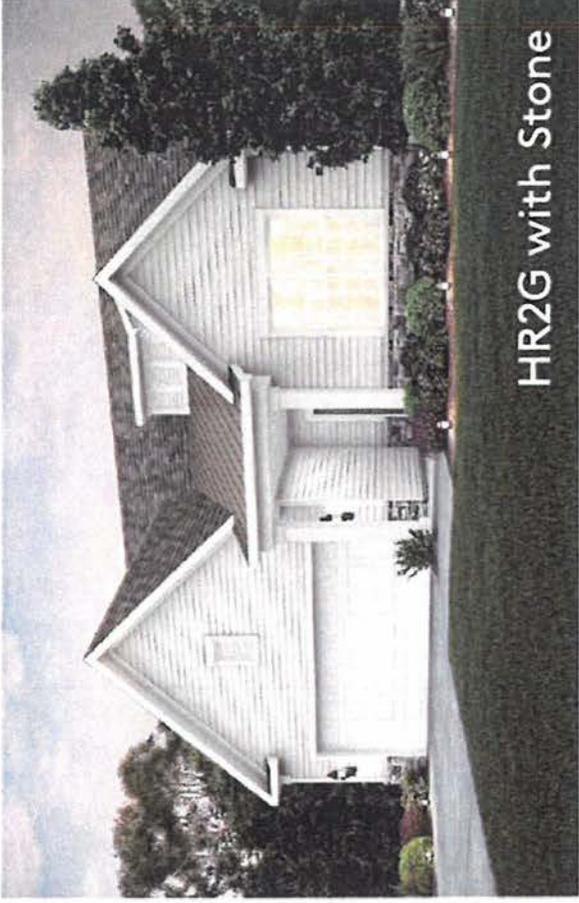
The Landings Series Line-up

	Square Footage	Bedrooms	Garage	Elevations
Abbeyville	1,683 – 2,445	2 – 4	2	8
Ascend	1,936 – 2,682	2 – 4	2	8
Martin Ray	1,963 – 2,992	2 – 4	2	7

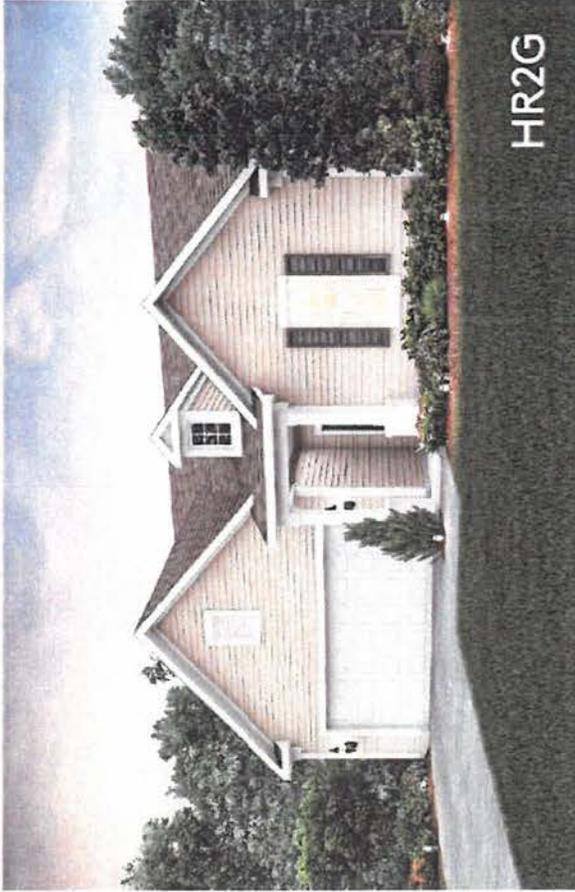
Abbeywood – The Landings



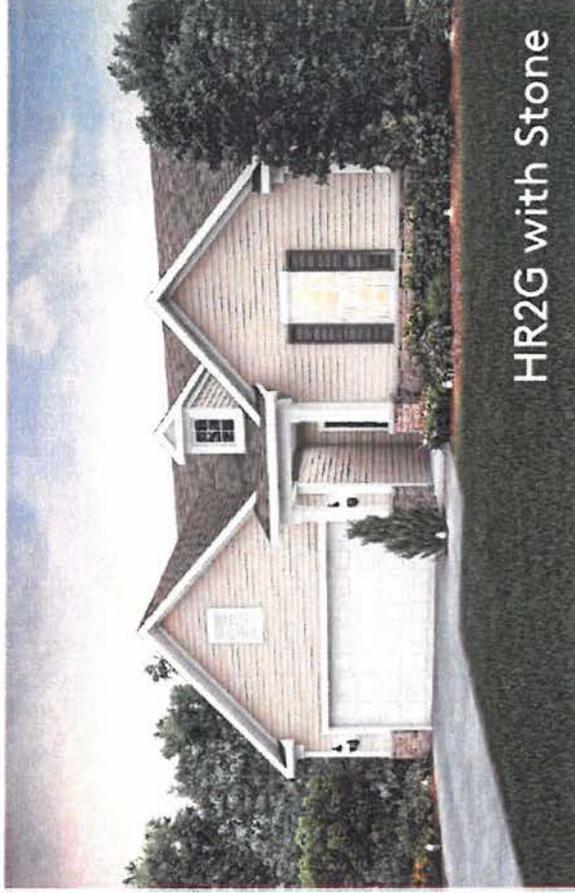
Abbeyville – The Landings



Ascend – The Landings



HR2G



HR2G with Stone



NC2M



NC2M with Stone

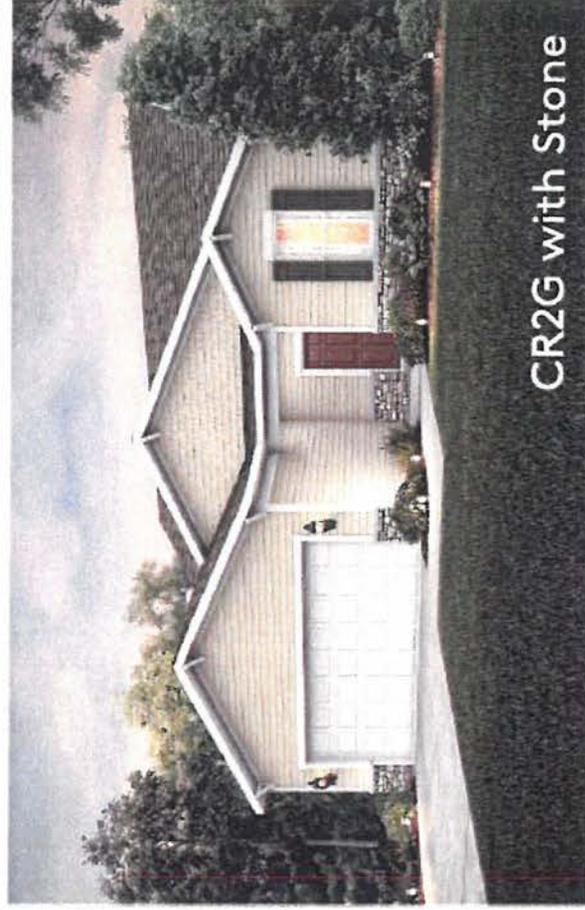
Ascend – The Landings



Martin Ray – The Landings



CR2G



CR2G with Stone

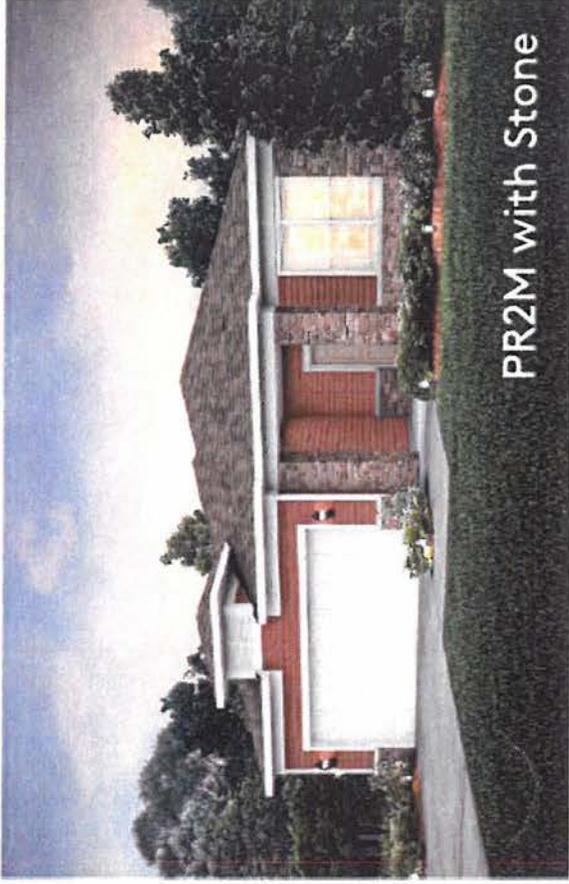


NC2G



NC2G with Stone

Martin Ray – The Landings

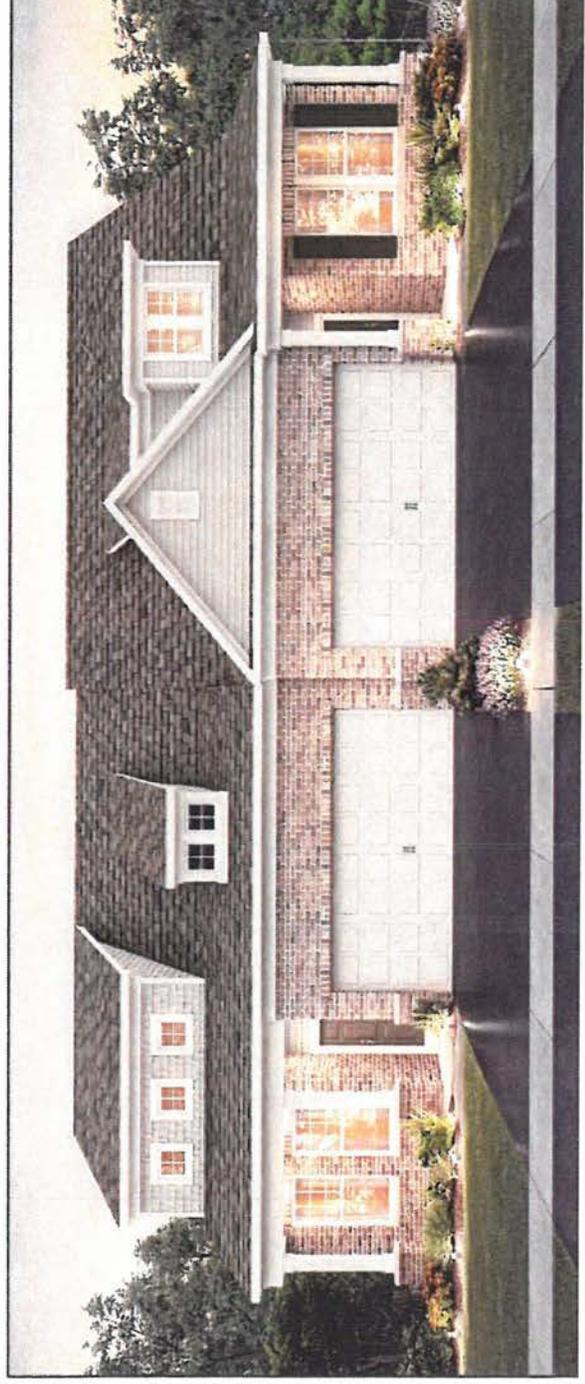
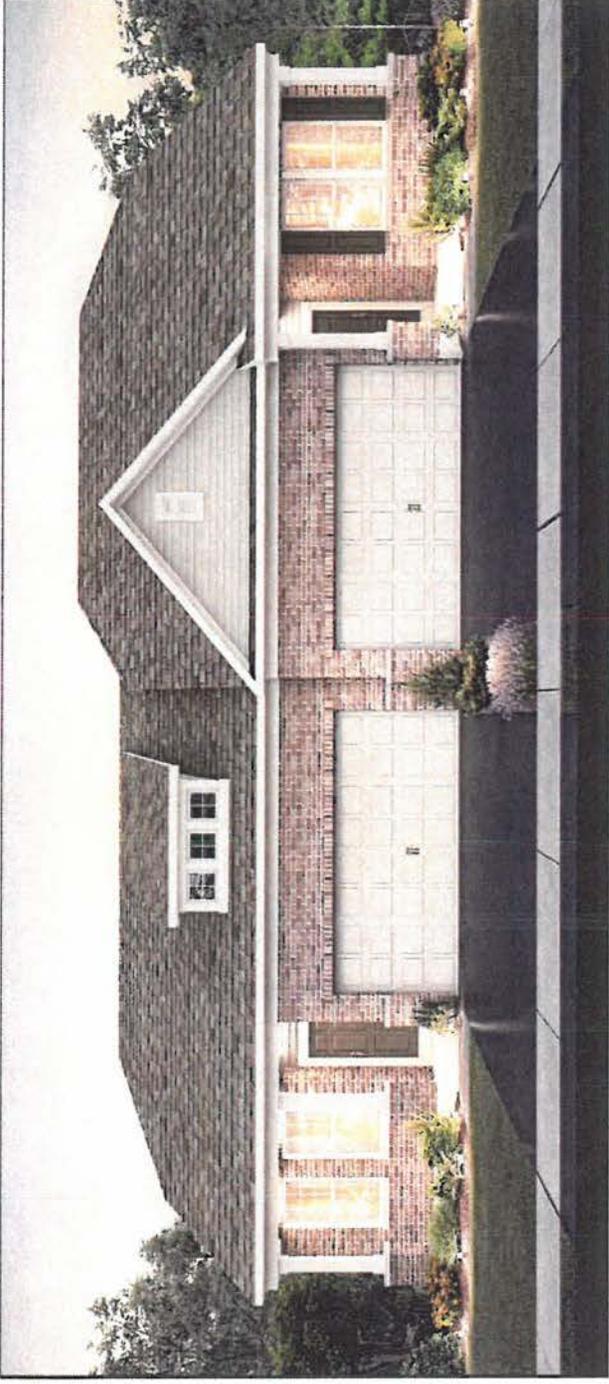


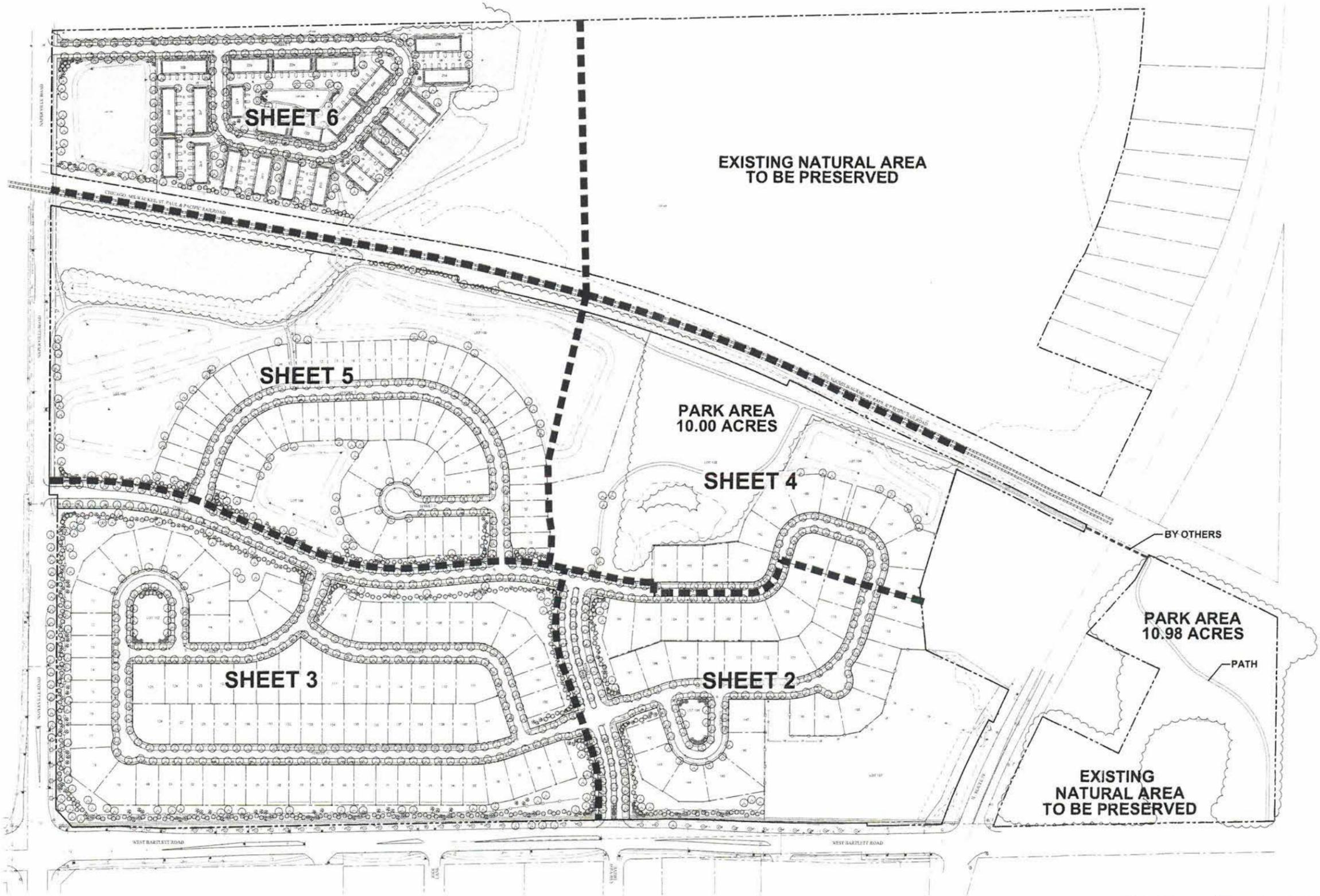
Duplex Series Line-up

	Square Footage	Bedrooms	Garage	Elevations
Provence	1,577 - 2,781	2 - 4	2	4

53' den

Provence – Duplex (Bottom is with loft Option)





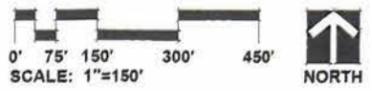
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60157
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
OVERALL LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

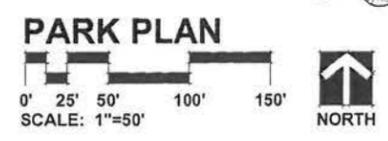
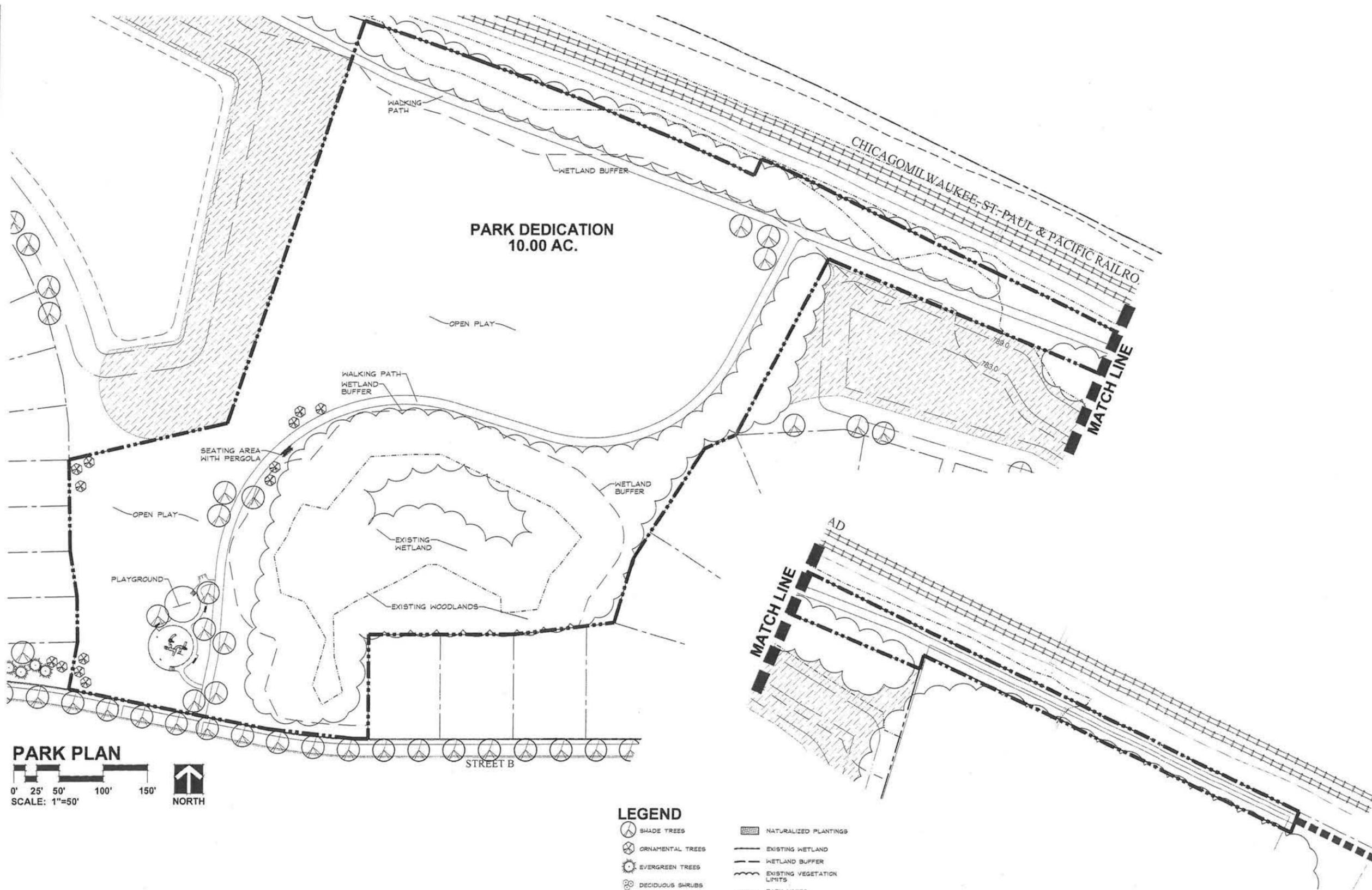
- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials 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.



REVISIONS	DATE
2	5.07.2021
1	3.29.2021

DATE	2.24.2021
PROJECT NO.	CRN2001
DRAWN	GFB
CHECKED	MGM
SHEET NO.	





- LEGEND**
- SHADE TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - PERENNIALS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - NATURALIZED PLANTINGS
 - EXISTING WETLAND
 - WETLAND BUFFER
 - EXISTING VEGETATION LIMITS
 - PARK LIMITS

GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
 1751 A WEST DEHL ROAD
 NAPERVILLE, ILLINOIS 60563
 CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
 4320 WINFIELD ROAD, #200
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THE GRASSLANDS
 BARTLETT, ILLINOIS
PRELIMINARY PARK PLAN

REVISIONS

DATE 4.07.2021
 PROJECT NO. CRN2001
 DRAWN GFB
 CHECKED MGM
 SHEET NO.



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Autumn Blaze' MAPLE	2 1/2" Cal.	
	Acer saccharum SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Platanus x acerifolia 'Hortan Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus rubra RED OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem
	Betula nigra RIVER BIRCH	6' Tall	Multi-stem
	Cercis canadensis EASTERN REDBUD	6' Tall	Multi-stem
	Cornus mas CORNELLIANCHERRY DOGWOOD	6' Tall	Multi-stem
	Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-stem
	Malus 'Prairifire' PRAIRIFIRE CR-APPLE	6' Tall	Multi-stem
	Syringa pekinensis 'Hortan' SHINA SNOW PEKING LILAC	6' Tall	Multi-stem

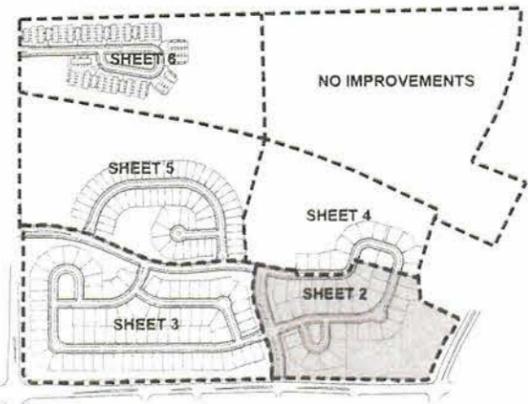
Key	Botanical/Common Name	Size	Remarks
	EVERGREEN TREES		
	Abies concolor WHITE FIR	6' Tall	
	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
	Picea omorika SERBIAN SPRUCE	6' Tall	
	Picea pungens GREEN COLORADO SPRUCE	6' Tall	
	Pinus strobus WHITE PINE	6' Tall	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Cotoneaster acutifolia PEKING COTONEASTER	36" Tall	4' O.C.
	Spirea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
	Viburnum tinus 'Hortan' HALL'S CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Sargentii' 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
	Juniperus chinensis 'Sagegreen' SEA GREEN JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Kaliya's Compact' KALLAY COMPACT PRITZER JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	ORNAMENTAL GRASSES		
	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS	#1	30" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	24" O.C.
	Pennisetum alopecuroides 'Hortan' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
	GROUNDCOVERS		
	Erythronium fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

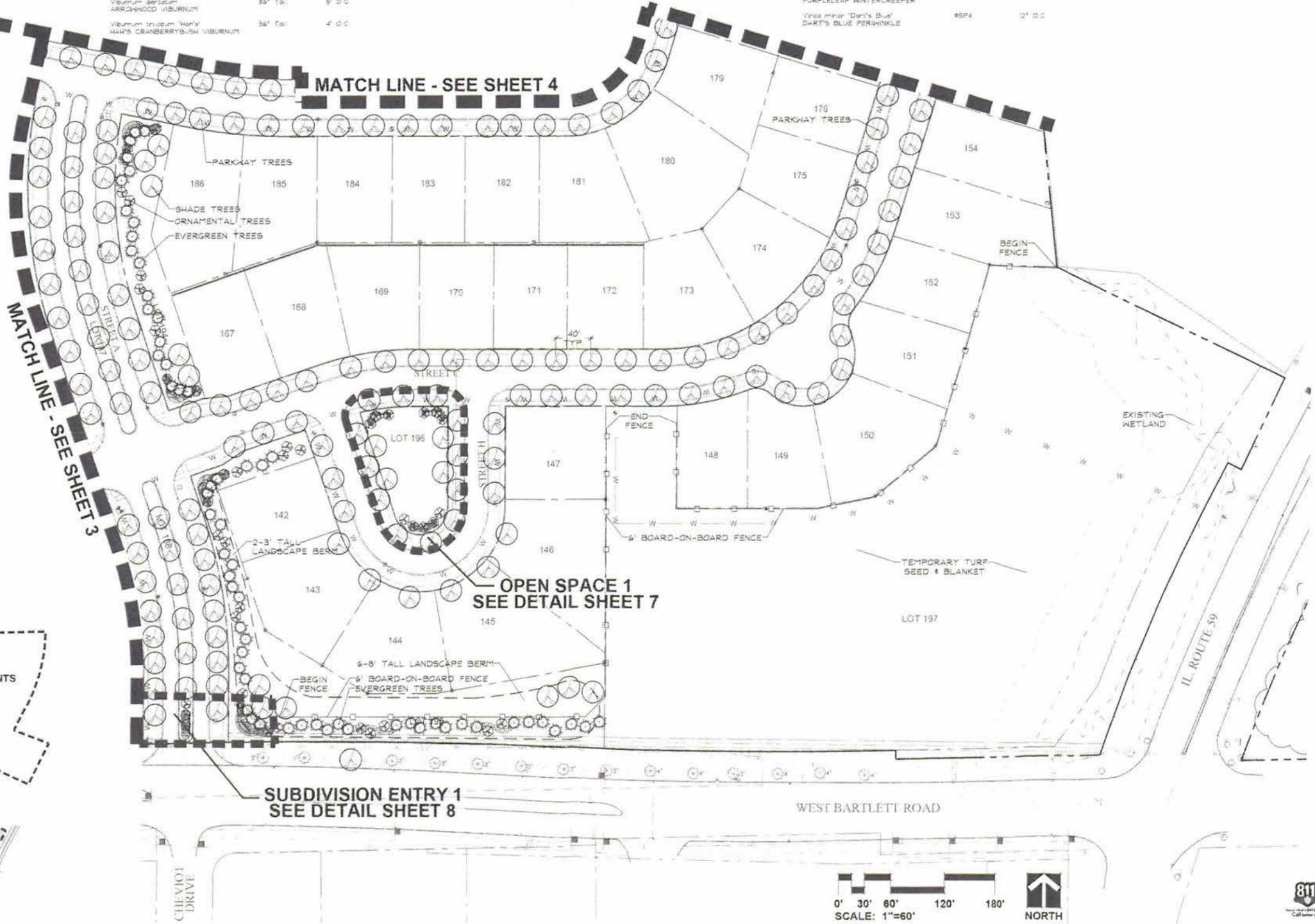
Key	Botanical/Common Name	Size	Remarks
	PERENNIALS		
	Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS	#1	18" O.C.
	Hosta sieboldiana 'Frances Williams' FRANCES WILLIAMS HOSTA	#1	24" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Liatris spicata 'Keibold' BLAZING STAR	#1	18" O.C.
	Pennisetum alopecuroides 'Hortan' DWARF FOUNTAIN GRASS	#2	24" O.C.
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	18" O.C.

LEGEND

	SHADE TREES		NATURALIZED PLANTINGS
	ORNAMENTAL TREES		EXISTING WETLAND
	EVERGREEN TREES		EXISTING VEGETATION LIMITS
	DECIDUOUS SHRUBS		EXISTING FLOODPLAIN
	EVERGREEN SHRUBS		PROPOSED H.A.L. / N.A.L.
	PERENNIALS		
	ORNAMENTAL GRASSES		
	GROUNDCOVERS		



SHEET KEY
SCALE: N.T.S.



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ASSOCIATES, INC.
LAND PLANNING
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LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
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THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

REVISIONS

2	5/07/2021
1	3/29/2021

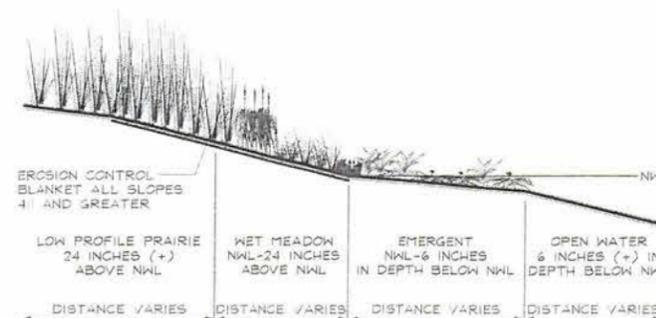
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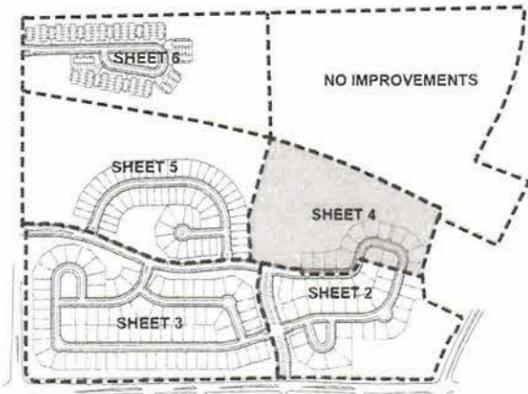
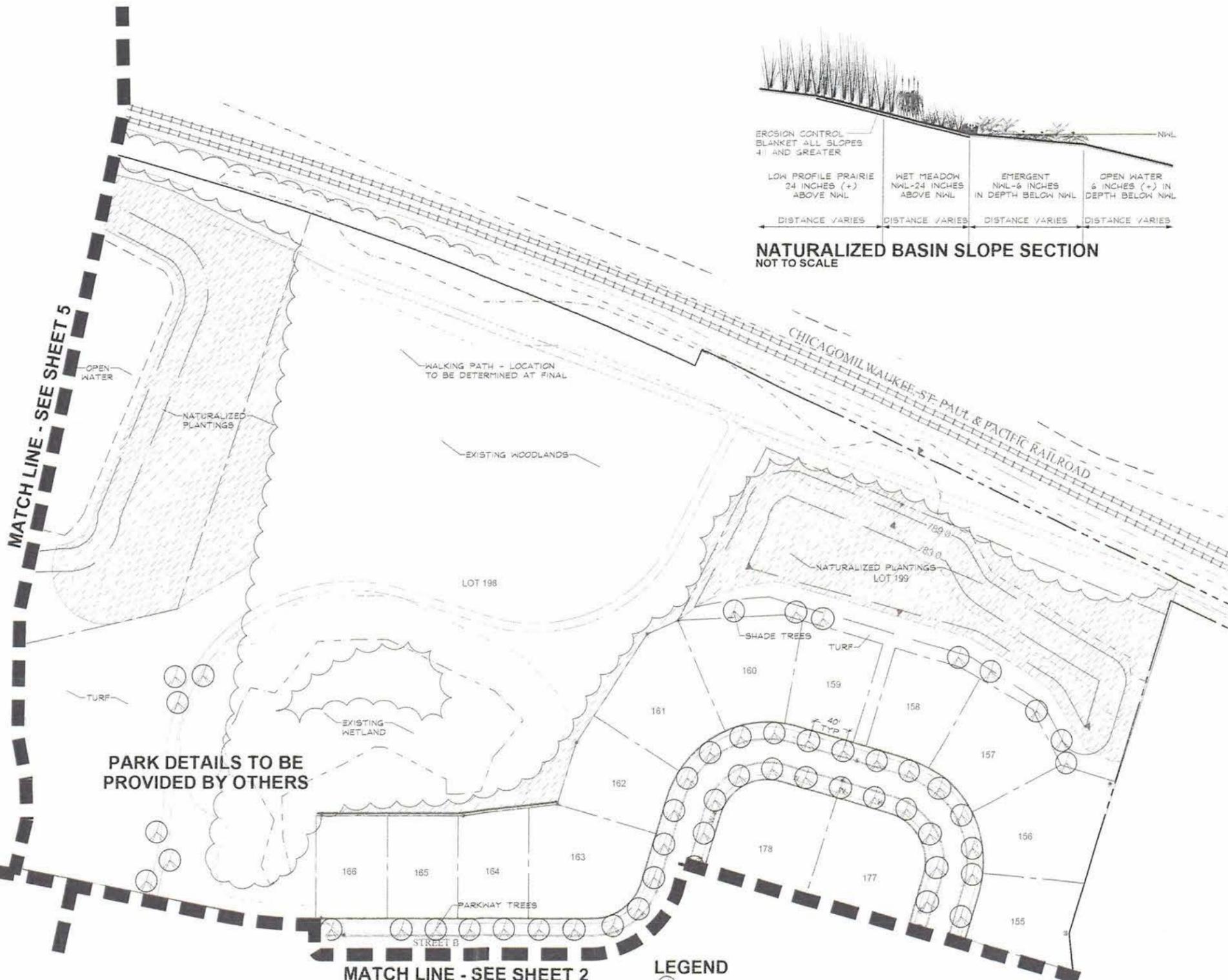
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4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555



NATURALIZED BASIN SLOPE SECTION
NOT TO SCALE



SHEET KEY
SCALE: N.T.S.

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED HWL / NHL



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THE GRASSLANDS

BARTLETT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN



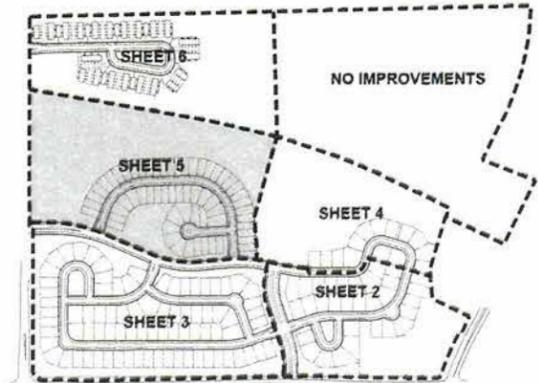
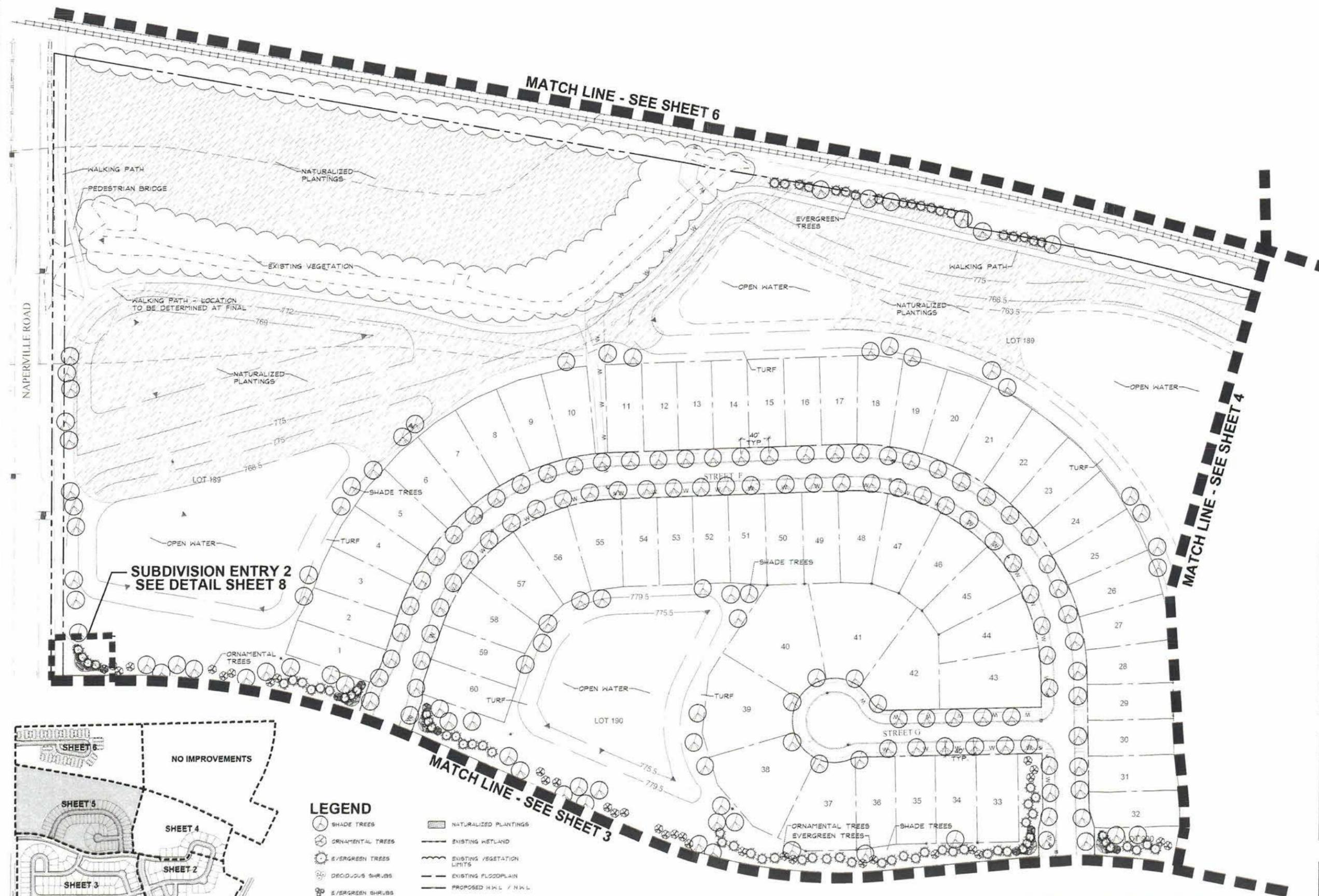
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
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LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
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DEVELOPER
**CROWN COMMUNITY
DEVELOPMENT**
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS

BARTLETT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN



SHEET KEY
SCALE: N.T.S.

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
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- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H/W/L

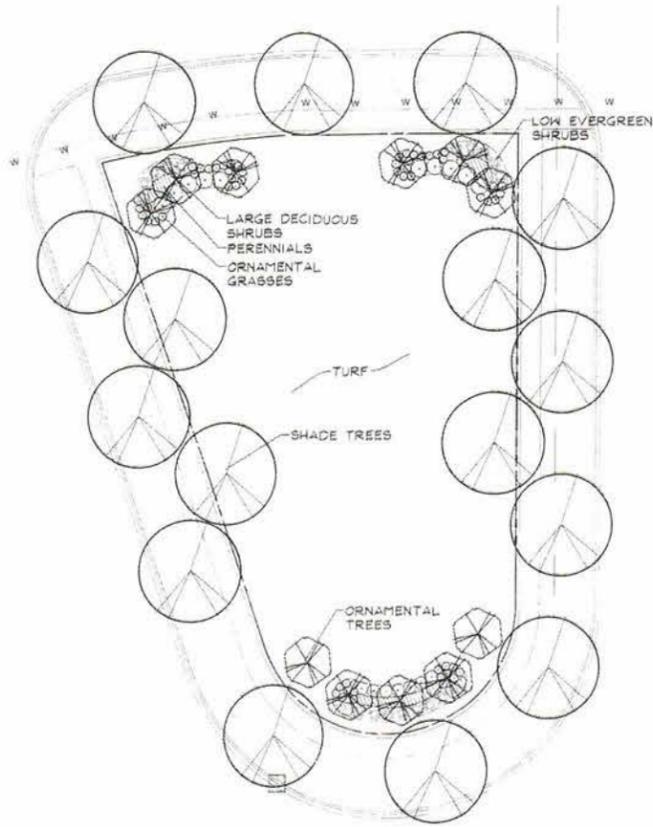


2	5.07.2021
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REVISIONS	

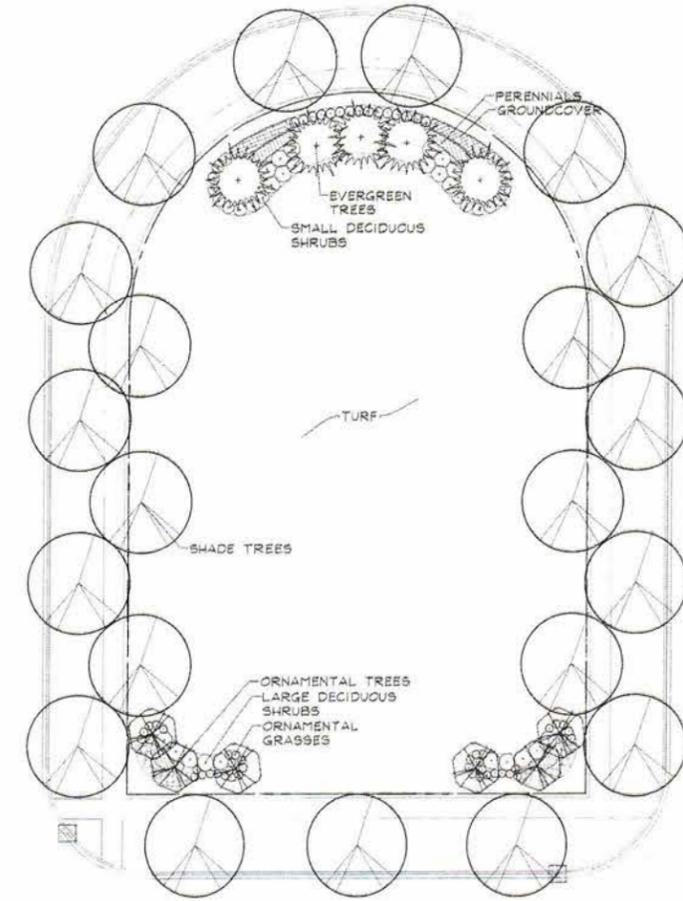
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LEGEND

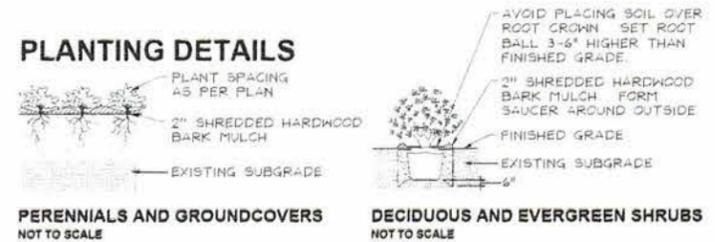
- SHADE TREES
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- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H.W.L. / N.A.L.



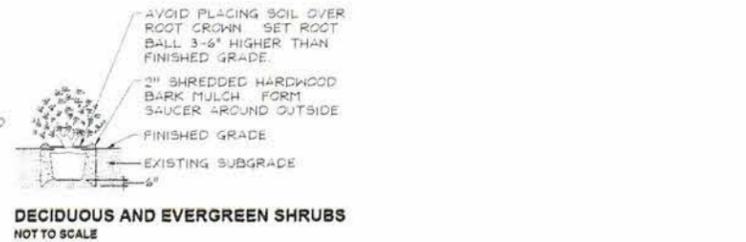
OPEN SPACE 1
 0' 10' 20' 40' 60'
 SCALE: 1"=20'



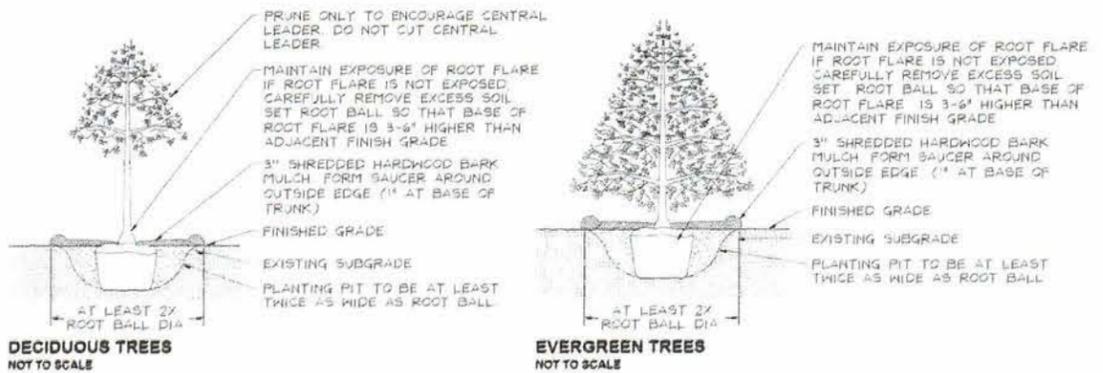
OPEN SPACE 2
 0' 10' 20' 40' 60'
 SCALE: 1"=20'



PERENNIALS AND GROUNDCOVERS
 NOT TO SCALE

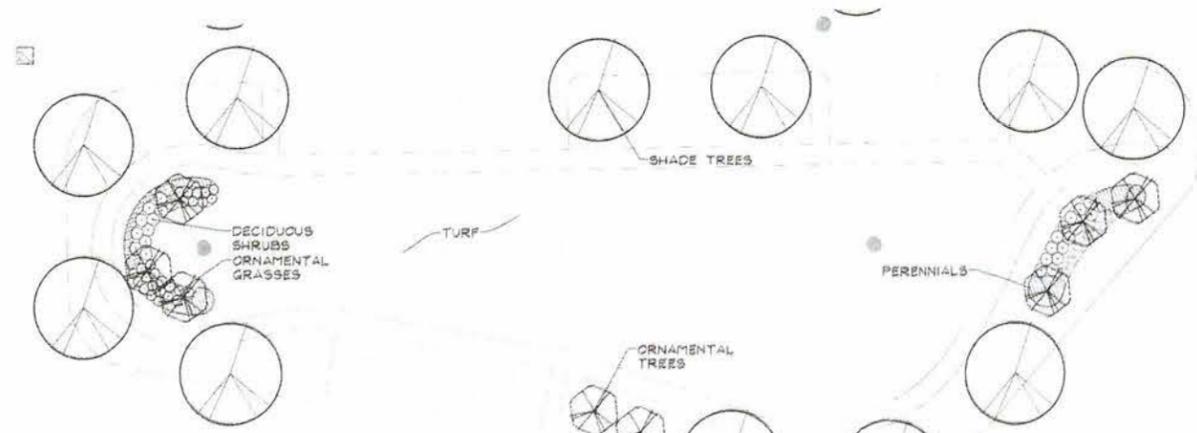


DECIDUOUS AND EVERGREEN SHRUBS
 NOT TO SCALE



DECIDUOUS TREES
 NOT TO SCALE

EVERGREEN TREES
 NOT TO SCALE



OPEN SPACE 3
 0' 10' 20' 40' 60'
 SCALE: 1"=20'

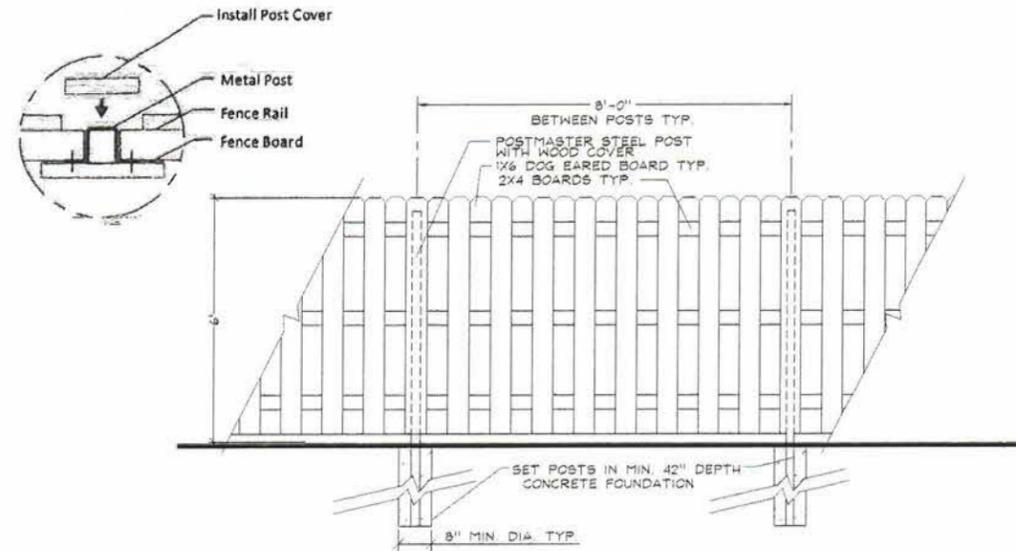
GRWA
 GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
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 WHEATON, ILLINOIS 60187
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DEVELOPER
CROWN COMMUNITY DEVELOPMENT
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 NAPERVILLE, ILLINOIS 60563
 CIVIL ENGINEER
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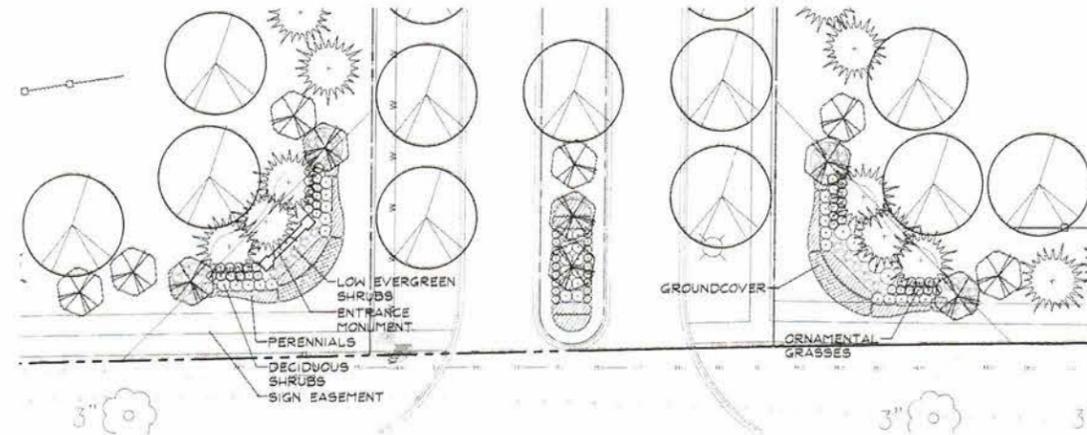
THE GRASSLANDS
 BARTLETT, ILLINOIS
LANDSCAPE DETAILS

REVISIONS	DATE
2	5.07.2021
1	3.29.2021

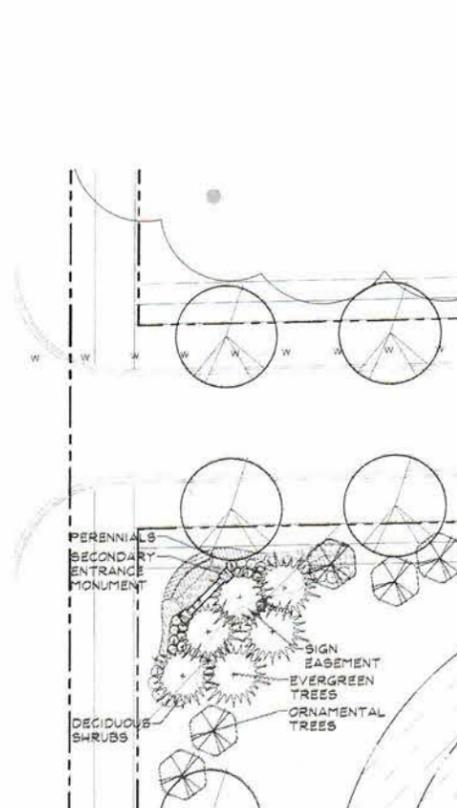
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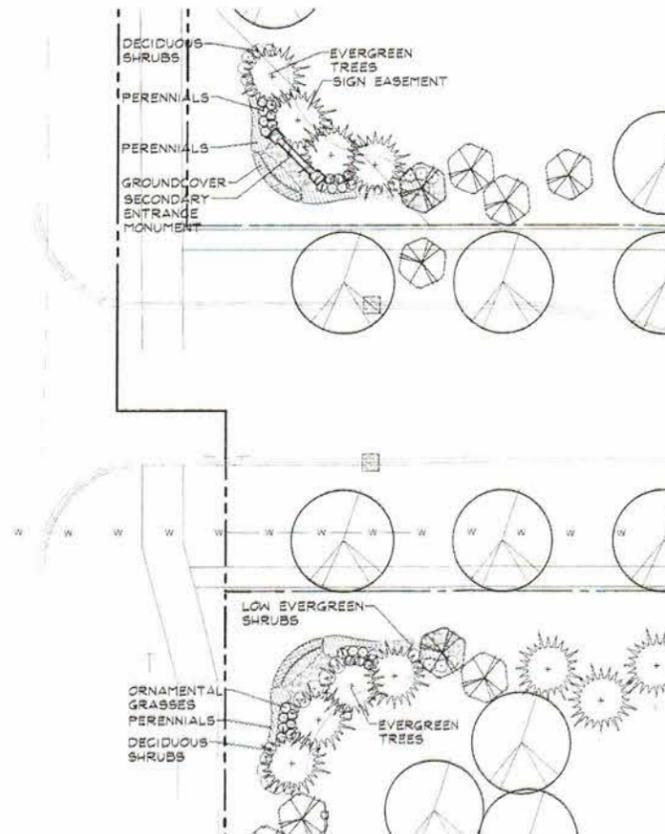
BOARD-ON-BOARD FENCE DETAIL
SCALE: N.T.S.



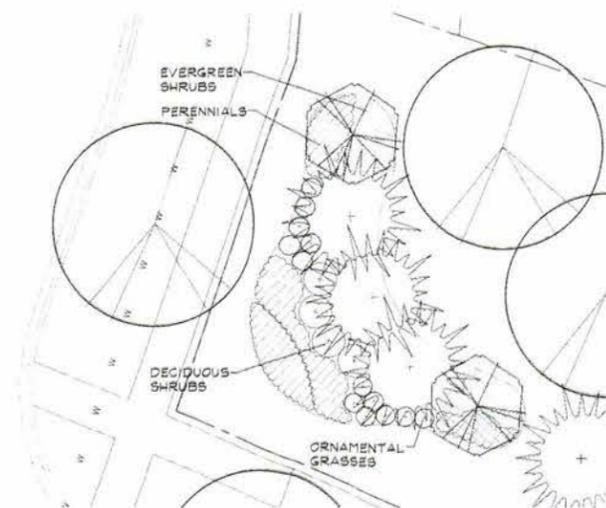
SUBDIVISION ENTRY 1 LANDSCAPE DETAIL



SUBDIVISION ENTRY 3 LANDSCAPE DETAIL



SUBDIVISION ENTRY 2 LANDSCAPE DETAIL



TYPICAL CORNER LANDSCAPE DETAIL



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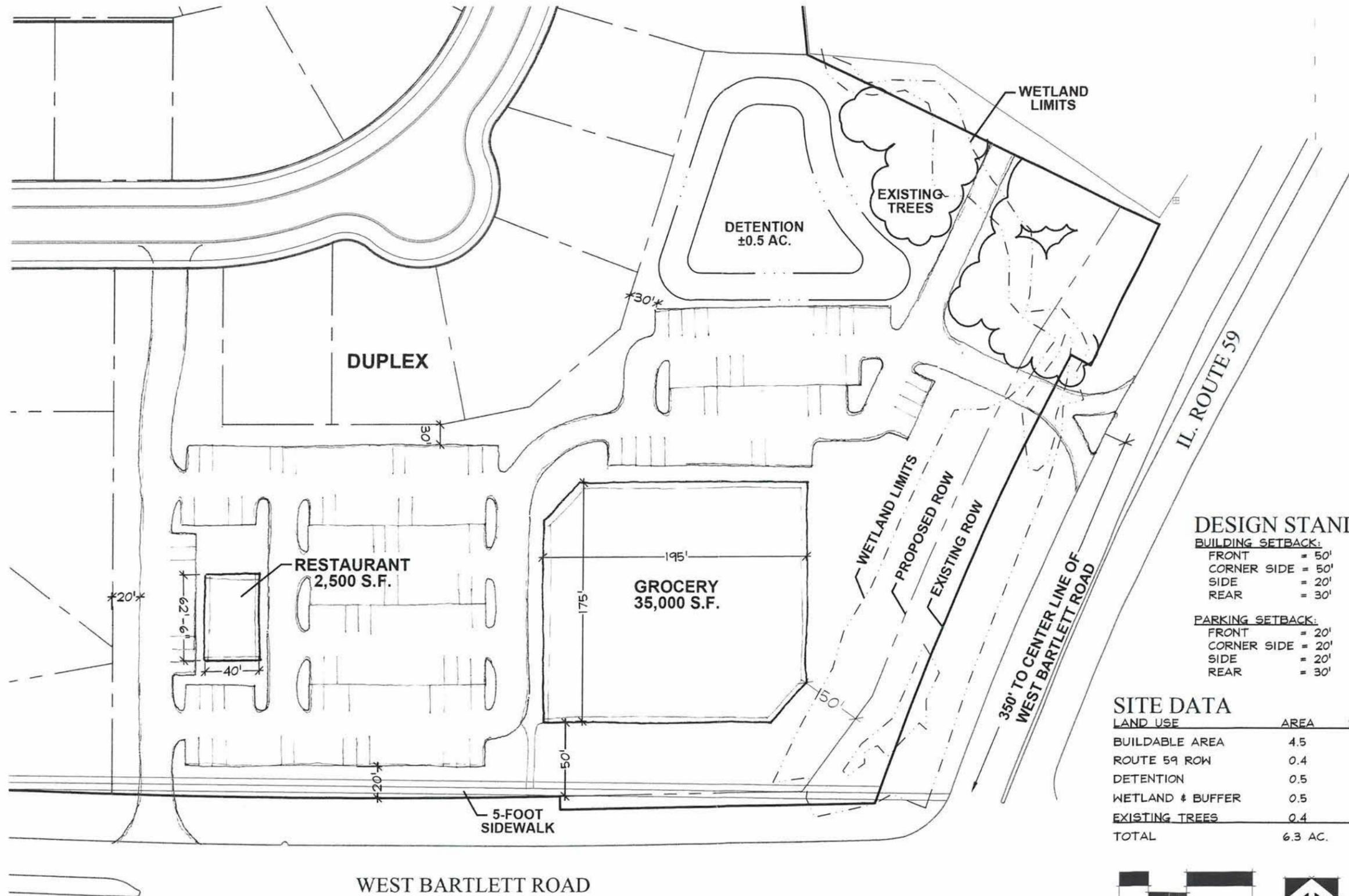
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEAL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
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THE GRASSLANDS
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

NO.	DATE	DESCRIPTION
2	5.07.2021	
1	3.29.2021	

DATE	2.24.2021
PROJECT NO.	CRN2001
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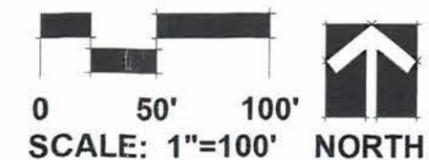
DESIGN STANDARDS

BUILDING SETBACK:
 FRONT = 50'
 CORNER SIDE = 50'
 SIDE = 20'
 REAR = 30'

PARKING SETBACK:
 FRONT = 20'
 CORNER SIDE = 20'
 SIDE = 20'
 REAR = 30'

SITE DATA

LAND USE	AREA	% OF SITE
BUILDABLE AREA	4.5	71.4%
ROUTE 59 ROW	0.4	6.3%
DETENTION	0.5	7.9%
WETLAND & BUFFER	0.5	7.9%
EXISTING TREES	0.4	6.5%
TOTAL	6.3 AC.	100.0%



PRELIMINARY COMMERCIAL P.U.D. PLAN
 THE GRASSLANDS
 BARTLETT, ILLINOIS

6/04/2021

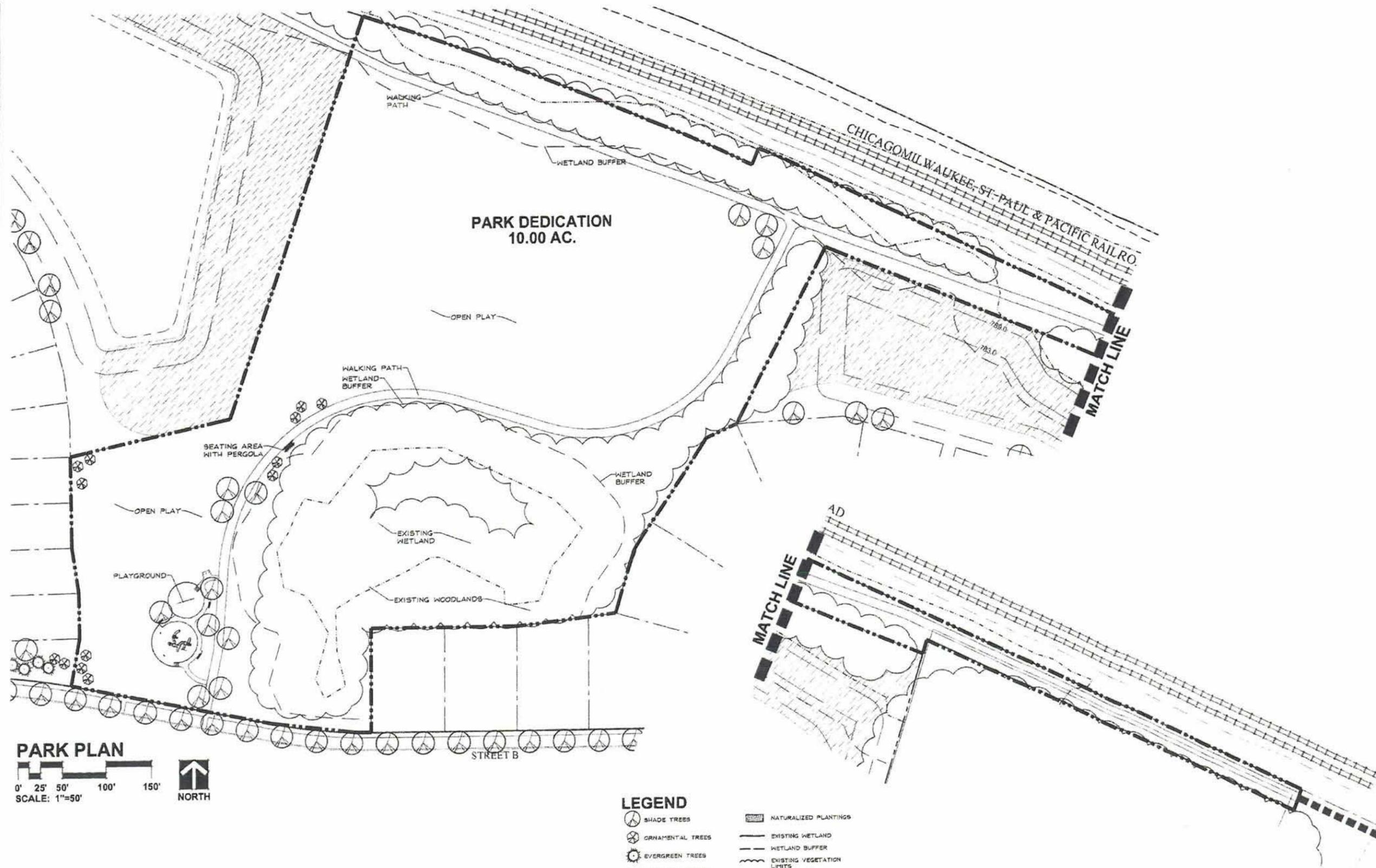
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LAND PLANNING
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402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60157
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DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST OREN ROAD
NAPEVILLE, ILLINOIS 82663
CIVIL ENGINEER
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4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY PARK PLAN



PARK PLAN

0' 25' 50' 100' 150'
SCALE: 1"=50'



LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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REVISIONS

DATE: 4.07.2021
PROJECT NO.: CRN2001
DRAWN: GFR
CHECKED: MGM
SHEET NO.



1 OF 1