

VILLAGE OF BARTLETT

COMMITTEE AGENDA

APRIL 5, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Hanover Township Campus Expansion
2. Grasslands Final Subdivision/PUD Plat and Final PUD Plan-Phase 1
3. Amend Municipal Code Title 10-4A-2:C.2.o Chickens (Poultry)



Agenda Item Executive Summary

Item Name Hanover Township Campus Expansion

Committee
or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

Hanover Township is proposing to expand their existing campus on Route 59. The petitioner is requesting to **annex** 14.24 acres of property directly south of the campus and **rezone** the entire 17.897-acre property from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District. The petitioner has submitted a phasing plan for the project. Phase 1 includes the emergency services station, phase 2 includes the facilities and road maintenance administration offices and phase 3 includes a public cemetery and walking paths.

A **Comprehensive Plan amendment to the Bartlett Future Land Use Plan** is being requested to change the designation of the area from "Residential" to "Municipal/Institutional".

The petitioner is requesting a **Plat of Consolidation** which would combine the three (3) existing PINs and parcels to create one PIN and one zoning lot.

Site plan review is being requested for Phase 1 (emergency services station). **Special Use Permits** for a planned unit development to allow two principal buildings on one zoning lot, wetland mitigation and for a cemetery are also being requested.

The **Plan Commission** reviewed the petitioner's requests and conducted the public hearing at their meeting on March 10, 2021. Members of the public requested that the petitioner consider (a) providing a connection from Sayer Road to the walking paths proposed in Phase 3 and (b) the impact of the cemetery (Phase 3) on groundwater and private wells on adjacent properties. The petitioner agreed to extend a walking path to Sayer Road and to hire a groundwater consultant during the engineering and design of the proposed cemetery. The Plan Commission recommended **approval** subject to the conditions and Findings of Fact outlined in the staff report.

ATTACHMENTS (PLEASE LIST)

PDS Memo, minutes of the March 10, 2022 Plan Commission meeting, cover letter, application, location map, Phasing Plan, Plat of Annexation, Plat of Consolidation, Site Plan, Rendering, Elevations, Floor Plan, and Landscape 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: 03.16.2022

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
22-21

DATE: March 15, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#21-13) Hanover Township Campus Extension**

PETITIONER

James Barr on behalf of Hanover Township

SUBJECT SITE

8N125 and 8N140 Route 59 (17.9 acres on the west side of Route 59, south of the Hanover Township campus)

REQUEST

Annexation

Rezoning (upon annexation) from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District,

Comprehensive Plan Map Amendment to the Future Land Use Plan,

Plat of Consolidation,

Preliminary Overall PUD Plan Review

Final Site/PUD Plan Review for Phase 1 (emergency services station)

Special Uses for a planned unit development, wetland mitigation and public cemetery

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family	Residential	ER-1, R4*
North	Institutional	Intuitional/Residential	P-1
South	Single Family	Single Family	SR-3 PUD
East	Single Family/Intuitional	Single Family/Institutional	SR-3/P-1
West	Single Family	Single Family	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 1969 Zoning Map identifies the eastern portion of the subject property as R-1 Single Family Residence District. As part of the comprehensive rezoning of the village in 1978, the eastern portion of the property was rezoned to ER-1 Estate Residence District.

DISCUSSION

1. The petitioner is requesting to **annex** the west 14.24 acres of the property and, upon annexation, **rezone** the entire 17.897-acres from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District.
2. A **Comprehensive Plan map amendment to the Bartlett Future Land Use Plan** is being requested to change the designation of the area from "Residential" to "Municipal/Institutional".
3. The petitioner is requesting a **Plat of Consolidation** which would combine the three (3) existing PINs and parcels to create one PIN and one zoning lot. Approximately 0.07 acres will be dedicated for Sayer Road's right of way.
4. The petitioner has submitted a phasing plan and **preliminary overall PUD Plan** for the project. Phase 1 includes the emergency services station, phase 2 includes the facilities and road maintenance administration offices and phase 3 includes a public cemetery and walking paths.

Phase 1

5. The petitioner is also requesting **final site/PUD plan review** for Phase 1 for an emergency services station.
6. The former single-family residence (8N125 Route 59) will be converted into offices, a communication room, and training room and an approximately 6,800 sq.ft. single story garage addition will be constructed. This garage would include locker-rooms, bathrooms, storage and parking for 12 vehicles.
7. The Hanover Township Emergency Services fleet currently includes a light rescue squad, SUV and decontamination truck.
8. The 27'-2" high addition will be constructed with grey metal panels with a brick base to match the existing building's facade.
9. The PUD plan identifies 22 parking spaces including 1 accessible space which exceeds the Zoning Ordinance requirement of 14 spaces.

10. Access to the site will be via Hanover Township campus' existing curb cuts on Route 59 and W. Bartlett Road. The existing driveway on Route 59 (previously serving the two single-family homes) will be removed.
11. The petitioner is requesting **Special Use Permits** for a planned unit development to allow two principal buildings on one zoning lot and wetland mitigation at the northeast corner of the site.
12. Once the Emergency Services Department is relocated to this site, the current facility, commonly known as the fire barn, will be used for bus storage for the Township's Dial-A-Bus program.

Phase 2 (approximately 2-4 years in the future)

13. The petitioner is proposing to convert the former residence (8N140 Route 59) into the Facilities and Road Maintenance administration office.
14. The existing driveway to the building would be removed and replaced with a 24-ft wide access drive and a small parking lot would be constructed.
15. The proposed parking lot and any building additions would require final site/PUD plan review prior to construction.
16. As part of phase 2, the watermain would be extended through the site to Sayer Road to provide the required loop in the water system.
17. The facilities and road maintenance vehicle fleet will continue to utilize the existing garages located on the current campus.
18. There will be no access to Sayer Road.

Phase 3 (approximately 3-8 years in the future)

19. The petitioner is requesting a **special use permit** to allow a public cemetery at the northwest corner of the property. The cemetery would require final site/PUD plan review prior to construction.
20. As part of phase 3, the petitioner is also proposing to construct walking paths around the two large wetlands on the property.
21. The annexation agreement, engineering, landscape and photometric plans are currently being reviewed by the staff.

RECOMMENDATION

1. The Staff recommends approval of the petitioner's requests for rezoning, an overall preliminary PUD plan, final site/PUD plan review for Phase 1, plat of consolidation, amendment to the Future Land Use Plan and special uses subject to the following conditions and Findings of Fact:
 - a. Building permits shall be required for all construction activities;
 - b. Village Engineer approval of the Preliminary Engineering Plans for the overall preliminary PUD plan;
 - c. Village Engineer approval of the Final Engineering and Stormwater Plans for the final site/PUD plan for Phase 1;
 - d. Engineering approval of the Wetland Report;
 - e. Staff approval of the Landscape and Photometric Plans;
 - f. Landscaping must be installed within one year of the issuance of a building permit;
 - g. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
 - h. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
 - i. A sign permit shall be required for each ground and wall sign;
 - j. A Public Improvement Completion Agreement (PICA) must be submitted and approved by the Village Board;
 - k. The site shall have no access to Sayer Road.
 - l. Findings of Fact (Overall PUD Plan):
 - i. That the proposed emergency services station and road maintenance administrative offices are permitted uses and the proposed cemetery is a special use in the P-1 PUD Zoning District in which the Subject Properties are 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 not include impact donations;
 - v. The plan will provide adequate utilities, drainage and other necessary facilities per the Annexation Agreement;
 - 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;
- m. Findings of Fact (Special Uses – planned unit development and public cemetery):
 - i. That the proposed Hanover Township campus expansion and cemetery will contribute to the general welfare of the neighborhood and/or community;
 - ii. That the proposed Hanover Township campus expansion and cemetery 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 uses 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;
- n. 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;
- o. Findings of Fact (Final PUD Plan-Phase 1):
 - i. That the proposed emergency service station is a permitted use in the P-1 PUD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites 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 sites so that the proposed development will be in harmony with adjacent land uses. Any part of the PUD plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;
 - 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 March 10, 2021. Members of the public requested that the petitioner consider (a) providing a connection from Sayer Road to the walking paths proposed in Phase 3 and (b) the impact of the cemetery (Phase 3) on groundwater and private wells on adjacent properties. The petitioner agreed to extend a walking path to Sayer Road (*the revised Phasing Plan is attached*) and to hire a groundwater consultant during the engineering and design of the proposed cemetery. The Plan Commission recommended **approval** subject to the conditions and findings of fact outlined in the staff report.
 3. Minutes from the Plan Commission meeting and additional background information are attached for your review and consideration.



Village of Bartlett
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(#21-13) Hanover Township Campus Extension

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Mary Cave, Project Manager**, Thomas Engineering Group, 2625 Butterfield Road, Oak Brook came forward and was sworn in. **M. Cave** stated that the campus expansion will be in the 7.9 acres directly south of the existing Township Townhall and will be utilizing the existing entrance on Route 59. The existing entrance into the residential property will be removed. **James Barr, Hanover Township Administrator**, 0N550 Wellington Court, Geneva came forward and was sworn in and stated that this expansion will provide an opportunity of growth of the Township campus that aligns with our strategic plan while preserving and enhancing wetlands and green lands on the property and making it accessible to the public, especially senior citizens, those that use the senior center as well as Victory Center and youth that are engaged in our youth and family services programs. The Township has had discussions with the former property owners going back over 10 years regarding this property. The most recent discussion started approximately 18 months ago and the Township closed on the property last March. Since that time, we have retained FMG Architects, Inc and Thomas Engineering Group to aid in the design, planning, and annexation of the property. The Township's Department of Emergency Services was established approximately 14 years ago and has operated at the fire barn. Since that time, the department has grown to 25 volunteer members and has over 200 call outs and preplanned events a year. Most of the services of the department include traffic control, scene lighting, decontamination, search and rescue, severe weather spotting, damage assessments and debris removal. The emergency services station that is planned for this property will have 24/7 coverage for immediate response to call outs with additional personnel called back in for medium to large scale events. The emergency services station will have bunkrooms, a training room, communications room, a director's office, equipment room and 12 bays. A full-time director will be based out of the station during normal business hours along with 2 to 3 volunteer members at any given time during the day. Additional members may be present for periodic meetings or training. There are usually 2 volunteers present overnight for immediate response. Additionally, most regularly scheduled training occurs at the facility on Wednesday evenings between 7 pm and 9 pm and periodically on Saturday mornings with approximately 10 to 15 people present. The Township anticipates continuing to lease the fire barn and relocate some of our buses to that location to get them under a roof. The immediate plans are focused on the emergency services station and after that, renovating the main house on the property into headquarters for our department for the facilities maintenance staff and improving the wetlands and making those areas around the ponds accessible to the public and longer term, adding a cemetery. There has been interest in a township cemetery. There is no longer a public cemetery in most of the Township that has available plots. That will be several years out. **Jason Estes, Project Manager, FMG Architects, Inc.**, 4N591 Shadow Way Ln, Elburn came forward and was sworn in. **J. Estes** stated that the existing facility is going to be utilized for the office function. The front porch will be removed and an apparatus bay addition will be added to the building. The addition will match the existing building with a pitched roof and masonry knee wall. It will be a metal-skinned wooden structure to house all of the vehicles and get those under a roof. In addition, there will be restroom facilities,



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decontamination facilities, mechanical space, turn out gear, lockers, and equipment storage. We are looking to blend these facilities together and give them a good response zone so that they can meet their mission statement for the services. **Vince Micek, Project Engineer**, Thomas Engineering Group, 3S483 Barkley Ave, Naperville was sworn in and stated that as part of this project there was quite a bit of permitting required through DuPage County to address all of the environmental and storm water components. As part of that permitting process, we completed a wetland delineation report and identified 3 wetlands on site. The street and facilities on site were designed to make sure that the largest wetland was not impacted directly or indirectly. The second largest wetland is quite a way off from the proposed improvements and there will be no impact on that wetland. The wetland in the far northeast corner will be impacted. It is a low-quality wetland that will be mitigated with a detention basin in the northeast corner that will be planted with wetland plantings and a prairie on the upslope. We also did an inventory of all of the trees. There are approximately 2,000 trees on site. Each tree was inventoried for health and structure as well as species. As part of the improvements, we will remove a lot of the invasive species and preserve and protect native species. There is also a pretty robust landscaping plan to add native species such as oak trees. **M. Cave** we are proposing 3 phases of the project. The first phase is the emergency services station. It will include the building addition, the parking around the building and the driveway into the property from the north. We are providing more parking than is required. Most of the parking for the services station for the volunteers and employees will be south of the building and we will have extra parking to the north to be used for future uses. The building is located approximately 200 feet from the south property line and 100 feet west of Route 59. We are leaving any wooded areas that are not under the construction footprint so that will provide quite a bit of buffering just using the existing vegetation that is there and we are also providing landscaping to the south of the parking lot to provide an additional buffer for the properties to the south. The existing access drive for the Township will be used to enter the site. Those wishing to exit can also use that drive or drive through the entire Township campus and exit to W. Bartlett Road as well. We have prepared a traffic study that has been reviewed and approved by IDOT already. Phase 2 is renovating the main house to provide offices for the facilities and road maintenance department. We will also be sending water and sanitary sewer to the site. Right now, it is septic and well. We are extending water down to Sayer Road. We need to do that in order to loop the water main so that the water system will work correctly. We are also planning to increase the size to make it mesh into the Village's water system better. There will be a turn-around that we will design during phase 2, but there will be no connection to Sayer Road for vehicles. The vehicles will turn around, have parking there, and leave the site to the north. The final phase is the public cemetery in the northwest corner of the site leaving a buffered tree area around the perimeter with walking trails. We will be removing the invasive species and improving the quality of the wetland and bringing the public to them with the walking trails. We are providing extra parking at the emergency services station. The public can use that parking to access the walking trails once they are built. We are also building a sidewalk that will go from the parking lot up to the parking lot for the existing townhall. If there is ever a need for additional parking that area can be used as well. **K. Stone** I do want to clarify the annexation of the property. There are currently 2 parcels that are within the corporate limits of the Village. There is 1 parcel that is unincorporated that they will be annexing. They are proposing to rezone all 3 parcels to the P-1, PUD Zoning District. They are also proposing a Plat of Consolidation to consolidate all 3 parcels into 1 PIN as well as



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dedicate a portion of their property for Sayer Road. Currently, their property line goes into Sayer Road. The property is currently designated as residential on our Future Land Use Map. The petitioner is asking to amend that to municipal and institutional uses. Staff recommends approval of the petitioner's requests subject to the conditions and findings of fact in your staff report. **A. Hopkins** this is a great presentation. Everything was laid out very well. What is the timing of each phase? **M. Cave** we are anticipating starting the first phase this spring. The second phase is 2 to 4 years out. The third phase is 3 to 8 years out. If we are able to get funding for the walking trails those would come in as soon as we can get funding. It is a great opportunity and would provide a great amenity to the area. **M. Hopkins** when will the cemetery portion of the property be cleared of trees? **M. Cave** trees would remain until they are ready to build. We have had preliminary talks about the trees. With previous cemeteries that I have worked on, a designer came in to plot that out. Cemeteries are actually changing. They are not straight up and down rows any more. There is an opportunity to leave trees in and create walking paths where remains would be below trees. There would be no clearing until they are ready to begin. That area has great trees and we have arborists on staff to keep an eye on what we need to clear and what would stay. **M. Hopkins** will there be buildings as part of the cemetery? **M. Cave** no, there will not be buildings. Most likely there would be some columbariums. **M. Hopkins** as these phases progress over time, what will the limitations be on public access to the back property? **J. Barr** this is public property and the intent is to allow the public to access the property unless there is active construction going on in a particular area. **J. Kapadoukakis** I am very familiar with this property and I think the plans are beautiful. Going in and out off of Route 59 is a concern to me for the seniors using the property and people going to the Township for assistance. Is there any way to possibly avoid all of the traffic going out to Route 59? That is a very heavy accident-prone area and it is a very hard crossing to enter. I do have a concern about adding more vehicles coming in and out as well as construction vehicles. **M. Cave** actually, IDOT was very happy that we are removing an entrance. The fewer entrances on their state route, the less opportunity for conflicts. We are requesting from IDOT a temporary construction entrance during construction to remove construction traffic from the township entrance for residents and people that use the townhall and senior center. We are trying to find an opportunity during construction to keep those trucks away. Future use is actually very low impact. Our traffic study looked at peak hours in the morning and evening. During that time, we are really only adding 10 to 20 vehicles accessing the property for the new emergency services station and the office. Those using the walking trails in the future we anticipate will be a lot of the people that are already using the trails on the campus now. The higher peaks will be in the evenings and weekends when there is less traffic coming in and out of the townhall. **J. Kapadoukakis** who is utilizing those trails now? **J. Barr** the senior center and the Victory Center primarily use the trails now. **J. Kapadoukakis** what will you be doing with the connection on Sayer Road? **M. Cave** there will be no connection on Sayer Road. The plat that we provided for Sayer Road has a triangle of property that would be in the best interest of the Township not to own and we need it to go to the Highway Department. **J. Kapadoukakis** where would the people visiting the cemetery exit and enter? **M. Cave** at the time of a burial ceremony there would be vehicles, but it would be very sporadic and they would use the turn-around. Staff would need to approve traffic or extra parking during the design of phase 3.



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

John Valavanis 8N194 Naperville Road, Bartlett stated that Naperville Road connects to Sayer Road and I just saw today for the first time that you are not connecting to Sayer Road. Please update the website because public records show that there is a connection to Sayer Road. I am concerned about the wild animals in the area and how you are going to upset them or relocate them with the plans for this property. You addressed the 2,000 trees there and I am concerned about wildlife protection with the trees that are there. The picture of the service building depicted several lights, which I am assuming would be illuminated at night. That is going to bring distractions to the wildlife as well as our neighbors with lights glaring in our backyards all hours of the night because you are going to want security there. I would like to know what is going to be done to buffer that and make sure that we are not disrupted. Also, the noise factor if it is a maintenance building, what type of noise can we expect to hear? My backyard has a hill with a valley and I can hear the train 3 miles away. Noise coming from this will be intrusive to us. **M. Cave** the lights will be LED lights and will not shine up. They just shine down. There will be no spill over even a little bit past the parking lot. We are 200 feet from the south property line and 100 feet from the east property line so we do not anticipate much light pollution. I discussed the noise with the Township. The emergency services station is used for traffic control and weather spotting. There will not be sirens used. They are maintaining vehicles and there are garage doors to keep that work inside. In terms of the animals and the environmental impact, we have identified some trees that are habitats for different native species. Some of the trees are dead and we are going to keep some dead trees. We are going to remove the invasive species. We are trying to provide a great habitat for the animals that are there. This is a gem in the area and we want to keep it that way. **David Trupiano** 347 Sayer Road, Bartlett stated that the cemetery is my concern. I live on the corner of Sayer Road. My daughter and many kids play in the backyards next to the proposed cemetery. There are wells and my concern is contamination from the wells from seepage from the cemetery. The walking trail is a fantastic amenity, but who is going to use it, the people that work there? We would love to have access to the walking trail where the water line is to give us availability. We do not have a sidewalk down Sayer Road so access to that walking trail would be ideal for us. There is a huge plot of land there. Could you give us a park for the kids? There are kids that cross the street on Sayer Road and that is the most dangerous part. I live on that bend and people go 40 miles an hour around that bend. It is a huge concern for us. A speed bump there with access to get to a park or the walking trails would be a request for us. **M. Cave** in terms of contamination from the cemetery, things will be sealed and we do not anticipate seepage. This is going to be in a future phase. If there are any concerns, we will make sure those are considered during the design. I think a walking trail connected to the neighborhood is a great idea. This schematic is not the final approved site plan for the future phases. We can try to add that. In terms of traffic calming, that would be a separate issue for the Highway Department. Hopefully, we can provide some amenities to the neighborhood as well. **Fred Bapper** 1126 Preserve Trail, Bartlett asked if there would be fencing around the property? **M. Cave** fencing right now is not proposed or required because we are leaving a landscaping buffer around the entire site. **Connor Kewaf** 8N135



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Naperville Road, Bartlett my biggest concern is about contamination from the cemetery. The World Health Organization states that a cemetery should not be closer than 800 feet to a water source. My well is about 320 feet away. The cemetery is the biggest concern for our drinking water. It may take a couple of years for contamination to percolate down to our drinking water. It depends how deep the well is. I just finished drilling my well, which is 225 feet. **M. Cave** as part of phase 3 we can definitely take a look at the ground water. The whole site drains to the wetlands, which is the low spot and that is why they hold water. Usually groundwater flows in the same direction as surface water. Everything is heading south and to the east, south into the center and then to the northeast section. As part of phase 3, we can definitely take a look and make sure that the wells are not drawing down and changing the flow of the groundwater, but just from my experience, things usually tend to flow down. We can get a ground water specialist in and get more information, but in general, if the flow of land is moving in one area, the flow of groundwater is actually in that area as well unless there is hard bedrock or something preventing it from flowing the way it wants to go. This is a schematic for concept and to allow this use. We can address any concerns with phases 2 and 3. **K. Stone** phase 2 and phase 3 would have to come back for final approval so there would be future submittals as part of that. **C. Kewaf** how many burial spots will the cemetery have? Is it really worth having a cemetery at all? **M. Cave** I would request that we continue to keep phase 3 in the voting tonight, but if you would like to, you could add conditions for the design in the future before coming back to the commission.

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

M. Hopkins are future phases of this project going to be submitted for public review later and are we approving the use as part of the PUD? **K. Stone** yes. Right now, the petitioner is requesting approval of the phasing plan, the preliminary overall PUD plan and the Phase 1 Final PUD Plan. **M. Hopkins** specifically for the layout of the paths and proposed layout of the cemetery in that zone, would that be reviewed by the public later? **K. Stone** yes.

A. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#21-13) Hanover Township Campus Extension** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Kapadoukakis, J. Lemberg

Nays: None

The motion carried.



December 17, 2021

Supervisor
Brian P. McGuire
Clerk
Katy Dolan Baumer
Assessor
Thomas S. Smogolski
Trustees
Ailsa "Lee" Beattie
Denise Camacho
Craig Essick
Eugene N. Martinez
Administrator
James C. Barr, MPA

Hon. Kevin Wallace and Bartlett Village Board
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Re: Development Application – Hanover Township Campus Expansion

Dear President Wallace and Village Board:

Hanover Township respectfully resubmits the attached Development Application for an expansion to the Township Campus. The subject site is just less than 18 acres and will be developed in phases.

- o Phase 1: Emergency Services Station in the eastern portion of the site. (2022)
- o Phase 2: Renovation of an existing structure to accommodate Facility and Road Maintenance Administrative offices and construction of utilities to the structure. (Timeline: 2 - 4 years)
- o Phase 3: Township cemetery along the frontage of IL Rt. 59 and walking trails around the existing pond and wetlands. (Timeline: 3 – 8 years)

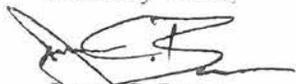
The Development Application includes several items of action.

1. Annexation to the Village of Bartlett.
2. Consolidation of 3 existing parcels into 1.
3. Rezoning of the site from what it will enter the Village at (ER-1) to P-1. New roadways throughout the site will be constructed as needed to serve each phase.
4. Special Use Permit for the future Township cemetery planned along IL Rt. 59, wetlands found on the property, and for 2 principal structures on the site.
5. Site Plans for Phase 1 – Emergency Services Station.

The proposed project area is located in a heavily wooded residential lot that contains 3 identified wetlands. The Township wishes to meet development requirements in addition to improving the quality of the existing wetlands on site. The site will be open to the public where they can both enjoy and learn about the unique habitats on the site.

Enclosed with this letter is the Development Application and all required submittals. We look forward to working with the Village so that we can begin our expansion in the Spring of 2022.

Sincerely Yours,



James C. Barr
Township Administrator



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-13
RECEIVED
DEC 4 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME Hanover Township Campus Expansion

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Hanover Township - James Barr

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Email Address: JBarr@hanover-township.org

Phone Number: 630-837-0301

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Hanover Township

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-0301

OWNER'S SIGNATURE: 

Date: 12/14/21

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexion Text Amendment
- PUD (preliminary) Rezoning ER-1 to P-1
- PUD (final) Special Use for: Wetland, Public Cemetery, PUD (2 principal structures)
- Subdivision (preliminary) Variation: _____
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): Public Use - Emergency Services Station
- 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: 8 S. IL Rt 59

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-403-031, 06-33-401-007 & -008

Zoning: Existing: ER-1 Land Use: Existing: Residential
(Refer to Official Zoning Map)
Proposed: P-1 Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional
(Refer to Future Land Use Map)

Acreage: 17.897

For PUD's and Subdivisions:

No. of Lots/Units: 1
Minimum Lot: Area 779,593 Width 684.33 Depth 1019.00
Average Lot: Area 779,593 Width 684.33 Depth 1019.00

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

Attorney Mr. Michael Airdo, Kopon Airdo Attorneys at Law
111 E. Wacker Drive, Suite 500
Chicago, Illinois 60601-4205

Engineer Thomas Engineering Group, LLC
762 Shoreline Drive, Suite 200
Aurora, Illinois 60504

Other FGM Architects, Inc.
1211 West 22nd Street, Suite 700
Oak Brook, Illinois 60523

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR 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.

The proposed zoning for this property is P-1 - Public Land District. The proposed uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

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

The proposed built environment seeks to maintain the woodland feel of the site as much as possible. The proposed Phase 1 building will be no less than 304 feet from residential property. Buildings in future phases will keep a perimeter buffer from existing residential uses. All off-street parking is at least 212 feet from property lines. Lighting will use dark-sky fixtures to reduce any light pollution. In addition to hundreds of preserved trees, all new landscaping will be compatible with the native species found on site.

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 is the expansion of Hanover Township's existing campus. Phase 1 will include a road from the existing campus to the Emergency Services Station. Future phases will include the connection of the Township's existing campus to Sayer Road. A traffic study has been performed and included in the Development Application submittal.

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

The site plan provides for the safe movement of pedestrians within the site by providing a sidewalk along all roadways within the site. In addition, walking trails are provided within the interior of the site to encourage recreation away from vehicular traffic.

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 proposed development is being constructed within a heavily wooded residential property. The development aims to preserve as much high value vegetation as possible. The perimeter of the site will remain vegetated in order to provide a buffer between the proposed development and adjacent properties.

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

Garbage disposal areas are screened in accordance with standards specified by Village of Bartlett ordinances.

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.

A Planned Unit Development is provided as there are two principal structures proposed for the Township campus. Both buildings are compatible with public uses; an emergency services center and a Township administration office. In addition, public walking trails will be provided for recreational activities.

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 proposed development contains all low-intensity uses within the proposed P-1 zoning. Both proposed buildings will be at least 200 feet from any adjacent property, including residential and non-residential.

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 proposed Planned Unit Development conforms to the regulations and conditions specified in the Village of Bartlett Subdivision Ordinance.

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

The existing use of the site is residential and is shown on the Comprehensive Plan as such. The site is immediately south and adjacent to the Institutional/Public use of Hanover Township's existing campus. In addition, the site is west of other Institutional/Public uses of Maryville Academy and Sunrise Lake Camp. The proposed Public Use is compatible with the adjacent residential uses and consistent with general planning policies.

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 uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

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 PUD is located adjacent to the existing Hanover Township campus and will utilize the existing Township entrance on Rt 59 so that traffic and traffic safety will not be adversely affected. In addition, sidewalks and paths will be included within the campus extension to provide for public recreation opportunities. Finally, all utility and environmental regulations will be met to provide for 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 PUD Hanover Township campus expansion is planned in a way to provide future amenities to the surrounding area and will not be detrimental to it. The existing wetlands found on the site will be preserved and improved. In addition, walking paths will provide access to the natural environs to all residents. Proposed buildings and uses within the site will be set back, far from existing adjacent residences, and much of the wooded areas will remain to provide a natural buffer to said residences.

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

The proposed development is a public use and no impact donations are anticipated.

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

The plans provide for water and sanitary sewer extensions and services to meet the needs of the planned uses of the site. In addition, storm sewers and stormwater detention are provided for, as well as, the protection of the existing wetlands on site.

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.

All proposed uses within the site are very low traffic generators. As such, adequate parking is provided for all proposed uses. A traffic study has been provided to the Village of Bartlett and IDOT which shows no adverse affects on traffic congestion or hazards on public streets.

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 site will contain 2 buildings and a public cemetery over almost 18 acres. There is ample site area to provide for these uses and all accessory uses, such as ingress/egress and parking.

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

The first phase of the Planned Development is the addition of an Emergency Services Center onto an existing structure on the site. This is planned for Spring 2022. The second phase will rehabilitate another existing structure on site. Hanover Township is committed to completing the PUD and keeping the site maintained.

FINDINGS OF FACT FOR SPECIAL USES

Wetlands

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.

High Quality wetlands have been identified on site. In accordance with the Bartlett Stormwater Ordinance, and subsequently the DuPage County Stormwater Ordinance, any impacts to the wetlands have been mitigated and a monitoring and maintenance plan is provided.

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.

Preserving and mitigating impacts to the wetlands will enhance the ecological well-being of the surrounding area. Walking paths are planned around the wetland buffers that will provide an opportunity for residents to experience the wetlands.

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 existing wetlands on site will conform to the regulations and conditions specified in this Title.

FINDINGS OF FACT FOR SPECIAL USES

Cemetery

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.

Hanover Township is interested in developing a public cemetery on that portion of the site along Route 59. Currently, there is a lack of availability for residents interested in a burial at a publicly owned cemetery. The Villages of Streamwood and Hanover Park do not have a public cemetery, the Village of Bartlett cemetery no longer has any remaining plots, and the City of Elgin cemetery is located on the very far west portion of the Township, which may not be of interest to the majority of Township residents. The cemetery will provide both traditional plots and cremation walls. Timeline: 3-8 yrs.

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 requested special use, a public cemetery, is a low impact use that is not detrimental to the health, safety, or welfare of the public. The proposed cemetery will be located along the frontage of Rt 59 and will not be immediately adjacent to existing residential uses.

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 proposed public cemetery will conform to the regulations and conditions specified in this Title.

FINDINGS OF FACT FOR SPECIAL USES

2 Structures

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 existing property currently contains two structures, often referred to as the main house and the guest house. The proposed development adds two vacant parcels to the parcel containing the two houses. In keeping both structures on one parcel, Hanover Township can provide connections to both and maintain both in an efficient manner.

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.

As stated previously, the existing property currently contains two structures and the proposed site keeps those structures in the same location; expanding the guest house to add the Emergency Services Center. The buildings will remain more than 200 feet from any adjacent residential use and will not be detrimental to those in the vicinity.

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 location of the 2 buildings and all appurtenances to them will conform to the regulations and conditions specified in this Title.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:  _____

PRINT NAME: Mr. James Barr _____

DATE: 12/14/21 _____

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

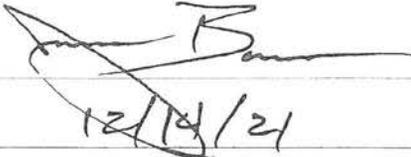
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Hanover Township, attn: Mr. James Barr _____

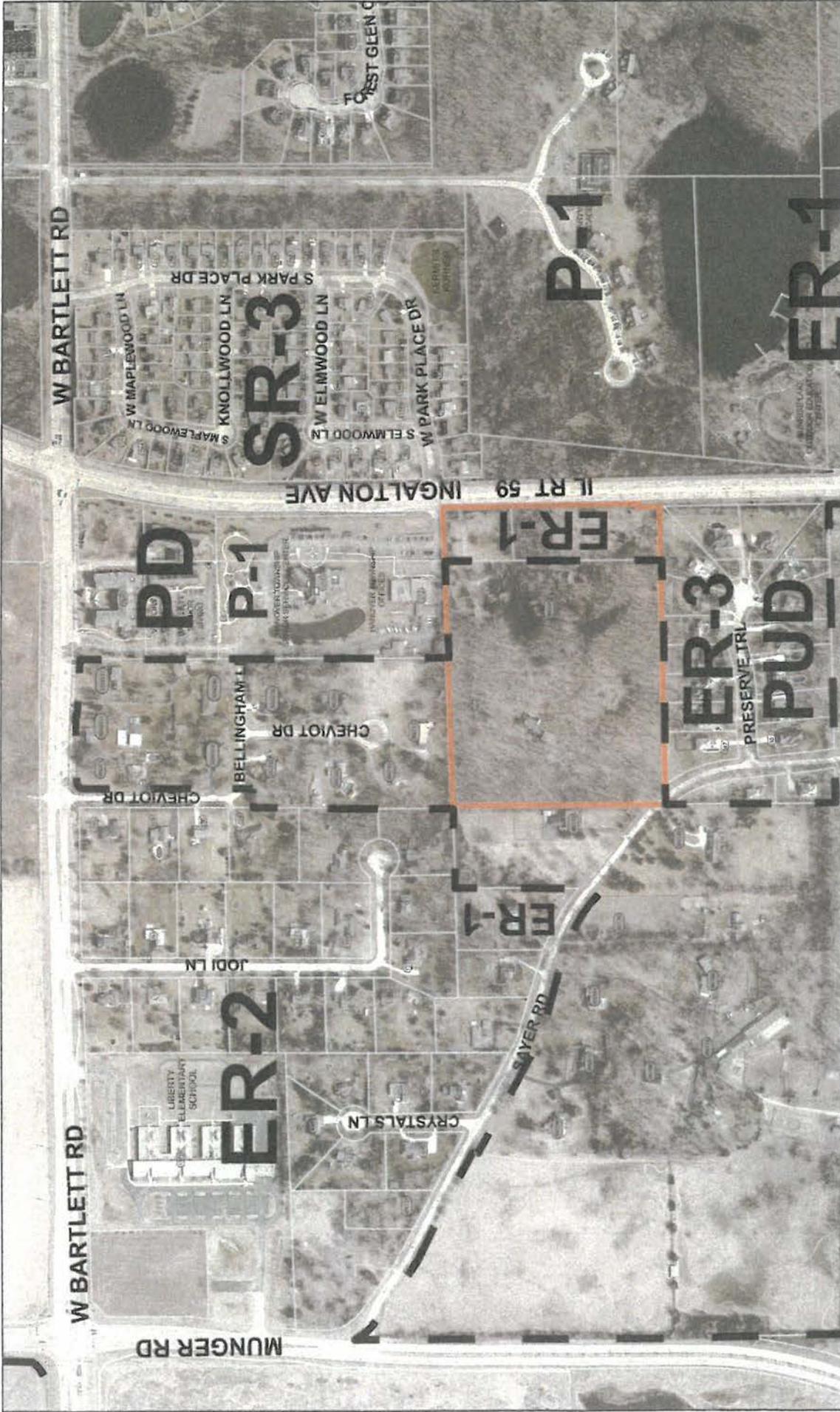
ADDRESS: 250 Illinois Route 59 _____
Bartlett, IL 60103 _____

PHONE NUMBER: 630-837-0301 _____

EMAIL: JBarr@hanover-township.org _____

SIGNATURE:  _____

DATE: 12/14/21 _____



ZONING/LOCATION MAP

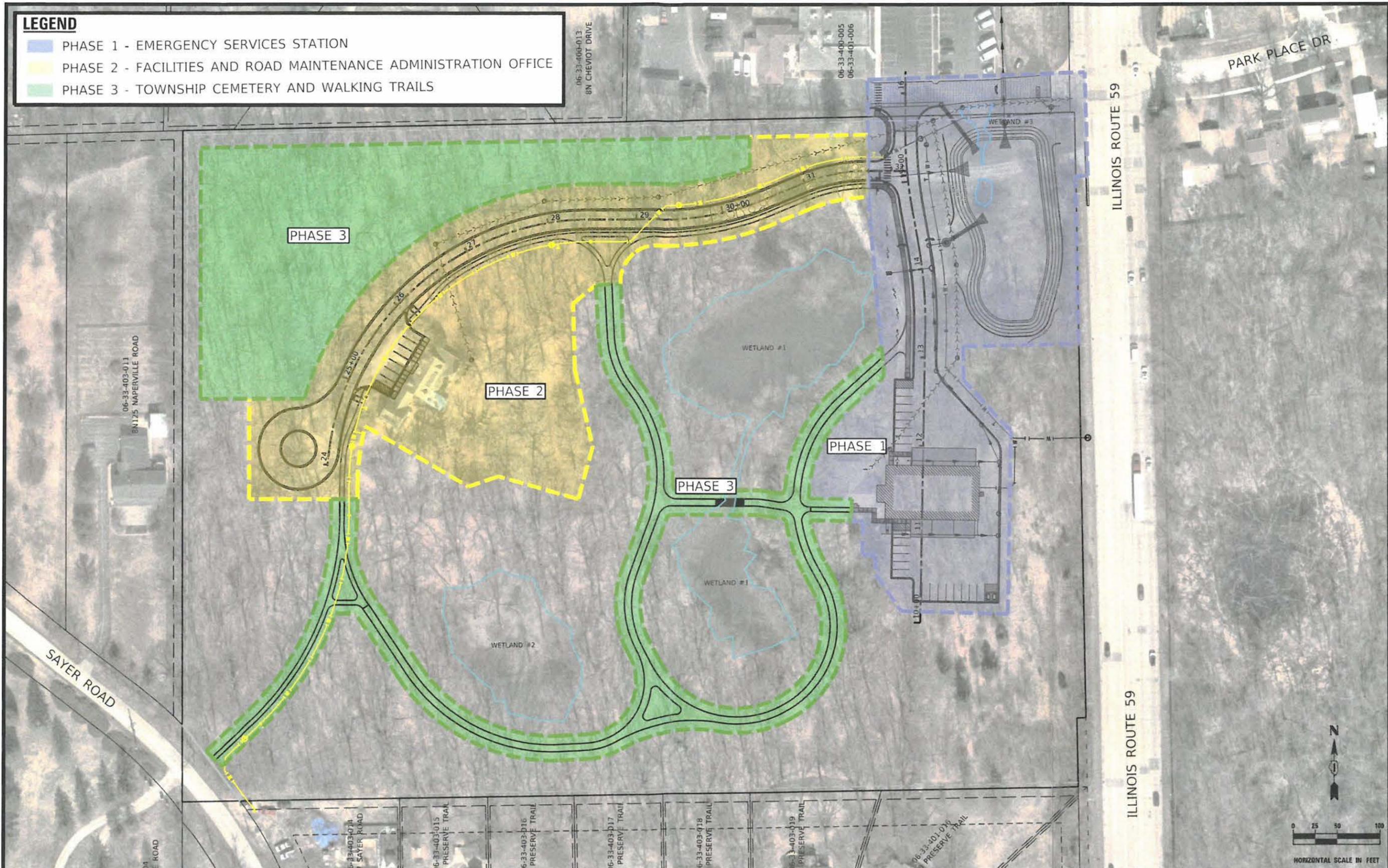
2021-13 Hanover Township
Campus Expansion

2022



LEGEND

- PHASE 1 - EMERGENCY SERVICES STATION
- PHASE 2 - FACILITIES AND ROAD MAINTENANCE ADMINISTRATION OFFICE
- PHASE 3 - TOWNSHIP CEMETERY AND WALKING TRAILS



DRAWN BY **VJM** DATE **03/01/22**
 CHECKED BY **MEC** SCALE **1" = 50'**

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/17/21	RESUBMITTAL #1
3	01/24/22	RESUBMITTAL #2

thomas
 engineering group
 service of the highest grade

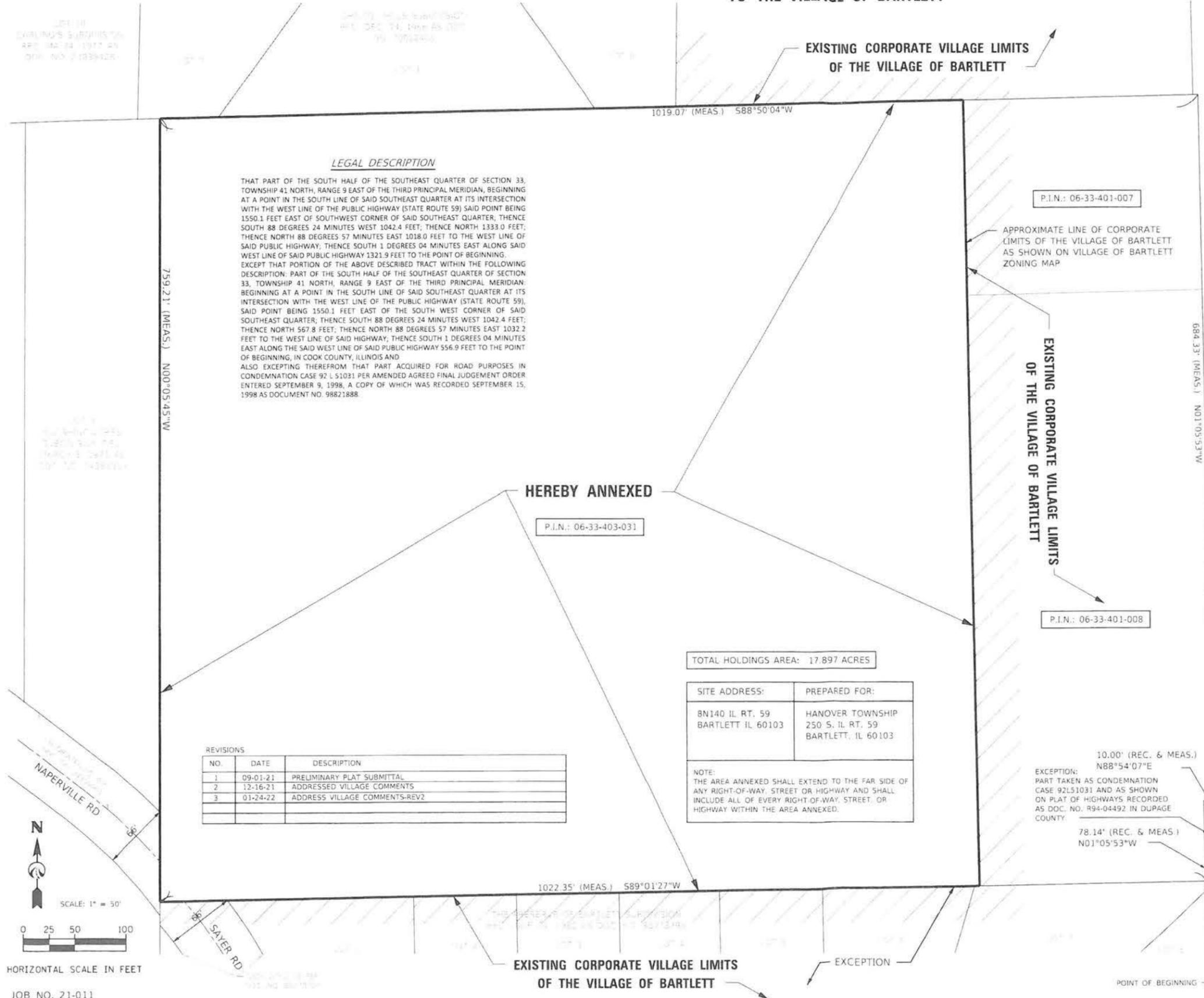
thomas engineering group, llc
 2625 butterfield road
 suite 209w
 oak brook, il 60523
 phone: 855-533-1700

WILLIAM TIKNIS
 CAMPUS EXPANSION

PHASING PLAN AND
PRELIMINARY OVERALL PUD PLAN

DRAWING NO.
1

PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT



LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY, THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY, THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

HEREBY ANNEXED

P.I.N.: 06-33-403-031

TOTAL HOLDINGS AREA: 17.897 ACRES

SITE ADDRESS:		PREPARED FOR:	
BN140 IL RT. 59 BARTLETT IL 60103		HANOVER TOWNSHIP 250 S. IL RT. 59 BARTLETT, IL 60103	
NOTE: THE AREA ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY RIGHT-OF-WAY, STREET OR HIGHWAY AND SHALL INCLUDE ALL OF EVERY RIGHT-OF-WAY, STREET, OR HIGHWAY WITHIN THE AREA ANNEXED.			

NO.	DATE	DESCRIPTION
1	09-01-21	PRELIMINARY PLAT SUBMITTAL
2	12-16-21	ADDRESSED VILLAGE COMMENTS
3	01-24-22	ADDRESS VILLAGE COMMENTS-REV2

P.I.N.: 06-33-401-007

APPROXIMATE LINE OF CORPORATE LIMITS OF THE VILLAGE OF BARTLETT AS SHOWN ON VILLAGE OF BARTLETT ZONING MAP

EXISTING CORPORATE VILLAGE LIMITS OF THE VILLAGE OF BARTLETT

P.I.N.: 06-33-401-008

10.00' (REC. & MEAS.)
N88°54'07"E

EXCEPTION:
PART TAKEN AS CONDEMNATION CASE 92L51031 AND AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOC. NO. R94-04492 IN DUPAGE COUNTY

78.14' (REC. & MEAS.)
N01°05'53"W

EXCEPTION

EXISTING CORPORATE VILLAGE LIMITS OF THE VILLAGE OF BARTLETT

POINT OF BEGINNING

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS INDICATED THEREON. FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS _____ DAY OF _____ 2022

BY: _____

ATTEST:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) _____ SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S). GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC

ANNEXATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY ANNEXED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES.

ILLINOIS BY ORDINANCE NO. _____ APPROVED ON _____

DATED AT BARTLETT, ILLINOIS THIS _____ DAY OF _____ 2022.

VILLAGE PRESIDENT

ATTEST: _____

VILLAGE CLERK

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS _____ DAY OF _____ 2022 AT _____ O'CLOCK _____ M. AND

RECORDED IN MAP BOOK _____ PAGE _____ AS DOCUMENT NO. _____

BY: _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

WE, THOMAS ENGINEERING GROUP, LLC DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF ANNEXATION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS, DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

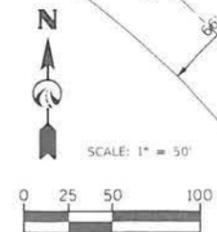
DATED THIS _____ 24TH DAY OF _____ JANUARY _____ 2022.

FOR REVIEW

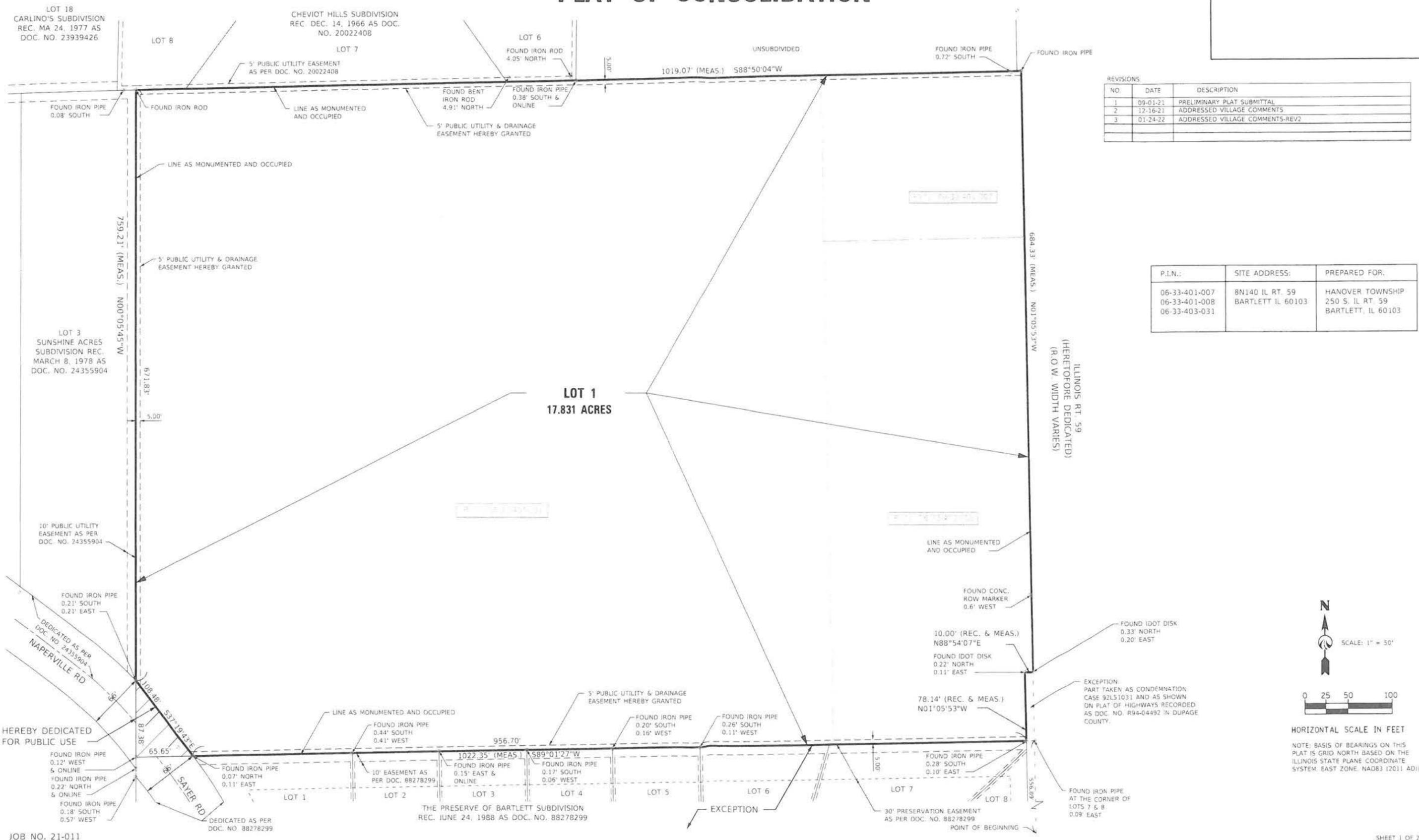
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
LICENSE EXPIRES: NOVEMBER 30, 2022

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183

ILLINOIS RT. 59
(R.O.W. WIDTH VARIES)

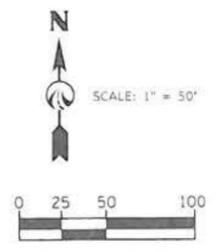


WILLIAM TIKNIS CAMPUS EXPANSION PLAT OF CONSOLIDATION



REVISIONS		
NO.	DATE	DESCRIPTION
1	09-01-21	PRELIMINARY PLAT SUBMITTAL
2	12-16-21	ADDRESSED VILLAGE COMMENTS
3	01-24-22	ADDRESSED VILLAGE COMMENTS-REV2

P.I.N.:	SITE ADDRESS:	PREPARED FOR:
06-33-401-007	8N140 IL RT. 59	HANOVER TOWNSHIP
06-33-401-008	BARTLETT IL 60103	250 S. IL RT. 59
06-33-403-031		BARTLETT, IL 60103



HORIZONTAL SCALE IN FEET

NOTE: BASIS OF BEARINGS ON THIS PLAT IS GRID NORTH BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJ)

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, 20____.

OWNER(S): _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
SEAL
MY COMMISSION EXPIRES: _____

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS THIS _____ DAY OF _____, 20____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: _____ DATED _____

LAST REVISED _____ PREPARED BY: _____

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT, DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER DATE _____

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY.

PURSUANT TO 765 ILCS 205/2, HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY ENGINEER

VILLAGE OF BARTLETT
PUBLIC UTILITY EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING; WATERMANS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO: MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED TO THE VILLAGE OF BARTLETT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. AND RECORDED IN MAP BOOK _____, PAGE _____, AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821808.

CONTAINING 17.897 ACRES MORE OR LESS.

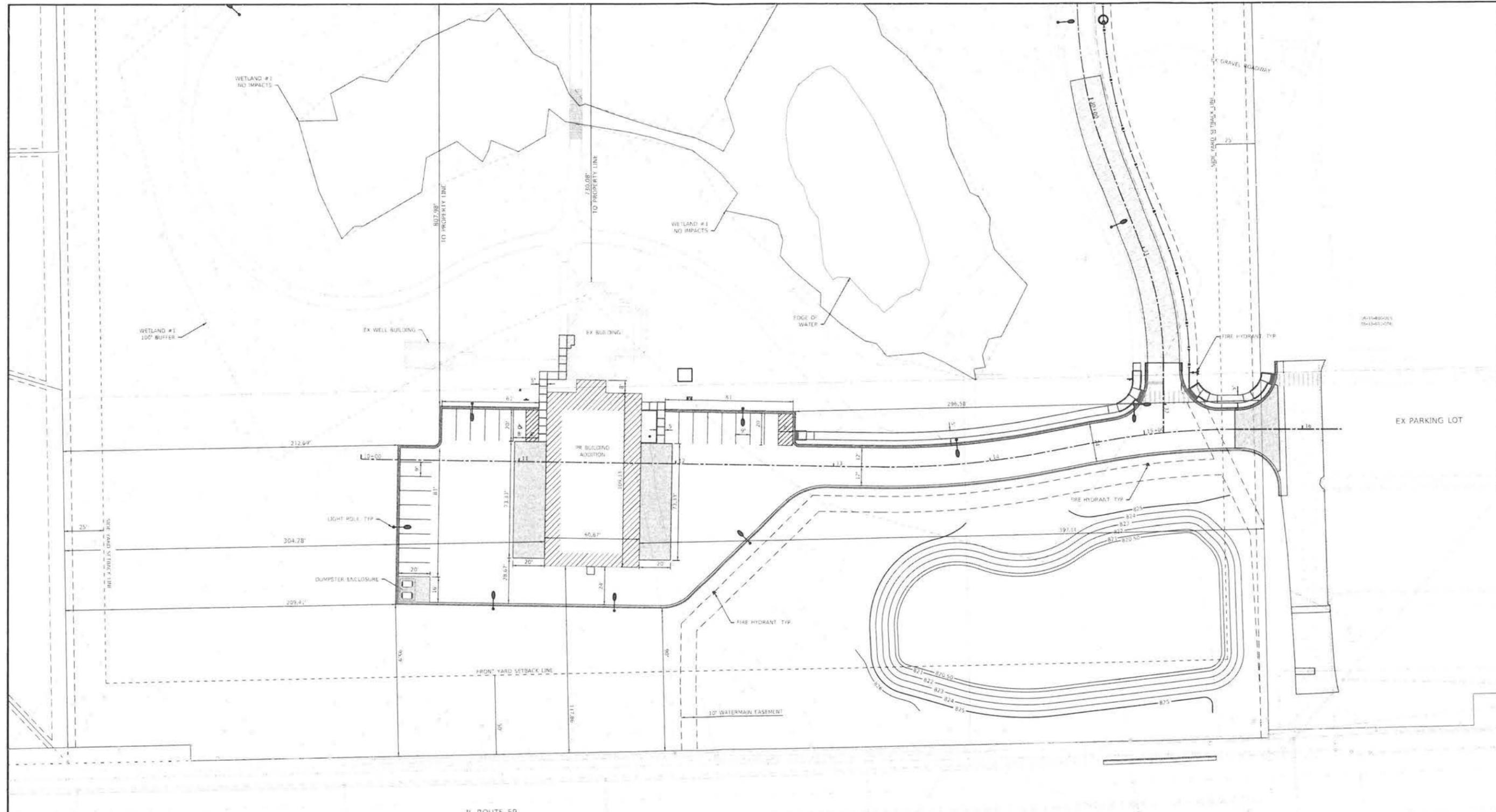
I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION, DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1703(C0305), EFFECTIVE DATE AUGUST 19, 2008.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

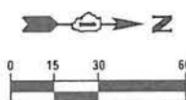
FOR REVIEW

THOMAS ENGINEERING GROUP, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
LICENSE EXPIRES: NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183



SITE DATA TABLE

OVERALL LOT SIZE	17.898 AC
BUILDING SQUARE FOOTAGE FOR PHASE 1	2,300 SF (EXISTING) AND 6,700 SF (PROPOSED)
USABLE FLOOR AREA	3,800 SF
REQUIRED NUMBER OF PARKING SPACES	3,800 SF / 275 SF PER SPACE = 14 SPACES
PROVIDED NUMBER OF PARKING SPACES	22 SPACES



HORIZONTAL SCALE IN FEET

DRAWN BY	VJM	DATE	03/01/22
CHECKED BY	MEC	SCALE	1" = 30'

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/12/21	RESUBMITTAL #1
3	01/24/22	RESUBMITTAL #2



thomas engineering group, llc
 2625 butterfield road
 suite 209w
 oak brook, il 60523
 phone: 855-533-1700

**WILLIAM TIKNIS
 CAMPUS EXPANSION**

PHASE 1 FINAL SITE / PUD PLAN

DRAWING NO.

C21.0

EMERGENCY SERVICES STATION

250 S. IL ROUTE 59 BARTLETT, ILLINOIS 60103



COLOR RENDERING

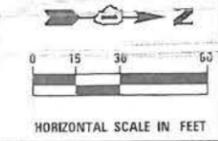
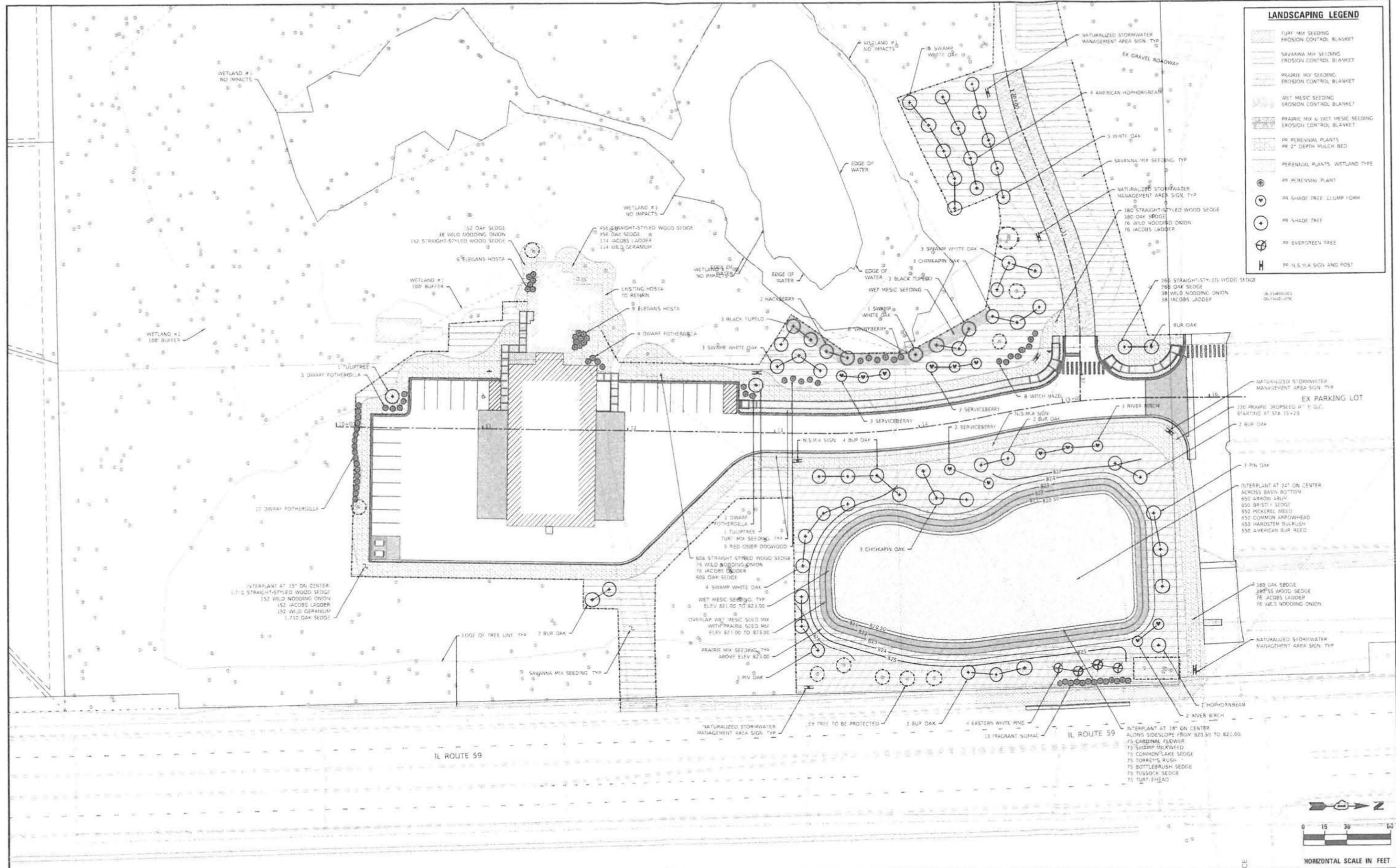
HANOVER TOWNSHIP
Job No. 21-3142.01

Published 12/06/21
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fgma

LANDSCAPING LEGEND

- TURF MIX SEEDING
- EROSION CONTROL BLANKET
- SAVANNA MIX SEEDING
- PRAIRIE MIX SEEDING
- WET MESIC SEEDING
- PRAIRIE MIX & WET MESIC SEEDING
- PERENNIAL PLANTS
- PERENNIAL PLANTS WETLAND TYPE
- PR PERENNIAL PLANT
- PR SHADE TREE CLUMP FORM
- PR SHADE TREE
- PR EVERGREEN TREE
- PR N.S.M.A. SIGN AND POST



DRAWN BY	VJM	DATE	01/24/22
CHECKED BY	MEC	SCALE	1' = 30'

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/12/21	RESUBMITTAL #1
3	01/24/22	RESUBMITTAL #2

thomas
engineering group
service of the highest grade

thomas engineering group, llc
2625 butterfield road
suite 209w
oak brook, il 60523
phone: 855-533-1700

WILLIAM TIKNIS
CAMPUS EXPANSION

PHASE 1 LANDSCAPING PLAN

DRAWING NO
C22.0



Agenda Item Executive Summary

Item Name	Grasslands Final Subdivision/PUD Plat and Final PUD Plan - Phase 1	Committee or Board	Committee
-----------	--	--------------------	-----------

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioners are requesting approval of the **Final Subdivision/PUD Plat** and **Final PUD Plan** for Phase 1 of the Grasslands Subdivision.

The Final Subdivision and Final PUD Plan identify three (3) PODs or neighborhoods proposed for residential development containing a total of 231 dwelling units. POD 1 would consist of 81 single-family homes, POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes.

The northwest corner of Route 59 and W. Bartlett Road (lot 197), is designated for commercial uses and will be developed in the future during Phase 3.

The Final Subdivision/PUD Plat and the Final PUD Plan for Phase 1 are in substantial compliance with the Preliminary Subdivision/PUD Plat, dated March 20, 2021, last revised June 21, 2021 and the Preliminary PUD Plan for Phase 1, dated January 29, 2021, last revised June 25, 2021.

The **Plan Commission** reviewed the petitioner's requests and **recommended approval** at their meeting on March 10, 2022.

ATTACHMENTS (PLEASE LIST)

PDS memo, minutes of the March 10, 2022 Plan Commission meeting, applicant cover letter, application, location map, final PUD plan, final plat of subdivision/PUD, final landscape plan, approved elevations

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:	03.16.2022
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PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

22-20

DATE: March 15, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#21-12) Grasslands Final Subdivision/PUD Plat and Final PUD Plan - Phase 1**

PETITIONER

Chris Naatz and Dan Olsem on behalf of Bartlett 59 LLC

SUBJECT SITE

Rt. 59 and West Bartlett Road

REQUEST

**Final Subdivision/PUD Plat
Final PUD Plan (Phase 1)**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Residential/ Commercial	PD
North	Vacant/wetlands	Attached Residential (Medium Density)	PD
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

BACKGROUND

Ordinance #2021-68 approved the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett for the Grasslands Subdivision.

Ordinance #2021-69 approved the rezoning of the property to the PD (Planned Development) Zoning District, the preliminary subdivision plat/preliminary PUD plan,

granted special use permits for a planned unit development and wetlands and amended the future land use plan to develop the Grasslands Subdivision. The property was proposed to be developed in three (3) phases.

DISCUSSION

1. The petitioners are requesting approval of the **Final Subdivision/PUD Plat** and **Final PUD Plan** for Phase 1 of the Grasslands Subdivision.
2. The Final Subdivision Plat and Final PUD Plan identify three (3) PODs or neighborhoods proposed for residential development containing a total of 231 dwelling units. POD 1 would consist of 81 single-family homes, POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes.
3. The plan identifies full access curb cuts on West Bartlett Road (across from Cheviot Drive) and on Naperville Road. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways.
4. The 10-foot wide bike path will be extended along the east side of Naperville Road to the railroad crossing as part of Phase 1. *(Per the development agreement, the bike path railroad crossing and the path north of the crossing would be constructed as part of Phase 2.)*
5. 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 the intersection improvements.
6. Lot 189 contains a 10-ft wide bike path, detention basin, wetlands and floodplain. Lot 190 (2.84 acres) contains a retention pond and lot 199 consists of a wetland detention basin between lots 156-160 and the railroad.
7. A 9 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lots 191 and 195 to screen the residences from W. Bartlett Road in accordance with the West Bartlett Road Corridor Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, ornamental trees and shrubs.
8. Lots 198 and 201 will be dedicated to the Bartlett Park District. Eight (8) parallel parking spaces will be installed within the parkway to provide parking for the west park site.
9. 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. *(Per the development agreement, the owner or developer shall submit engineering plans for the underpass within six months of final plat approval for Phase 1. If the owner does not obtain the necessary easements, permits and authority to construct the underpass within 5 years, the owner shall instead install a 5-foot wide sidewalk on the north side of West Bartlett Road, east of Route 59 in lieu of the underpass and bike path on lot 201.)*

10. Lot 197, located at the northwest corner of Route 59 and W. Bartlett Road, will be developed in the future during Phase 3 and is designated for commercial uses. A final PUD plan submittal, including floor plans and building elevations, would be required before the lot could be developed.
11. The elevations approved as part of the Planned Development Agreement and the Preliminary PUD are attached for your reference. *The elevations submitted by a subsequent developer must be determined to be substantially similar to the approved elevations, as determined by the Building and Code Enforcement Manager, or amendments to the development agreement, Preliminary PUD Plan Approval Ordinance and Final PUD Plan Approval Ordinances would be required.*
12. The final landscape plans, final engineering plans and stormwater report for Phase 1 are currently being reviewed. Staff has requested cost estimates and details for the proposed boardwalk, pedestrian bridge and grading for the sidewalk to be located on West Bartlett Road.
13. The petitioner has submitted a revised traffic study which was reviewed by the Village's traffic consultant who generally concurred with the findings in the study.
14. The Final Subdivision/PUD Plat and the Final PUD Plan for Phase 1 are in substantial compliance with the Preliminary Subdivision/PUD Plat, dated March 20, 2021, last revised June 21, 2021 and the Preliminary PUD Plan for Phase 1, dated January 29, 2021, last revised June 25, 2021.

RECOMMENDATION

1. The Staff recommends approval of the petitioner's requests for a Final Subdivision/PUD Plat and Final PUD Plan for Phase 1 subject to the following conditions and Findings of Fact:
 - a. Village Engineer approval of the Final Engineering Plans, including cross-

- sections of the bike path and details of the boardwalk and stream-crossing bridge;
- b. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village Board;
 - c. Staff approval of the Final Landscape Plans;
 - d. An updated 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;
 - e. 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;
 - f. Village approval of the wetland mitigation;
 - g. Documentation of payment for the wetland mitigation costs for compensatory wetland mitigation credit from a regional wetland mitigation bank;
 - h. All construction traffic shall exit the site southbound on Naperville Road and appropriate signage installed;
 - i. Approval from the Cook County Division of Transportation for the curb cuts along W. Bartlett Road and Naperville Road;
 - j. A Special Service Area shall be established prior to the issuance of a residential building permit;
 - k. Proposed CCR's shall be reviewed and approved by the Village Attorney prior to the recording of the final plat of subdivision/PUD for Phase 1;
 - l. The elevations submitted by a subsequent developer must be determined to be substantially similar to the approved elevations, as determined by the Building and Code Enforcement Manager;
 - m. A 10-ft. wide bike path shall be installed along the east side of Naperville Road in accordance with the Development Agreement,
 - n. A 10-ft. wide bike path shall be installed on lots 189, 198 and 201 in accordance with the Final PUD Plan;
 - o. Park District approval of the required park donations and the bike path alignment within the park sites;
 - p. 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;
 - q. Compliance with the satisfaction of the terms and conditions of the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett;
 - r. Findings of Fact (Final PUD Plan):
 - i. That the proposed single-family, duplex, townhome, and open space are permitted uses in the PD Zoning District;
 - 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 in accordance with the Bartlett Donation Ordinance as set forth in Title 11, Chapter 10 of the Bartlett Municipal Code;
- v. The Final PUD Plan will provide adequate utilities, drainage and other necessary facilities;
- vi. The Final PUD Plan provides adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
- vii. The Final PUD 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. The Developer shall be required to provide reasonable assurance that, if authorized, the Planned Unit Development will be completed according to schedule and adequately maintained.

2. The **Plan Commission** reviewed the petitioner's requests and recommended **approval** at their meeting on March 10, 2022.
3. Minutes from the Plan Commission meeting and additional background information are attached for your review and consideration.



Village of Bartlett
Plan Commission Minutes
March 10, 2022

**(#21-12) Grasslands Subdivision
Final Subdivision/PUD Plat and Phase1 Final PUD Plan**

K. Stone last year, the Plan Commission reviewed a preliminary Plat of Subdivision and a Preliminary PUD Plan for the Grasslands Subdivision. There was a development agreement that was also approved by the Village Board at that time. The property was to be developed in 3 phases and the petitioner has returned for Final Plat and Final PUD Plan for phase 1. If you recall, there are 3 PODs proposed. There are a total of 231 dwelling units. The traditional single-family POD has 81 traditional single-family homes. There are 60 active-adult range homes and 90 active-adult duplexes. The plan identifies a curb cut on W. Bartlett Road as well as on Naperville Road. There is a bike path system that goes throughout the property. It comes down through a park site that will be dedicated to the Park District. The petitioner is also proposing a bike path that would go underneath Route 59 and come down on the east side of Route 59. The petitioner is installing a sidewalk along the north side of W. Bartlett Road that will connect to the future intersection improvements at Route 59 and W. Bartlett Road. There is a 9' tall berm along W. Bartlett Road and Naperville Road that is heavily landscaped. Lot 197 is shown on the Plat of Subdivision to create the lot; however, that will be a future phase 3 for commercial development. The petitioner submitted a revised traffic study, which was reviewed by the Village's Traffic Consultant who concurred with the findings in the traffic study. The Final PUD Plat and Final PUD Plan for phase 1 are in substantial compliance with the preliminary plat dated March 20, 2021, last revised March 21, 2021 and the Preliminary PUD Plan dated January 29, 2021, last revised January June 25, 2021. Staff recommends approval of the petitioner's requests subject to the findings of fact and conditions in your staff report. **J. Lemberg** has anyone from staff looked at the passageway under Route 59 by the railroad tracks? **K. Stone** we have seen what it looks like. That is something we will work on in the future. We are going to apply for grants because we do know that there are grading concerns there. **J. Lemberg** is there going to be enough room to put a path next to the railroad tracks? **K. Stone** yes, there is enough room next to the right-of-way. **J. Lemberg** on phase 1 you only show 1 track, but there are 2 tracks there and the path will be less than 10 feet from the tracks. **K. Stone** if you recall, when this came through preliminarily, we showed an exhibit of how they handled the bike path on Route 59 that goes under Lake Street that is cut into the wall to make room for a bike path. They would be doing something similar what you see when you drive on Route 59 under Lake Street. They modified the wall to make room for a bike path. **J. Lemberg** are they going to cut the concrete wall to put in the path? **K. Stone** yes. **J. Lemberg** what kind of safety barricades will be on the northern part where the tracks are? **K. Stone** that will be done when the petitioner submits engineering plans for that portion of the bike path. **J. Lemberg** would you let your kids go underneath that bridge when there is a train there going 40 miles an hour? **K. Stone** there will be safety considerations looked at when the bike path is designed. **J. Lemberg** that is a disaster waiting to happen. Who is going to maintain that? Is the police department going to go down there and put up a camera or something to watch for safety? When somebody finds out that people are going underneath there, in today's world, somebody is going to get stopped. That is not a good safety plan to be thinking about putting a walkway underneath that bridge so far away from civilization. **R. Grill** when the engineering comes in we will have a much better handle on it. There is no way the Village is going to build something that is not safe. We are going to apply for grants. We will not receive grants if it is not safe. There is about 20 feet of property on that narrow strip and it is possible. We will ensure that it is going to be safe. **J. Lemberg** is that possible? Would the petitioner like to add anything? **D. Olsem** we had a lot of



Village of Bartlett
Plan Commission Minutes
March 10, 2022

discussions with staff and with counsel about bike paths and how to get pedestrians safely across Route 59. A bridge over Route 59 is not practical because of grading issues, space limitations, and costs. We proposed a crossing underneath Route 59 that is similar to the crossing just to the north at Lake Street. The development agreement requires that we design and submit a plan to the Village for approval within 6 months of Final Plat approval. That is our obligation and we will be doing that. Part of that plan will be safety considerations. The path will be on the opposite side of the piers that are there now. There will be fencing along that and once it gets beyond that where it goes through a wetland area we are proposing a boardwalk-type pathway through that area with rails on the sides. That will deter pedestrians from leaving the path and going onto the railroad tracks. We think it will be approved. It will need the approval of the Village, IDOT, and the railroad. We think it can be designed safely. We are confident that when we submit our plan, which will go out to numerous agencies including the Village, they will make sure that it is safe. **J. Lemberg** is that path taking any easement from the railroad? **D. Olsem** it is 20 feet wide and the path is 10 feet wide. We do not need grading if it is a boardwalk. We only need 10 feet. It would sit on piers. There are numerous areas like that on the Fox River Trail. We do not need additional grading beyond the boardwalk at that point. **J. Lemberg** is it okay to take away part of the embankment that holds the bridge up? **D. Olsem** yes, it can be done. It was done just to the north. We have met with IDOT. They have not committed to our plan yet because they have not seen our plan yet, but they were not opposed to the plan because they have done it before. Obviously, any structural integrity issues will be addressed and we will accommodate any concerns that IDOT has. **J. Kapadoukakis** will the playground back up to the railroad tracks? **D. Olsem** there are 2 parcels that we have proposed to deed to the Park District. They are very interested in those parcels. The Park District has requested that we clear the areas and they made it clear that they will determine what their needs are for this area and will construct that. I suspect there will be at least a playground and ball fields there. **J. Kapadoukakis** what would prevent a child from wondering into the area where the train tracks are? Will there be something there to deter that? **D. Olsem** that will be a decision that the Park District will make. It depends on what they are programming. It is uphill where the fields are and a significant distance away from the railroad tracks, but as far as any protection or fencing, the Park District will have to make the decision. **J. Kapadoukakis** will the proposed commercial area have access through the subdivision off of W. Bartlett Road or will that access be off of Route 59? **D. Olsem** Cook County owns W. Bartlett Road so we will be getting an access permit from them. We are confident that we can get that access permit. That will be a full access point. We do have a connection into the neighborhood to keep traffic off the road as much as possible for our residents so they do not have to enter W. Bartlett Road and create traffic to go to the commercial property. We have proposed to IDOT a right in/right out. We cannot get full access off of Route 59 into the commercial property, but IDOT cannot commit until we submit a plan, but we are not at the point where we would submit a plan because we do not have a user. **A. Hopkins** Grassland Way has a median in the center. I am concerned that if a car breaks down there can other cars and emergency vehicles get through? Is there enough space? **D. Olsem** if there is a car that breaks down, if there is an accident the median actually provides protection so that the whole passageway is not blocked. **A. Hopkins** my concern is that there is not enough room if a car is broken down and you have to block off the other side of the road. Maybe there just should not be a median there. How much retail space is there? **D. Olsem** that is not part of our petition tonight. I believe it is 6 acres. We did expand it at the request of the Mayor and staff. **A. Hopkins** it does look bigger than last time, which I like. Will there be access in that subdivision to get into the commercial space or will there



Village of Bartlett
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only be access from W. Bartlett Road? **D. Olsem** you can see where it connects. That was a request from staff as well, which was actually a good one. We talked to our traffic consultant about this as well and they agreed it does help. **A. Hopkins** I think it is important. **J. Kallas** what type of fence will be used along W. Bartlett Road? **D. Olsem** the fence will be board-on-board. **J. Kallas** wrong. When you drive down Route 59 any places that have board-on-board fences look like hell. It just does not work. You need to put up brick panels along that whole road. At least you are cutting down the noise that is going in and the brick panel will stay there for a long time rather than the board-on-board fence. **D. Olsem** I can appreciate that. We build a lot of fences and deal with a lot of fences. It seems like everybody has a different idea about what a proper fence is. A brick panel fence would be cost prohibitive for us. **J. Kallas** when you drive down Route 59 any place that has wood fencing, its deplorable. It is falling down. People put sticks up to hold it. This is ridiculous. **D. Olsem** I share your concern. I see it too and the example I always give is Schaumburg Road on the north side there are 10 different types of wooden fences along that area and they are not maintained, but the difference here is that this is on HOA property and will be maintained by an HOA. It looks bad if you do not maintain it and that is what the HOA is for. The problem you run into is with individual homeowners that do not maintain their fences. In this case, I think you would be pleasantly surprised and if you look at the landscape plans, it is very heavily landscaped. I think you are going to be looking at landscaping and not fencing, which is our goal, but I do appreciate your point. **R. Grill** we did put in the condition that the wood fence would have to have the steel posts. **J. Kallas** whether you have steels posts or not, the wood deteriorates and it really looks like hell. Any place that has a wooden fence, it is falling apart. **R. Grill** staff can enforce a fence falling down. That is what code enforcement does. We can contact the HOA and stay on them about that. That is part of our job. **J. Kallas** I still think a stone wall would look a lot better than a board-on-board fence even if it has steel posts. **J. Kapadoukakis** I do think this property is going to be beautiful and an asset to the community. I do hope that you will take care of that fence. I think the housing values in that neighborhood are going to demand that anyway, but with the commercial property on Route 59, I do just want it to be on the record that is a very dangerous intersection. **D. Olsem** that is not part of our petition tonight. We will be back before you for the Final PUD for Phase 3 and IDOT will scrutinize our plans as well as the Village and Cook County. There will be a different traffic report regarding that. IDOT is aware that this is a broken intersection and has been for a long time. IDOT does have plans and I believe they have the funding to make the improvements to W. Bartlett Road and Route 59, which would create a big intersection with 2 turn lanes in every direction, right turn lanes, and dual left turn lanes. That will have a huge impact on the safety of that intersection and the flow of traffic. Right in/right outs take traffic off the road before the intersection and that helps. **M. Hopkins** who will maintain the naturalized areas with the stormwater area and the wetlands? **D. Olsem** the HOA would do that. We have found that it is best to do a prescribed mow and to spot herbicide invasive weeds after it has been planted and there is some growth. That is the intent. It would be the HOA's responsibility. There is also a SSA in place, which gives the Village the authority to enforce that. **M. Hopkins** I want to commend the landscape planner and beautiful nature of the boulevard with the berm and the layout. It is creative and interesting. It is filled with public spaces and public paths. There has been a lot of care taken on this site plan and it will be a gorgeous community. **D. Olsem** thank you for that. **M. Hopkins** the staff report says the exhibits are substantially similar to what was presented last time. Beside the retail area, what else was changed? **D. Olsem** the retail area actually was changed very late in the process. At the Mayor's request, we made the change to the retail. **K. Stone** my review of the plans was very easy from preliminary to final.



Village of Bartlett
Plan Commission Minutes
March 10, 2022

M. Hopkins if we approve something and set the PUD is there a time out if something does not happen over a specific period of time? **K. Stone** we have deadlines in the development agreement that the petitioner has to follow. **M. Hopkins** that goes along with the last finding of fact in the report that the project needs to proceed according to its schedule, but I did not see a schedule. **K. Stone** that is in the development agreement that was approved by Ordinance 2021-68. **D. Olsem** I can assure you that we do not sit on properties once we close. **M. Hopkins** in terms of the building elevations, it says staff will determine if the final proposed elevations by the final developer are similar to the elevations that were attached and approved. What constitutes substantially similar? **K. Stone** we look at roof pitches, building materials, and options for elevations. **M. Hopkins** what would constitute not being substantially similar? **K. Stone** from what we received in the preliminary set, there were multiple elevations with 4 to 5 very different options for each housing type. We do not want to just have box homes where really all that is changed is the siding color. We want different elevations, bump outs, roof types, and material changes. **D. Olsem** the first buyer decided to pass on the project for reasons not due to us or the Village and the exhibits in the report are theirs. That is how that provision got there, but to try to define what is a substantial deviation from those plans are their competitors plans, they would be building the same product. This is all about quality. We agreed to give that authority to staff. We did not want to have to come back to another public hearing with a whole new set of plans for that. We think you will be happy with the elevations. **J. Lemberg** on the plat that shows the walkway under Route 59 it says "by others.". Who is others? **K. Stone** we are working towards getting grants. They are providing the engineering and paying for a portion of the construction. **J. Lemberg** I have concerns about the under pass on Route 59. It is definitely a safety hazard. The exit from the commercial into the residential streets is also a problem. Otherwise, the rest of the development is fine, but those are 2 concerns that need to be addressed.

J. Kallas made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-12) Grasslands Subdivision, Final Subdivision/PUD Plat and Phase 1 Final PUD Plan** subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Kallas
Seconded by: J. Miaso

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Kapadoukakis, J. Lemberg
Nays: None

The motion carried.

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

RECEIVED
JUL 12 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Dear Mr. Wallace and Board of Trustees,

This letter serves to accompany our application and Final Plans that include our Final PUD Plan, Final Engineering Plans, Final Plat of Subdivision, and Final Landscaping Plan for approximately 122 acres at the intersection of West Bartlett Road and Route 59 in accordance with the Development Agreement dated July 20, 2021. Following Village Board Approval of the preliminary site plan and rezoning to the PD Planned Development District, we are now requesting final approvals and permitting for the single family and duplex lots south of the Railroad Tracks totaling 231 residential units.

Once again, we offer our Vision for this community of one that will flourish in a post-Covid world and well beyond. As a result of the pandemic, the Chicago area is seeing a migration of people seeking communities with open spaces and the charm of suburban living. This Plan appeals to those who want to live in a multi-generational community in homes that are conducive to remote work and learning, and low maintenance home sites that allow people to spend more time in the outdoor amenities of the overall community.

It will be an exceptional community that offers living styles for folks in all life stages. For example, the lot sizes in neighborhoods one and two are specifically designed for ranch plans. The people that will be most attracted to these neighborhoods are empty nesters, retirees and people who have a compelling need or desire for single level living. This buyer demographic has a driving preference for a modest lot size that they can easily manage and maintain. The homeowners association will provide lawn care and snow removal to meet the expectations of this buying population. Ranches cost significantly more to build and this buyer group willingly pays the premium for single level living versus the equivalent two-story home which by comparison will always be a lower price/ft. The data suggests that current Bartlett residents will overwhelmingly welcome the opportunity to stay in town because new, single level homes in an artfully designed community are a choice.

Neighborhood three has lot sizes designed primarily for two-story living. While people of all ages can choose any given home type, these homes and their lot sizes will appeal to those who desire a yard for a playset, outdoor living and family activities. This neighborhood will connect generations of people – folks that choose to live near each other to be close to parents, grandchildren and extended family and friends. The community will be conducive to relationships on the heels of a pandemic that brought the value of connections to the front and center.

Open spaces and ribbons of green and water decorate this community. The central park and it's backdrop of mature trees and open space is the perfect complement to this multi-generational community. The proximity to the commercial area with the potential ease of getting a cup of coffee or a scoop of ice cream after dropping off your dry cleaning enhances the livability and lifestyle of the overall community. The community is further enhanced by its proximity to the quaint setting of downtown Bartlett.

We're proud to present this community because we believe it will be beautifully innovative and a community in which the Village of Bartlett will have enduring pride! Thank you for your thoughtful review and consideration.

We look forward to continuing our relationship of working together!

Sincerely,

A handwritten signature in cursive script that reads "Chris Naatz".

Chris Naatz
Crown Community Development
Bartlett 59, LLC



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-12
RECEIVED
(Village Stamp)
OCT 12 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME The Grasslands

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett 59 LLC

Street Address: 1751A West Diehl Road

City, State: Naperville, IL

Zip Code: 60563

Email Address: dolsem@crown-chicago.com

Phone Number: 630-851-5490

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

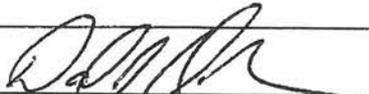
Name: same

Street Address: _____

City, State: _____

Zip Code: _____

Phone Number: _____

OWNER'S SIGNATURE:  **Date:** 10-20-2021
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): _____
- Unified Business Center Sign Plan
- Other (please describe) _____
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: _____
- Variation: _____

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 IL Route 59 and West Bartlett Road

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

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: PD

Proposed: Residential

Comprehensive Plan Designation for this Property: Attached Residential- Medium Density
(Refer to Future Land Use Map)

Acreage: 122

For PUD's and Subdivisions:

No. of Lots/Units: 231 units

Minimum Lot: Area 6,375 sf Width 51 Depth 125

Average Lot: Area 9,100 sf Width 70 Depth 130

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

Attorney John H. Mays - Gould & Rattner
222 North LaSalle Street, Suite 300
Chicago, IL 60601

Engineer Eric S. Mancke, P.E. - ESM CIVIL SOLUTIONS, LLC
4320 Winfield Road, Suite 200
Warrenville, IL 60555

Other Richard Olson, PLA - Gary R. Weber & Assc (Land Planning/Landscape)
402 West Liberty Drive
Wheaton, IL 60187

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5
Findings of Fact for **Planned Unit Developments**: Pages 6-9
Findings of Fact for **Special Uses**: Page 10
Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The PUD provides for a desirable mix of living styles across three (3) varying lot sizes focusing on ranch-style plans as well as two-story living.

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.....

.....

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 PUD conforms to the existing surrounding residential land uses and incorporates standard development and construction practices.

.....

.....

.....

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 PUD will follow applicable local, state, and federal codes in addition to the Development Agreement dated July 20, 2021

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.....

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

The proposed uses conform to the Comprehensive Plan and PD Development District.
Development of the site will follow Village Code

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.

Each of the residential uses is permitted in the 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 internal roadway system has been analyzed and conforms to Fire Truck turning maneuvers with access locations onto West Bartlett and Naperville Roads.

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 PUD conforms to the existing surrounding residential land uses

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

The Developer agrees to pay impact donations in accordance with Village Ordinances and the Development Agreement.

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

Final Engineering Plans show the design of sanitary sewer, watermain, and storm sewer that comply with local codes. Stormwater Detention Volume has been provided in accordance with local ordinances.

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.

Parallel parking has been provided adjacent to the Park Site. Access to the development is provided from West Bartlett and Naperville Roads

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 site contains existing wetlands and wetland buffers that are being preserved and also enhanced for quality and aesthetics. A 10-acre Park Site is also being dedicated to the Park District. Landscaping setbacks and berms are provided along West Bartlett and Naperville Roads to offer buffering from the existing roadways.

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

Construction of the site is anticipated to begin in 2022 following approvals and issuance of the required permits.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:  _____

PRINT NAME: Daniel J. Olsem _____

DATE: 10/20/21 _____

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**: Daniel J. Olsem - Bartlett 59, LLC _____

ADDRESS: 1751A West Diehl Road _____

Naperville, IL 60563 _____

PHONE NUMBER: 630-851-5490 _____

EMAIL: dolsem@crown-chicago.com _____

SIGNATURE:  _____

DATE: 10/20/21 _____



ZONING/LOCATION MAP

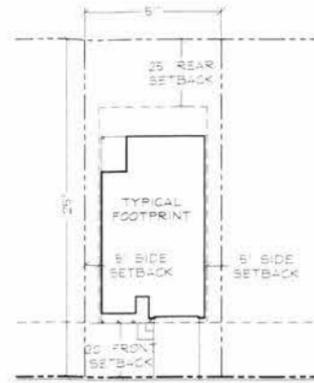
Grasslands
Phase 1

2022

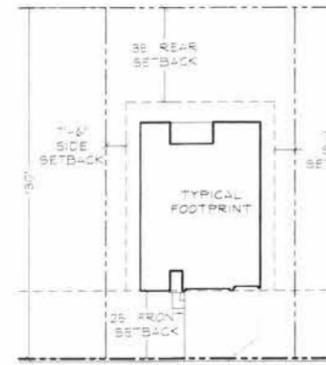




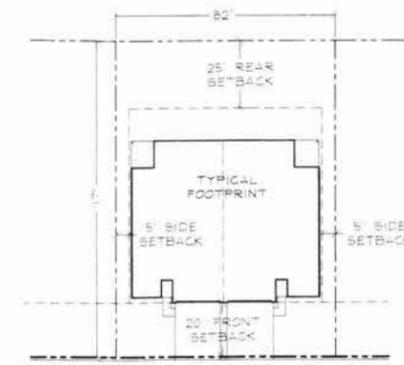
LOCATION MAP
SCALE: 1"=700'



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



TYPICAL SINGLE FAMILY LOT
SCALE: 1"=30'



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

SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	16.65%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	9.24%
ACTIVE ADULT DUPLEX LOTS	90	12.70	11.05%
OPEN SPACE		33.88	29.48%
PARK DEDICATION		20.75	18.06%
RIGHT-OF-WAY DEDICATION		17.83	15.52%
TOTAL	231	114.91	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	53%
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%



THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
FINAL PUD PLAN

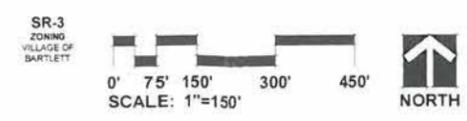
REVISIONS

3	3.01.2022
2	1.31.2022
1	12.08.2021

DATE: 10.14.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:

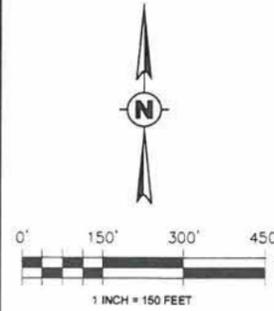
GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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



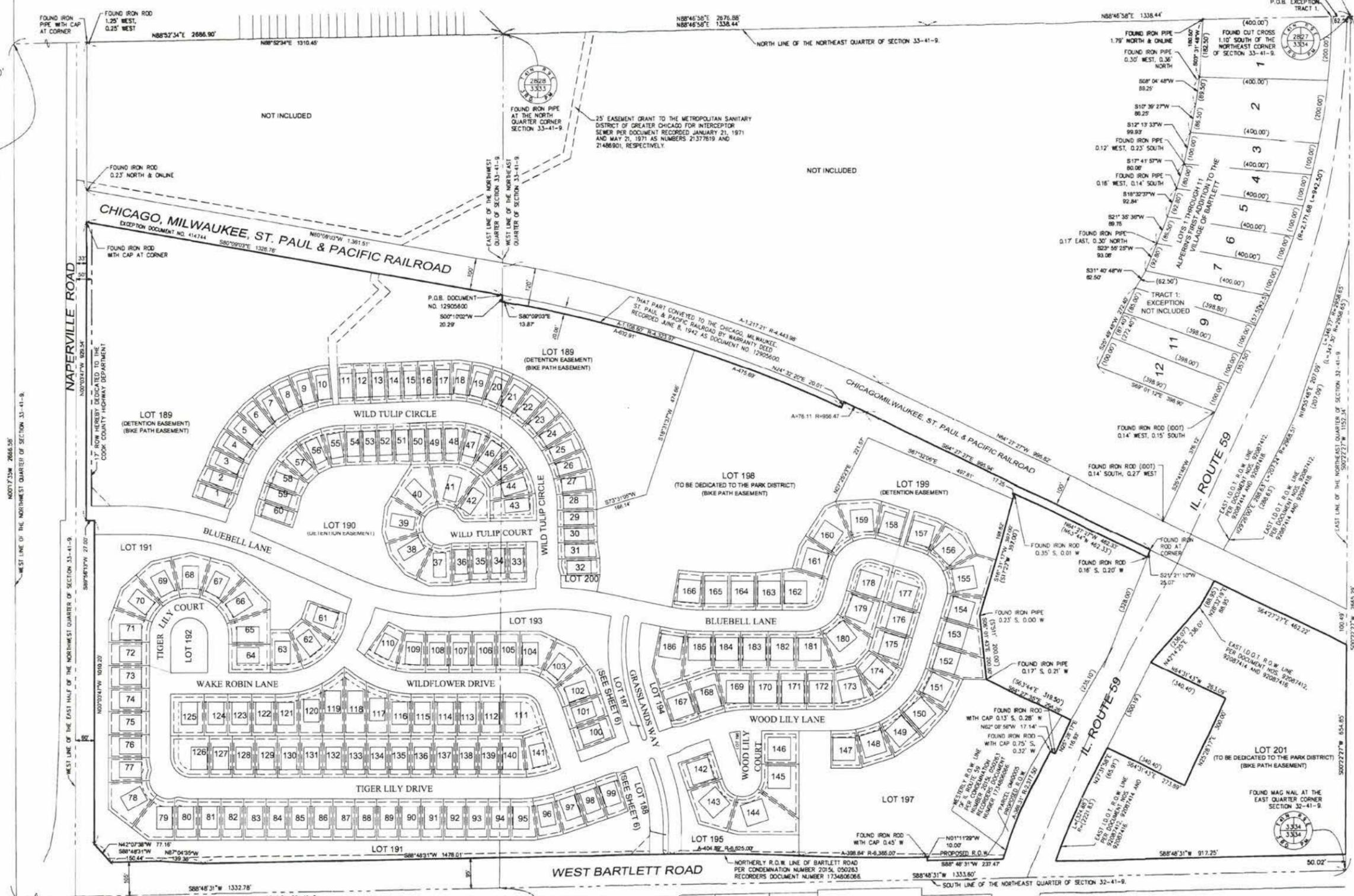
FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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 IR AT THE W QUARTER CORNER SECTION 32-41-9



USER NAME = BUDENRANK
FILE NAME = BFILE8

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

TOTAL ACREAGE
PROPOSED SUBDIVISION CONTAINS 5,313.193 SQUARE FEET MORE OR LESS OR 121.974 ACRES MORE OR LESS

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

CURRENT ZONING
THE PROPERTY IS CURRENTLY ZONED: PD PLANNED DEVELOPMENT

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

NO.	DATE	REVISION DESCRIPTION
1	03/28/2021	PER VILLAGE COMMENTS
2	03/28/2021	PER VILLAGE COMMENTS
3	03/28/2021	PER VILLAGE COMMENTS
4	03/28/2021	REMOVED NOTE B
5	03/28/2021	REMOVED NOTE B
6	03/28/2021	REMOVED NOTE B
7	03/28/2021	REMOVED NOTE B
8	03/28/2021	REMOVED NOTE B
9	03/28/2021	REMOVED NOTE B
10	03/28/2021	REMOVED NOTE B

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
420 WILSON FIELD ROAD, SUITE 200
WARRENVILLE, IL 60555
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

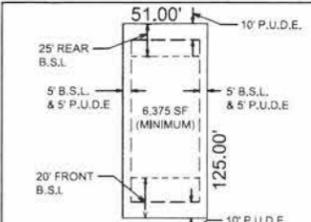
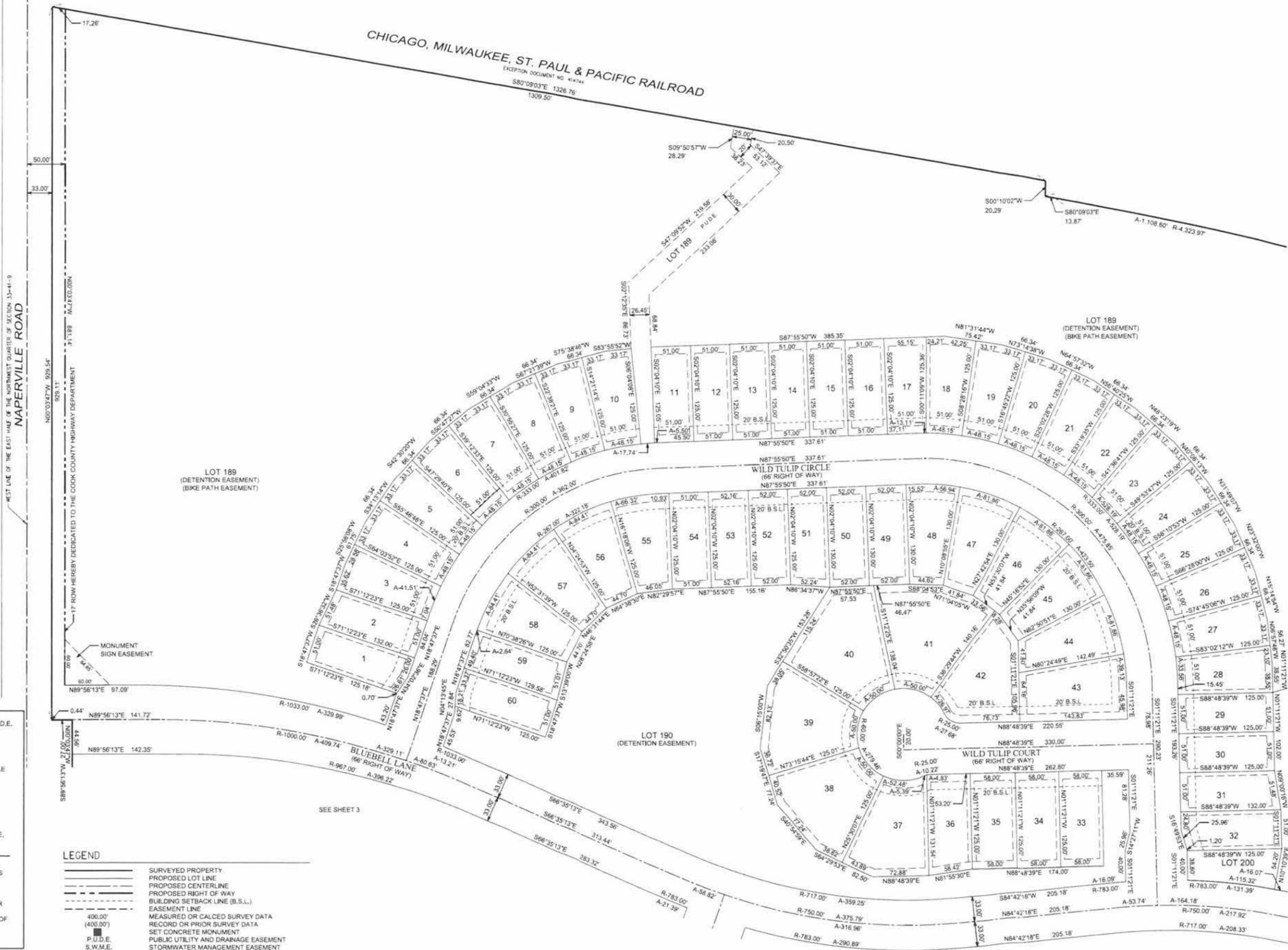
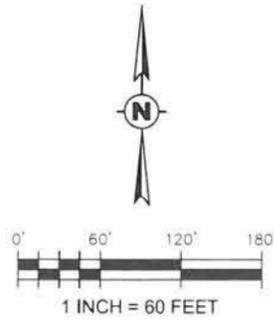
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



PROJECT NO. 18-0123
DATE: 03/28/2021
SHEET 1 OF 8
DRAWING NO.

FINAL 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



- TYPICAL LOT DETAIL (LOTS 1 THRU 60)**
- 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).
 - THE REAR YARD SETBACK FOR LOTS 41-50 IS 30'.

- 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.

PLAT OF SUBDIVISION		THE GRASSLANDS	
1 05/06/21	PER VILLAGE COMMENTS	RPD	RPD
2 10/02/21	PER VILLAGE COMMENTS	DWN	RPD
3 11/17/21	PER VILLAGE COMMENTS	CHKD.	RPD
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NO. DATE	REVISION DESCRIPTION		

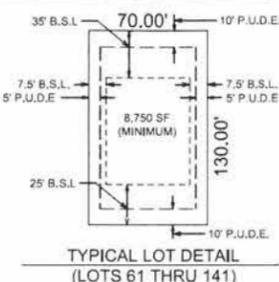
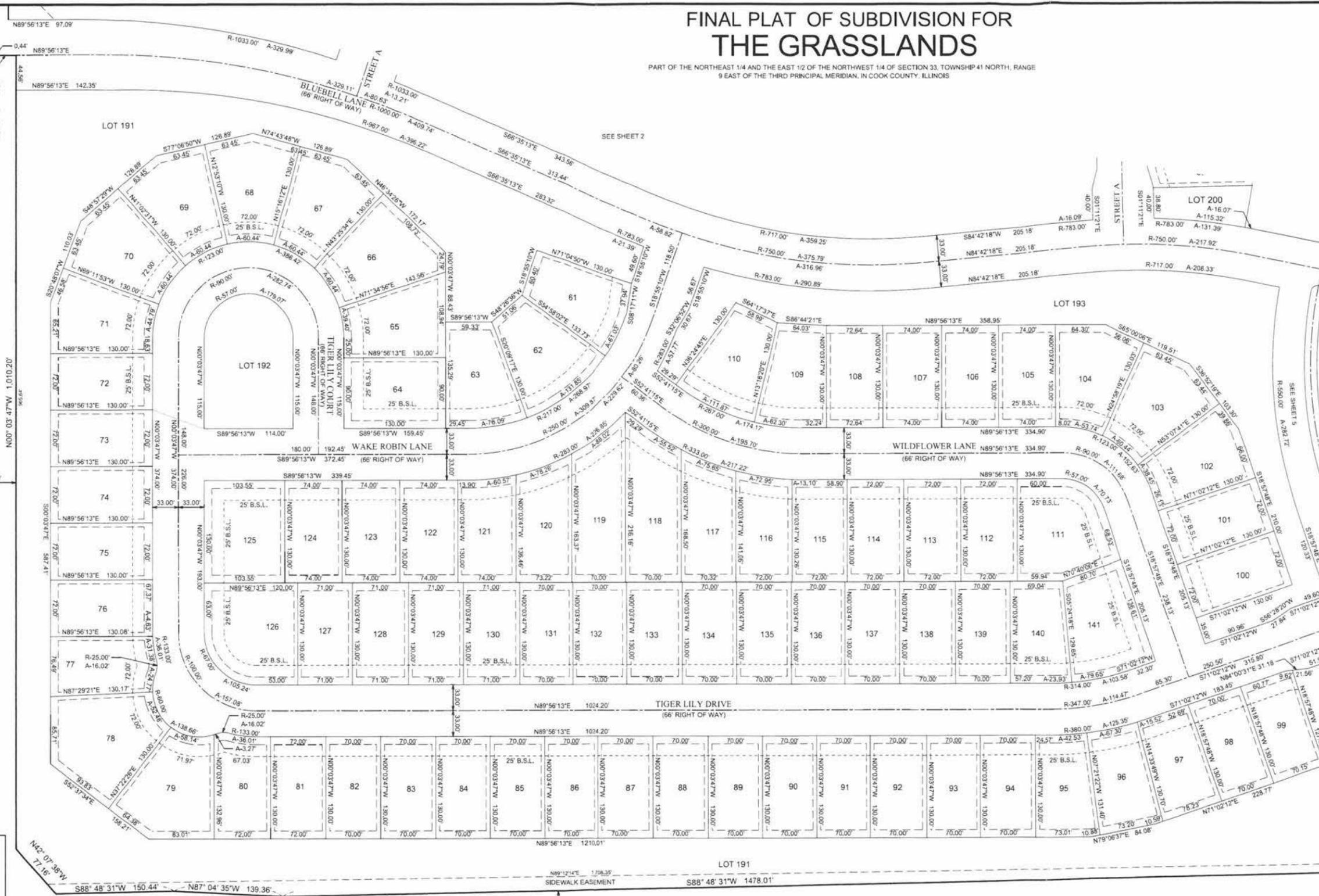
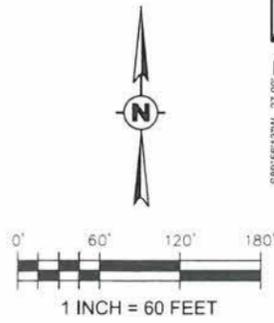
ESK CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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 6
DRAWING NO. 2

FINAL 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



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
400.00'	
(400.00')	
P.U.D.E.	
S.W.M.E.	

TYPICAL LOT DETAIL (LOTS 61 THRU 141)

- ALL EASEMENT 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

NO.	DATE	REVISION DESCRIPTION
1	06/09/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
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SCALE: 1" = 60'

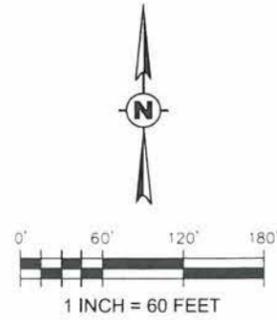
ESM CIVIL SOLUTIONS, LLC
 4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
 O: 630-300-9933 C: 630-624-0520
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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

PROJECT NO. 19-0123
 DATE: 03/20/2021
 SHEET 3 OF 6
 DRAWING NO. **3**

FINAL 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

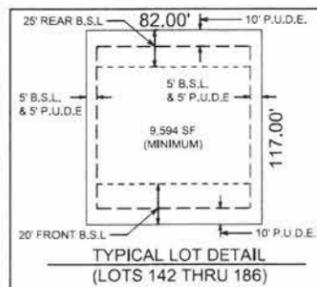


SEE SHEET 3

SEE SHEET 4

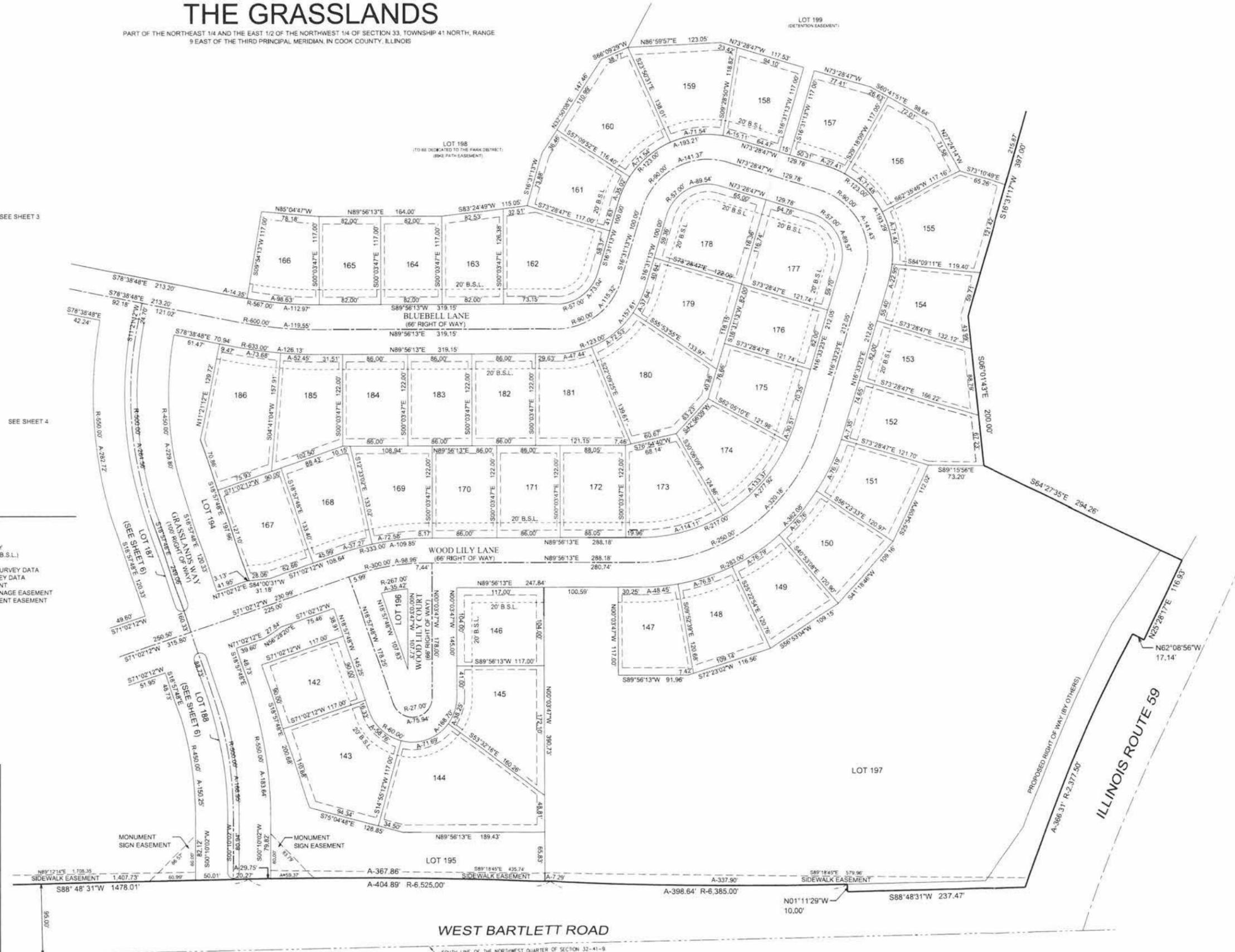
LEGEND

- 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).

PLAT NAME = GRASSLANDS
USER NAME = JUSZYMANSKI
FILE NAME = PFILE1.S



PLAT OF SUBDIVISION	
THE GRASSLANDS	
1	05/08/21 PER VILLAGE COMMENTS
2	10/02/21 PER VILLAGE COMMENTS
3	11/17/21 PER VILLAGE COMMENTS
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ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRERVILLE, IL 60555
C: 630-300-0933 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 6
DRAWING NO.	
	4

FINAL 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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT I, RUDY P. DIXON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT:

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, ACCORDING TO THE DEED DATED MARCH 3, 1945 AND RECORDED IN THE COUNTY OR LESS, ALSO EXCEPTING THEREFROM: RECORDED'S OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13490455 AND RECORDED IN BOOK 39843 ON PAGE 204, EXCEPTING THEREFROM;

THAT PART OF SAID PREMISES CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AS RECORDED BY DOCUMENT NUMBER 414744, ALSO EXCEPTING;

THAT PART CONVEYED TO HENRY A. SCANDRELL, WALTER J. CUMMINGS AND GEORGE I. HAIGHT, TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, THEIR SUCCESSORS AND ASSIGNS AND RECORDED AS DOCUMENT NUMBER 12905600, FILED FOR RECORD JUNE 8, 1942, RECORD BOOK 37528, PAGE 311 CONTAINING 9.7153 ACRES, MORE OR LESS, AND THAT PART CONVEYED FROM JENNIE ALPERIN AND NORMAN ALPERIN TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087412 CONTAINING 0.126 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087414, CONTAINING 0.673 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087416, CONTAINING 1.772 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM;

TRACT 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 82.5 FEET FOR A PLACE OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 400.0 FEET; THENCE SOUTH 3 DEGREES 31 MINUTES 48 SECONDS WEST, 182.5 FEET; THENCE SOUTH 8 DEGREES 4 MINUTES 48 SECONDS WEST, 89.5 FEET; THENCE SOUTH 10 DEGREES 39 MINUTES 27 SECONDS WEST, 89.5 FEET; THENCE SOUTH 12 DEGREES 13 MINUTES 33 SECONDS WEST, 100.0 FEET; THENCE SOUTH 17 DEGREES 41 MINUTES 57 SECONDS WEST 80.0 FEET; THENCE SOUTH 18 DEGREES 32 MINUTES 37 SECONDS WEST, 92.8 FEET; THENCE SOUTH 21 DEGREES 35 MINUTES 36 SECONDS WEST, 89.5 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 25 SECONDS WEST, 92.8 FEET; THENCE SOUTH 31 DEGREES 40 MINUTES 48 SECONDS WEST, 82.5 FEET; THENCE SOUTH 25 DEGREES 49 MINUTES 48 SECONDS WEST, 272.4 FEET; THENCE SOUTH 69 DEGREES 1 MINUTE 12 SECONDS EAST, 386.9 FEET TO THE WESTERLY LINE OF THE PUBLIC HIGHWAY (ROUTE 59); THENCE NORTH 25 DEGREES 46 MINUTES 48 SECONDS EAST, 357.5 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 2171.68 FEET, FOR A DISTANCE OF 942.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 13 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM;

TRACT 2:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 WITH THE CENTER LINE OF STATE ROUTE 59; THENCE ALONG SAID CENTER LINE 498.9 FEET; THENCE ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES OF 0 MINUTES TO THE LEFT WITH THE PROLONGATION OF SAID CENTER LINE, 50.0 FEET TO THE WESTERLY LINE OF AFORESAID STATE ROUTE 59, FOR A PLACE OF BEGINNING; THENCE NORTH 26 DEGREES 19 MINUTES EAST ALONG THE AFORESAID WESTERLY LINE OF STATE ROUTE 59, 235.1 FEET; THENCE NORTH 22 DEGREES 10 MINUTES EAST ALONG SAID WESTERLY LINE, 328.0 FEET TO A POINT IN A LINE OF 25.0 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 63 DEGREES 44 MINUTES WEST ALONG SAID PARALLEL LINE, 482.33 FEET; THENCE SOUTH 17 DEGREES 22 MINUTES WEST, 397.0 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES EAST, 200.0 FEET; THENCE SOUTH 63 DEGREES 44 MINUTES EAST, 319.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.485 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM;

TRACT 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEST BARTLETT ROAD AS ORIGINALLY DEDICATED WITH THE CENTER LINE OF STATE ROUTE NO. 59 AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT NUMBER 11611940; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 473.8 FEET FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE RIGHT OF WAY OF SAID ROUTE NO. 59) IN COOK COUNTY, ILLINOIS, CONTAINING 2 ACRES, MORE OR LESS,

ALSO EXCEPTING THEREFROM:

THAT PART AS SHOWN IN THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT 11611340, ALSO EXCEPTING; THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 15 MINUTES, 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 697.50 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 59 PER WARRANTY DEED RECORDED FEBRUARY 11, 1922 AS DOCUMENT NUMBER 92087416 FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 15 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 1152.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE (100 FEET WIDE) OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD PER DOCUMENT NUMBER 414744; THENCE NORTH 05 DEGREES, 05 MINUTES, 32 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 430.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 59; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 28 DEGREES, 47 MINUTES, 55 SECONDS EAST, 288.83 FEET TO A NONTANGENT CURVE (2) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2968.51 FEET, HAVING A CHORD BEARING OF NORTH 25 DEGREES 01 MINUTES 17 SECONDS EAST, 207.24 FEET TO A NONTANGENT CURVE; (3) NORTH 18 DEGREES, 17 MINUTES, 43 SECONDS EAST, 207.09 FEET TO A NONTANGENT CURVE; (4) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2958.65 FEET, HAVING A CHORD BEARING OF NORTH 15 DEGREES, 39 MINUTES, 47 SECONDS EAST, 346.76 FEET (347.30 FEET RECORD) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART TAKEN FOR BARTLETT AND NAPERVILLE ROADS.

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CONDEMNATION PROCEEDINGS CASE NO. 2015L 050263 PER ORDER ENTERED MAY 21, 2015 AND PER FINAL JUDGMENT ORDER ENTERED DECEMBER 5, 2017 AND RECORDED DECEMBER 14, 2017 AS DOCUMENT NO. 1734806066.

ALSO EXCEPTING THEREFROM THAT PART LYING NORTH OF THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD.

CONTAINING 191.022 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 17031C0305J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008 AND FLOOD INSURANCE RATE MAP 17031C0164J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
SURVEYOR SIGNATURE
REGIONAL LAND SERVICES, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003823
LICENSE EXPIRES NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM NO. 184-007525
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023

R.O.W., LOT AND PARCEL AREA TABLE									
LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
1	6,647	45	8,096	89	9,100	133	9,100	177	13,517
2	6,554	46	8,096	90	9,100	134	9,100	178	13,499
3	7,059	47	8,096	91	9,100	135	9,100	179	12,132
4	7,175	48	7,656	92	9,100	136	9,100	180	17,023
5	7,175	49	6,780	93	9,100	137	9,100	181	12,877
6	7,175	50	6,780	94	9,100	138	9,100	182	10,492
7	7,175	51	6,630	95	9,856	139	9,100	183	10,492
8	7,175	52	6,500	96	9,855	140	9,757	184	10,492
9	7,175	53	6,520	97	9,522	141	12,962	185	12,478
10	7,175	54	6,375	98	9,100	142	10,530	186	16,736
11	6,375	55	7,765	99	9,109	143	16,847	187	6,320
12	6,375	56	8,134	100	9,360	144	22,282	188	4,831
13	6,375	57	8,134	101	9,360	145	15,252	189	834,217
14	6,375	58	8,134	102	11,118	146	12,168	190	123,873
15	6,375	59	6,544	103	12,335	147	10,508	191	254,470
16	6,375	60	6,568	104	11,950	148	10,975	192	18,214
17	6,587	61	10,675	105	9,620	149	10,984	193	72,344
18	7,201	62	12,238	106	9,620	150	10,983	194	16,093
19	7,175	63	11,019	107	9,620	151	11,147	195	38,138
20	7,175	64	11,700	108	9,444	152	14,244	196	1,895
21	7,175	65	11,445	109	10,398	153	12,232	197	307,917
22	7,175	66	13,172	110	11,261	154	10,669	198	435,604
23	7,175	67	12,335	111	14,547	155	15,538	199	89,790
24	7,175	68	12,335	112	9,360	156	12,843	200	5,376
25	7,175	69	12,335	113	9,360	157	10,648	201	478,165
26	7,175	70	12,335	114	9,360	158	10,170	ROW	776,573
27	7,175	71	11,453	115	9,361	159	13,419		
28	6,923	72	9,360	116	9,670	160	13,946		
29	6,375	73	9,360	117	10,776	161	10,952		
30	6,375	74	9,360	118	13,352	162	15,123		
31	6,554	75	9,360	119	13,084	163	9,978		
32	6,636	76	9,360	120	10,836	164	9,594		
33	7,250	77	9,752	121	9,749	165	9,594		
34	7,250	78	15,481	122	9,620	166	10,438		
35	7,250	79	13,496	123	9,620	167	11,920		
36	7,452	80	6,511	124	9,620	168	12,137		
37	10,973	81	9,360	125	13,461	169	11,838		
38	12,964	82	9,100	126	14,637	170	10,492		
39	13,009	83	9,100	127	9,230	171	10,492		
40	14,776	84	9,100	128	9,230	172	10,743		
41	14,983	85	9,100	129	9,230	173	12,782		
42	11,053	86	9,100	130	9,230	174	12,419		
43	10,717	87	9,100	131	9,100	175	10,796		
44	8,354	88	9,100	132	9,100	176	9,981		
TOTAL S.F.									5,313,193
TOTAL AC.									121.974

NOTES

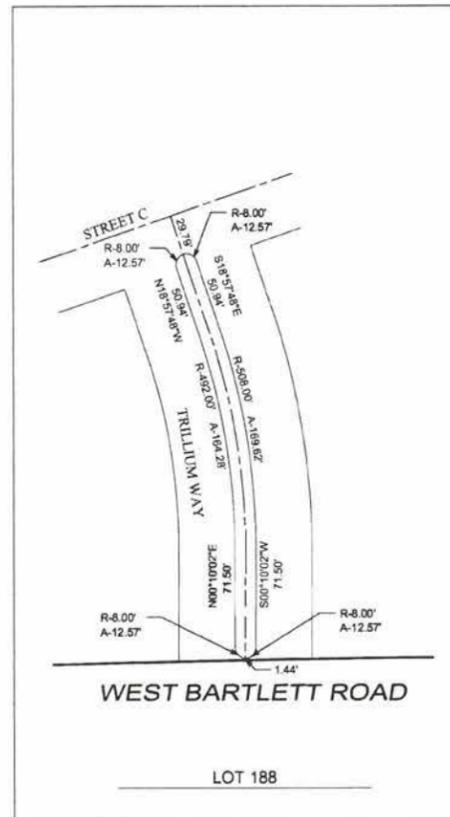
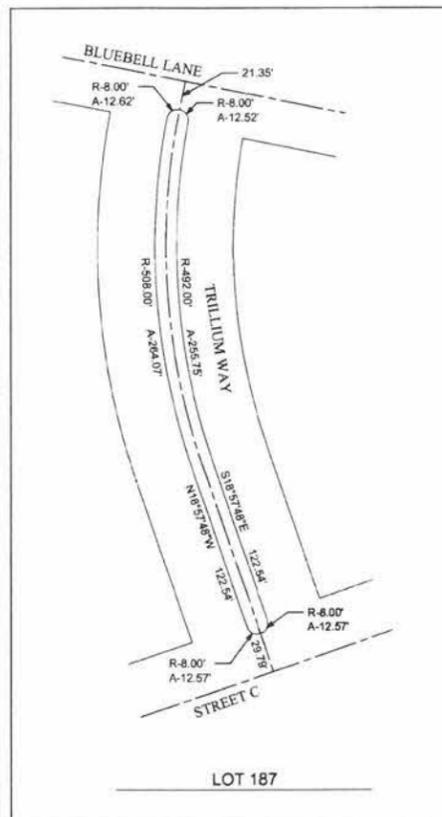
- IRON RODS SET ALL ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES ARE SHOWN IN FEET AND DECIMALS.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
- PARCELS 187-196 AND 199-200 ARE TO BE OWNED AND MAINTAINED BY THE GRASSLANDS HOMEOWNERS' ASSOCIATION.
- ALL OF PARCELS 189, 190 AND 199 ARE STORM WATER MANAGEMENT EASEMENTS.

LEGEND

- SURVEYED PROPERTY
 - PROPOSED LOT LINE
 - PROPOSED CENTERLINE
 - BUILDING SETBACK LINE (B.S.L.)
 - EASEMENT LINE
 - MEASURED OR CALCD 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.



KEY MAP
LEGAL DESCRIPTION



PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	03/20/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
4		
5		
6		
7		
8		

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

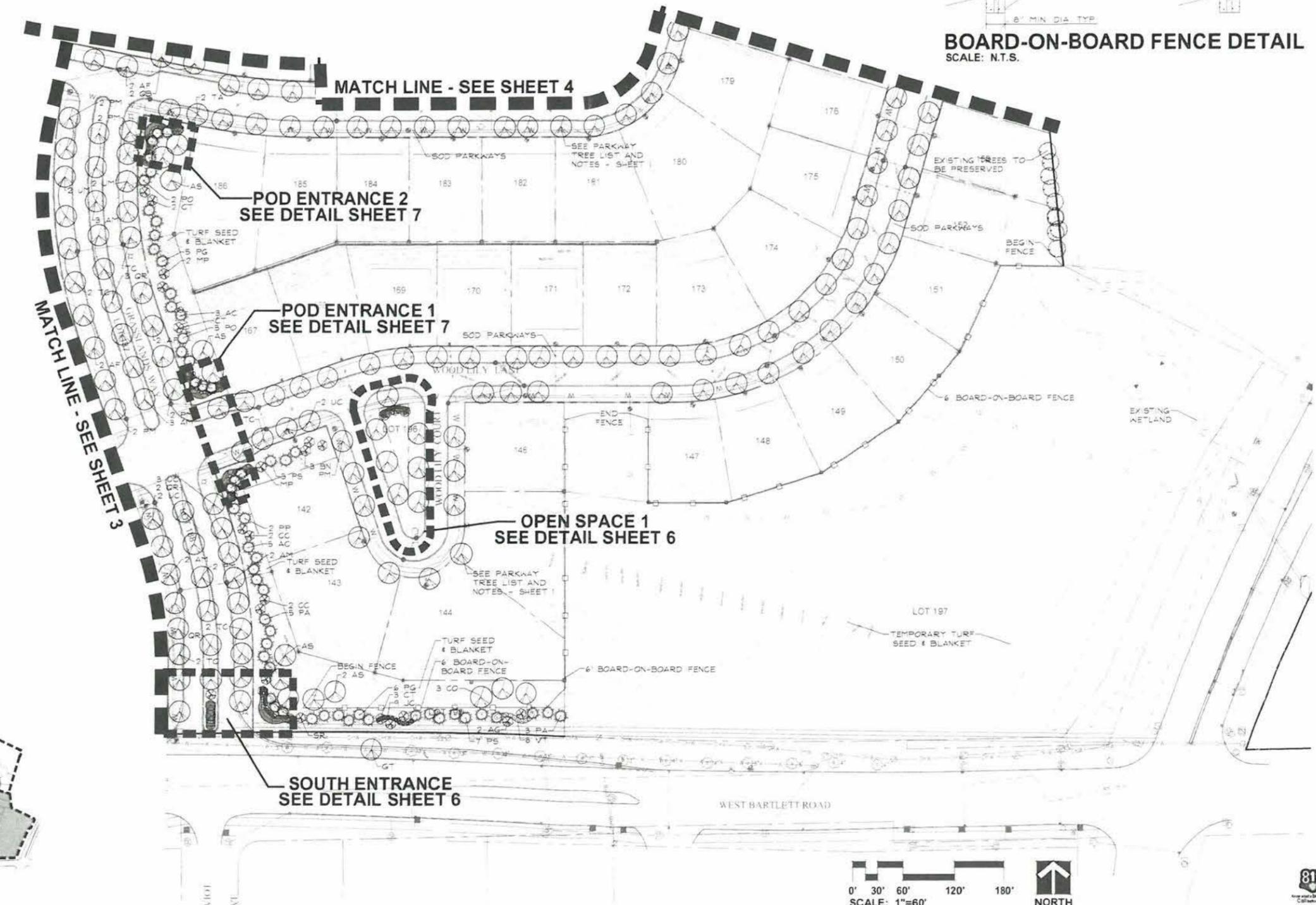
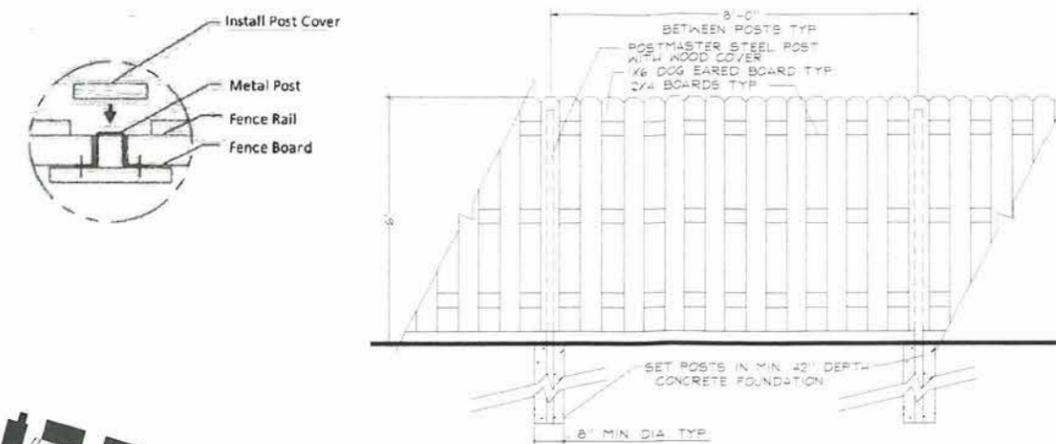
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 18-0123
DATE: 03/20/2021
SHEET 5 OF 8
DRAWING NO.
5



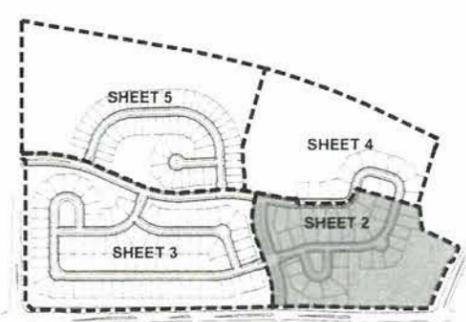
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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

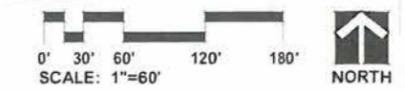


LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	NATURALIZED AREA SIGN
	EXISTING WETLAND
	EXISTING FLOODPLAIN
	PROPOSED HWY/LN/WLK



SHEET KEY
SCALE: N.T.S.



THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE PLAN

REVISIONS

3	2.21.2022
2	12.08.2021
1	10.04.2021

DATE: 7.09.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:

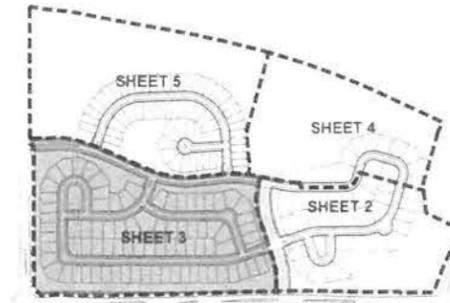


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402 W. LIBERTY DRIVE
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PHONE: 630-668-7197

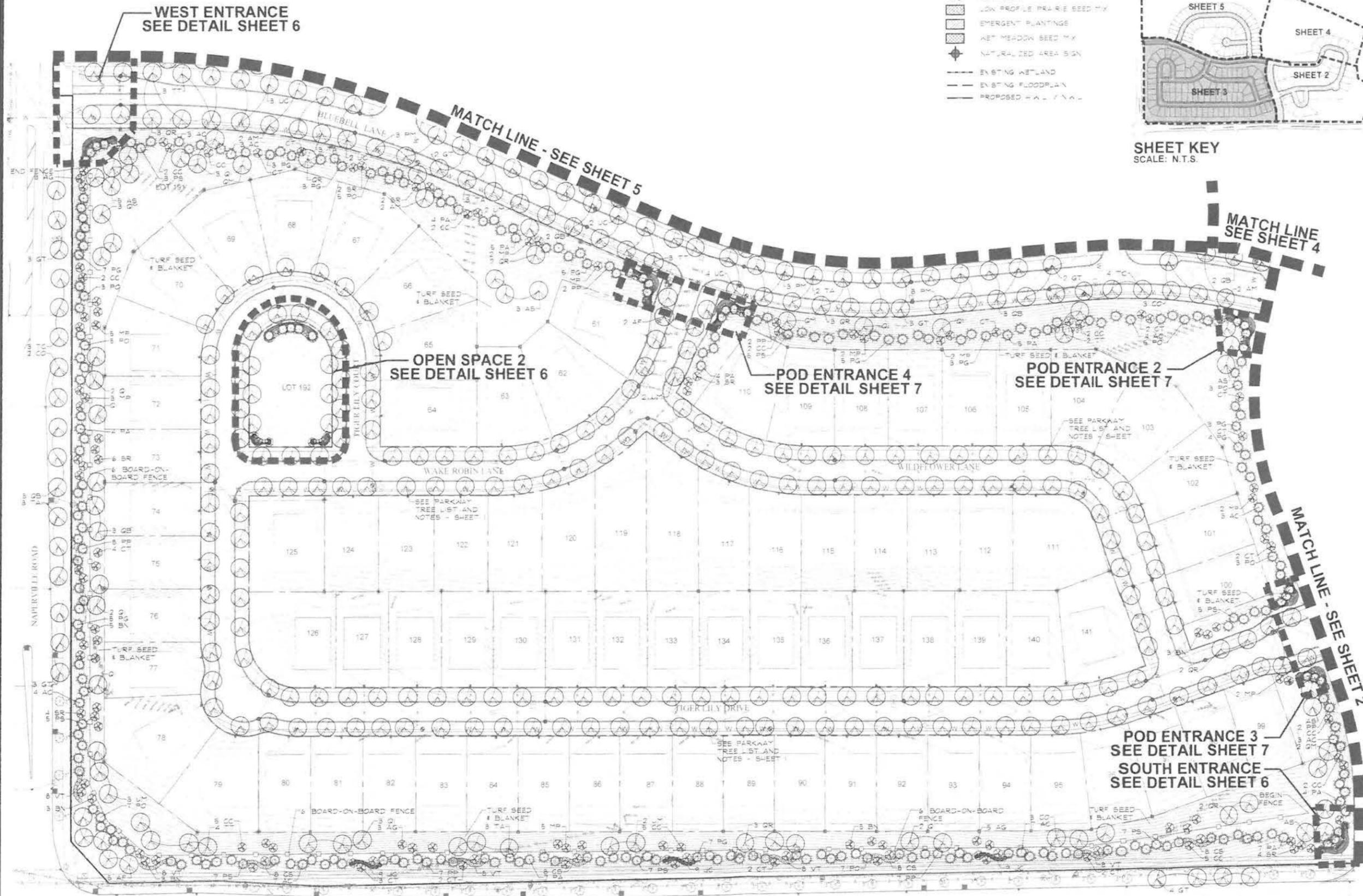
DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST OHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC
4200 WINFIELD ROAD, #202
WARRENVILLE, ILLINOIS 60555

LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANTING
	WET MEADOW SEED MIX
	NATURALIZED AREA SIGN
	EXISTING WETLAND
	EXISTING FLOODPLAIN
	PROPOSED F.A.L.



SHEET KEY
SCALE: N.T.S.

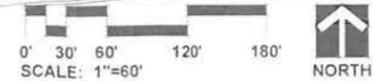


THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE PLAN

REVISIONS

3	2.21.2022
2	12.08.2021
1	10.04.2021

DATE: 7.09.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.





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ECOLOGICAL CONSULTING
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PHONE: 630-668-7197

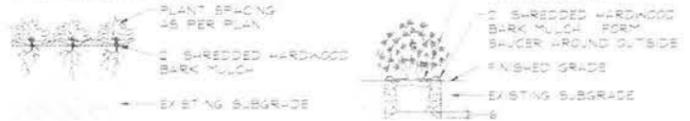
DEVELOPER:
CROWN COMMUNITY
DEVELOPMENT
17514 WEST DEER ROAD
NAPERVILLE, ILLINOIS 60563
ENGINEER:
ESM CIVIL SOLUTIONS, LLC.
4320 HARRED ROAD #200
NAPERVILLE, ILLINOIS 60565

THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE PLAN

DATE: 2/21/2022
12/08/2021
10/04/2021
REVISIONS

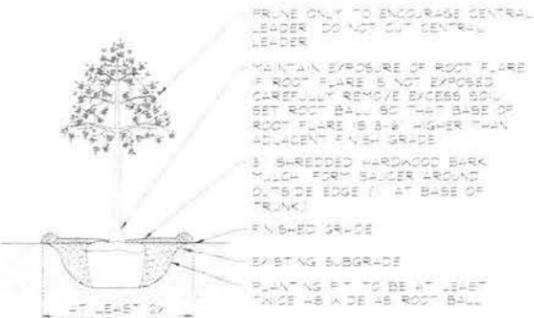
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PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.

PLANTING DETAILS

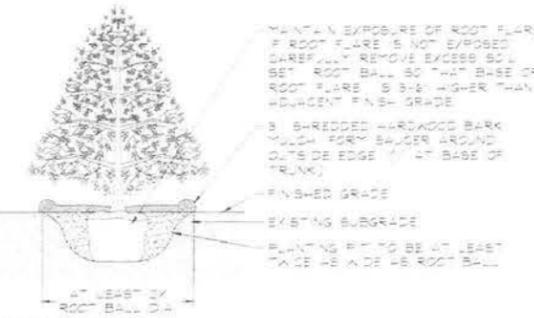


PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

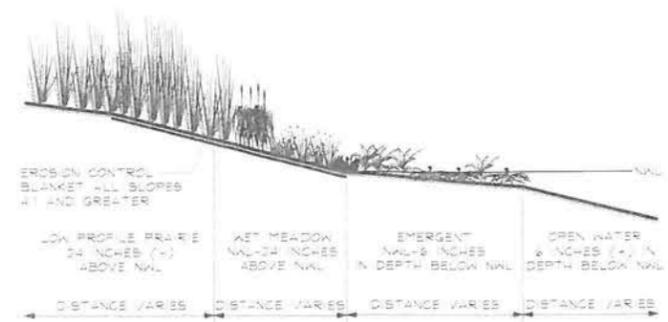
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



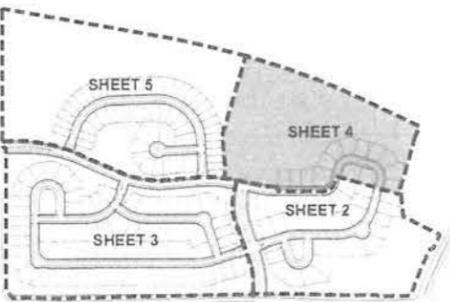
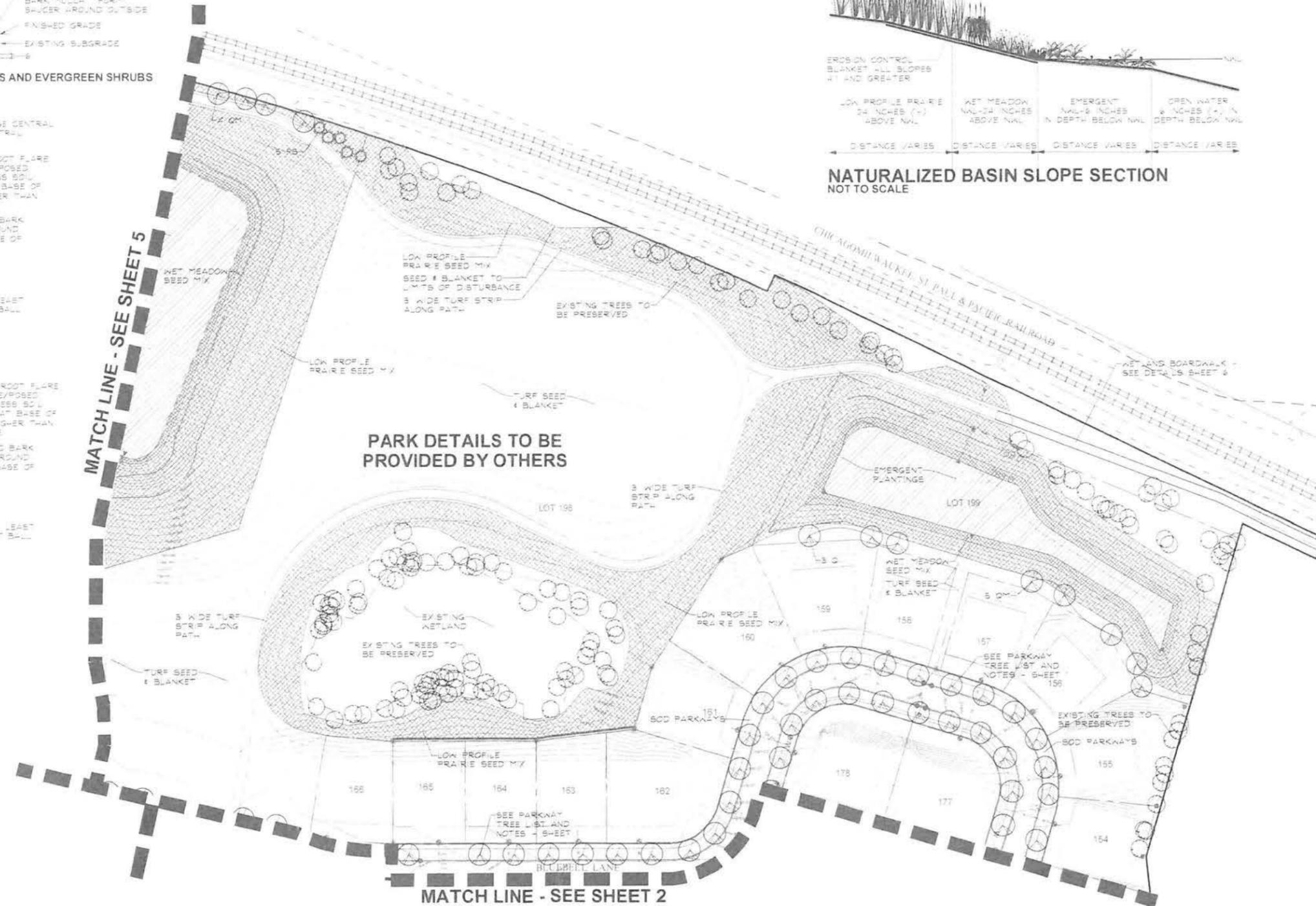
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



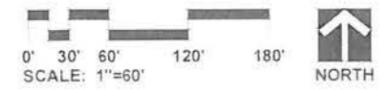
NATURALIZED BASIN SLOPE SECTION
NOT TO SCALE



SHEET KEY
SCALE: N.T.S.

LEGEND

Key	Description
[Pattern]	LOW PROFILE PRAIRIE SEED MIX
[Pattern]	EMERGENT PLANTINGS
[Pattern]	WET MEADOW SEED MIX
[Symbol]	NATURALISED AREA SIGN
[Line]	EXISTING WETLAND
[Line]	EXISTING FLOODPLAIN
[Line]	PROPOSED F.W.L. / N.W.L.



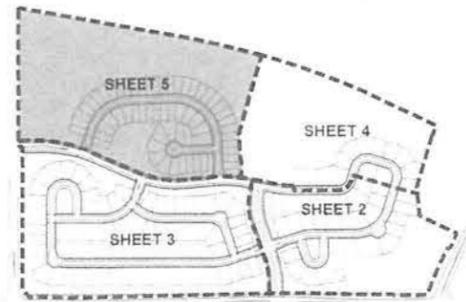
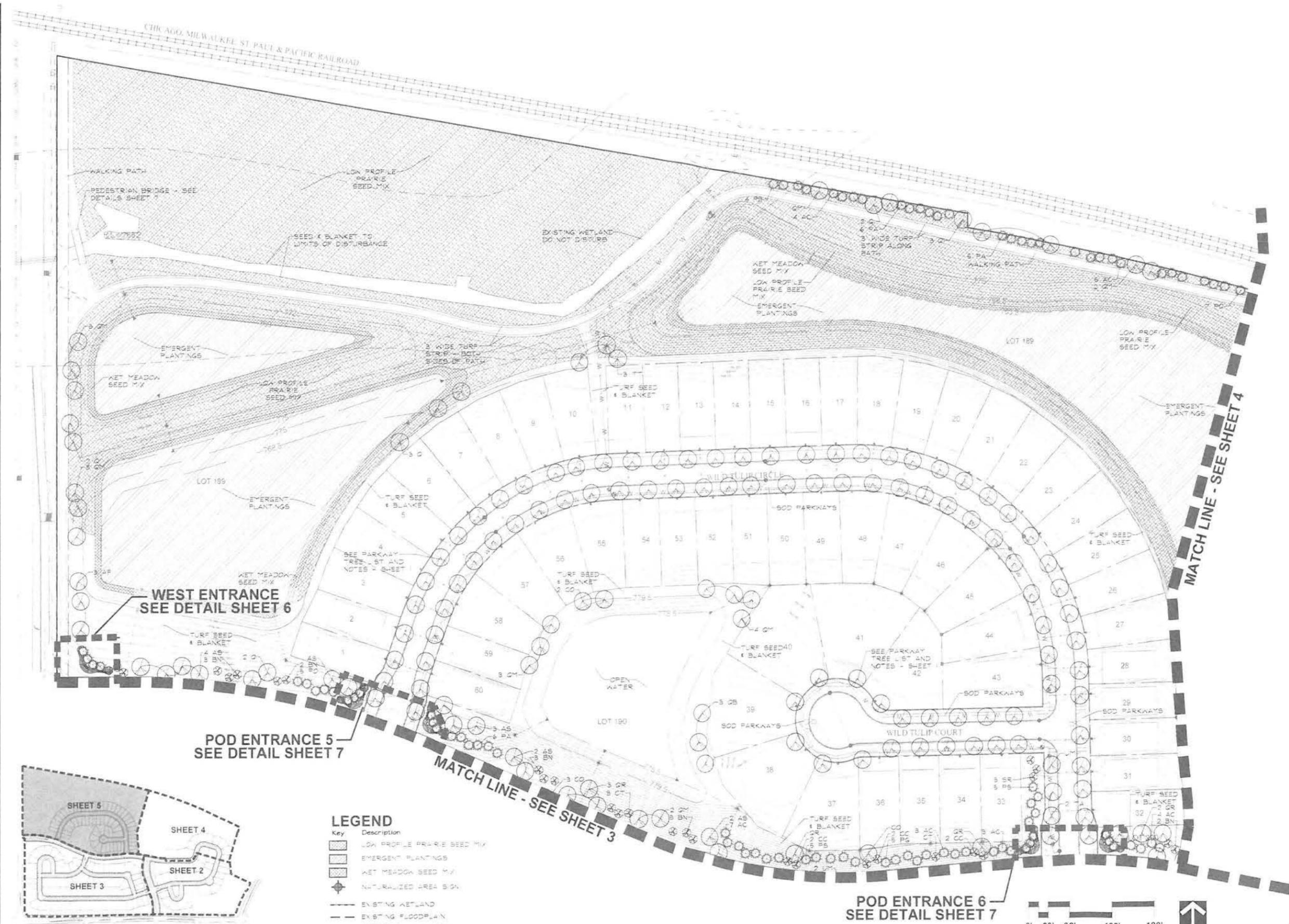


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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
17514 WEST DEER ROAD
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC
420 W. WASHINGTON ST. #200
NAPERVILLE, ILLINOIS 60563

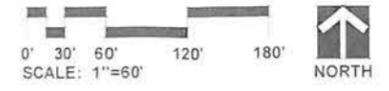
THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE PLAN



SHEET KEY
SCALE: N.T.S.

LEGEND

Key	Description
[Pattern]	LOW PROFILE PRAIRIE SEED MIX
[Pattern]	EMERGENT PLANTINGS
[Pattern]	WET MEADOW SEED MIX
[Symbol]	NATURALIZED AREA SIGN
[Line]	EXISTING WETLAND
[Line]	EXISTING FLOODPLAIN
[Line]	PROPOSED HALLWAY



REVISIONS

NO.	DATE	DESCRIPTION
3	2/21/2022	
2	12/08/2021	
1	10/04/2021	

DATE: 1/09/2021
PROJECT NO.: GRM2001
DRAWN: GFB
CHECKED: MSM
SHEET NO.:



NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic:

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
<i>Avena sativa</i>	Seed Oats	30,000
Fall or Dormant Cover Crop		
<i>Taraxacum aestivum</i>	Regreen	10,000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Acorus calamus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Iris virginica shrevei</i>	Blue Flag	0.500	494
<i>Juncus effusus</i>	Common Rush	0.500	
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	494
<i>Panicum virgatum</i>	Pickereel Weed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.500	988
<i>Scirpus fluviatilis</i>	River Bulrush	1.000	494
<i>Scirpus pungens</i>	Charmaker's Rush	0.250	
<i>Scirpus validus</i>	Great Bulrush	0.500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1.000	494
Total Emergent Wetland Mix		8.750	5434

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknelli</i>	Bicknells Sedge	0.125
<i>Carex breviar</i>	Plains Oval Sedge	0.250
<i>Carex cristata</i>	Crested Oval Sedge	0.060
<i>Carex molesta</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scarpans</i>	Ponted Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Fox Mann Grass	0.130
<i>Juncus dudleyi</i>	Dudleys Rush	0.020
<i>Juncus torreyi</i>	Torreys Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses / Sedges		7.721

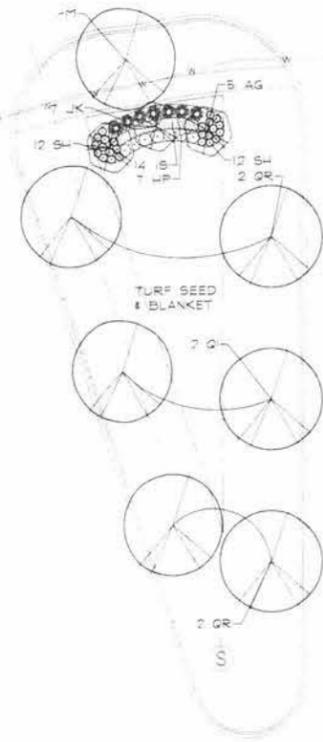
Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Boironia asteroides</i>	Faise Aster	0.031
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Iris virginica shrevei</i>	Blue Flag Iris	1.000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Symphoricarum novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudbeckia fulgida var. sulcivanti</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		3.037
Total Sedge Meadow Seed Mix		10.758

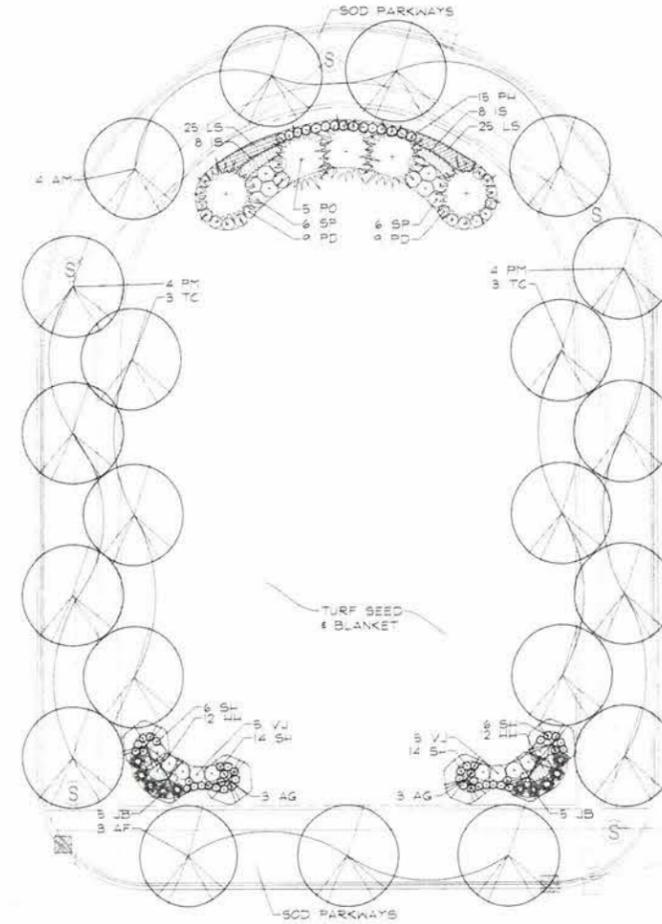
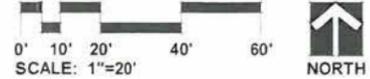
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

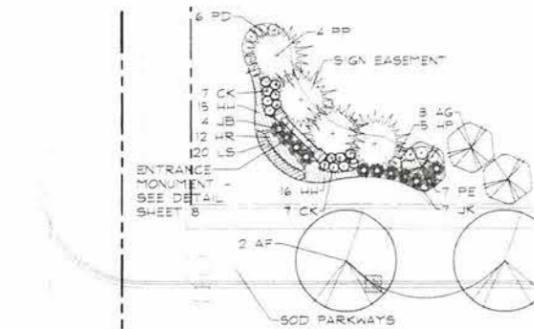
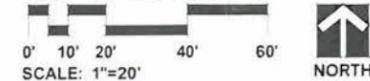
Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Carex bicknelli</i>	Copper-Shouldered Oval Sedge	0.250
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Bluestem	6.000
Total Grasses		17.375
Wildflowers/Broadleaves		
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Baptisia alba</i>	White Wild Indigo	0.125
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.125
<i>Coreopsis tripteris</i>	Tall Coreopsis	0.125
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.250
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Lupinus perennis</i>	Wild Lupine	2.000
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	0.250
<i>Parthenium integrifolium</i>	Wild Dunnet	0.016
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Rabidosa pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia fulgida var. sulcivanti</i>	Showy Black-Eyed Susan	0.500
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphoricarum leave</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohioensis</i>	Common Solderwort	0.063
<i>Verbena stricta</i>	Hoary Venen	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		7.956
Total Low Profile Prairie Seed Mix		25.331



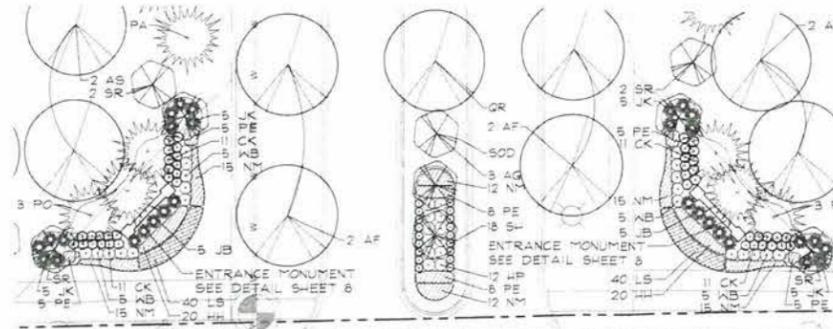
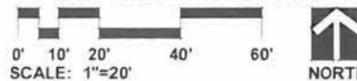
OPEN SPACE 1



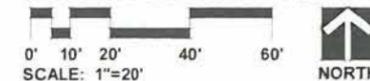
OPEN SPACE 2



WEST ENTRANCE LANDSCAPE DETAIL



SOUTH ENTRANCE LANDSCAPE DETAIL



GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 BIOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630.668.7197

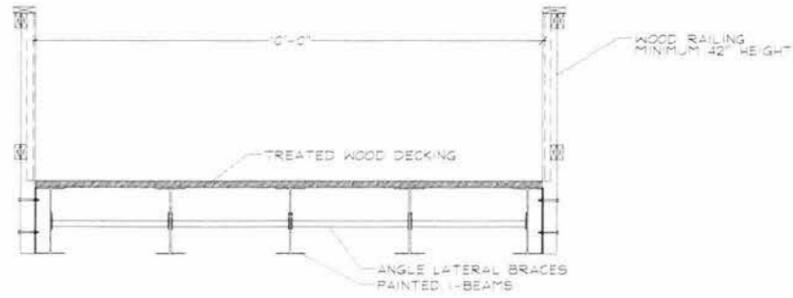
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
 1751 A WEST DIAL ROAD
 NAPERVILLE, ILLINOIS 60563
 CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC
 4320 WINFIELD ROAD #200
 WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS - PHASE 1
 BARTLETT, ILLINOIS
LANDSCAPE DETAILS

NO.	DATE	REVISIONS
3	2.21.2022	
2	12.08.2021	
1	10.04.2021	

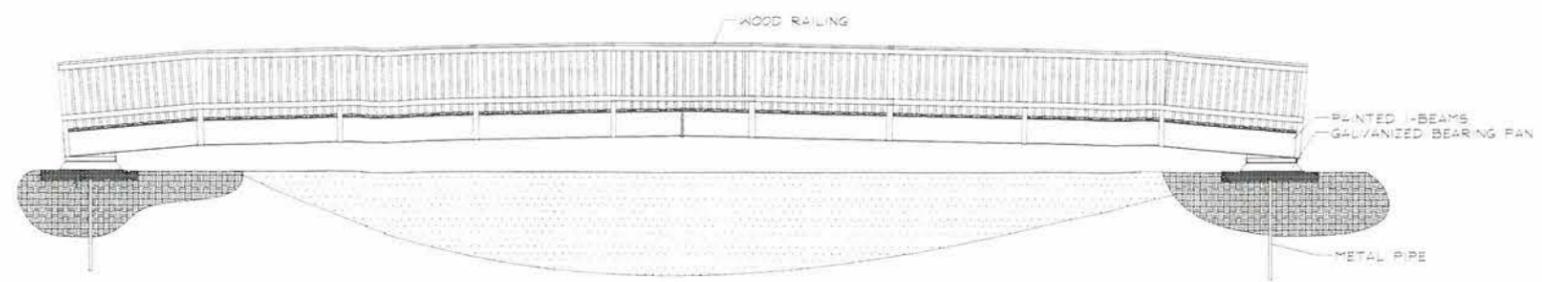
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 PROJECT NO.: CRN2001
 DRAWN: GFB
 CHECKED: MGM
 SHEET NO.





PEDESTRIAN BRIDGE / BOARDWALK SECTION DETAIL
NOT TO SCALE

*NOTE: FINAL STAMPED DESIGN DRAWINGS TO BE PROVIDED PRIOR TO MANUFACTURING

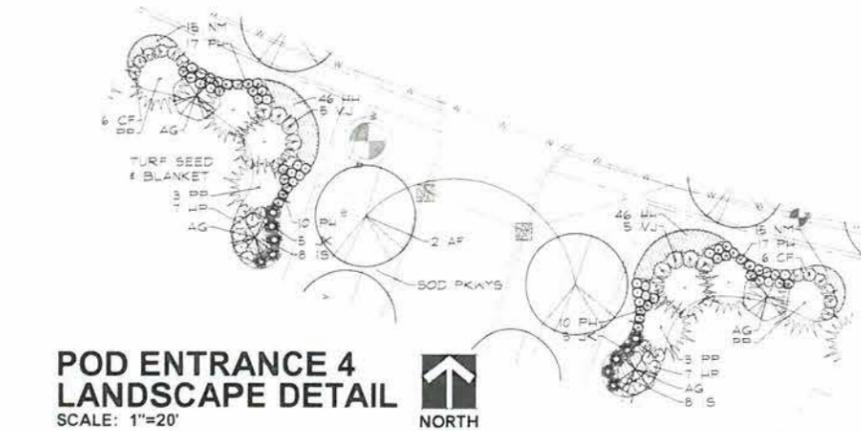


PEDESTRIAN BRIDGE ELEVATION
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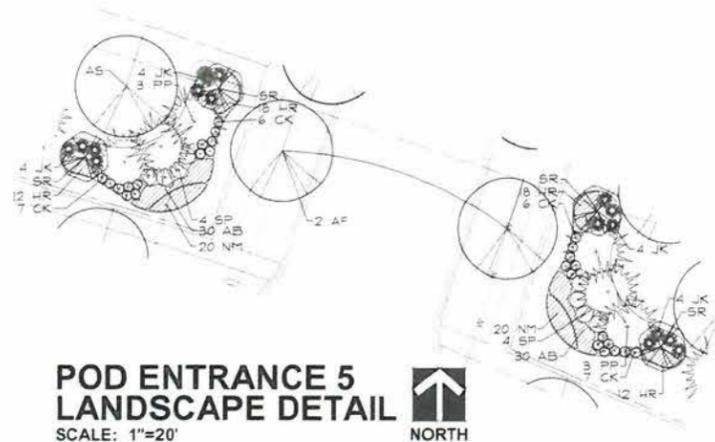


GARY R. WEBER ASSOCIATES, INC.
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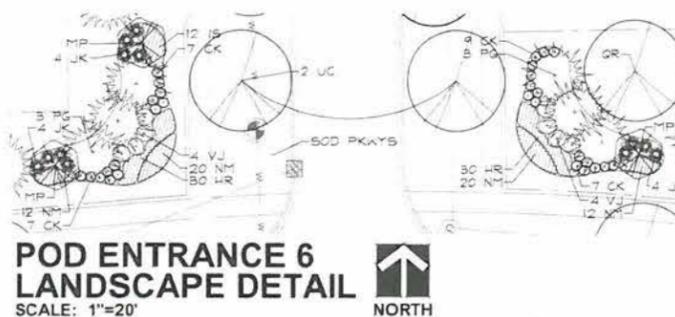
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
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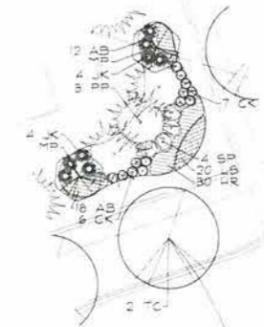
POD ENTRANCE 4 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



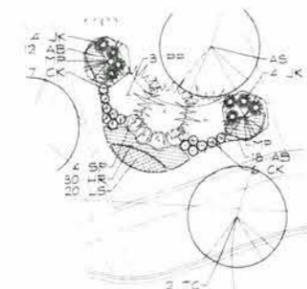
POD ENTRANCE 5 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



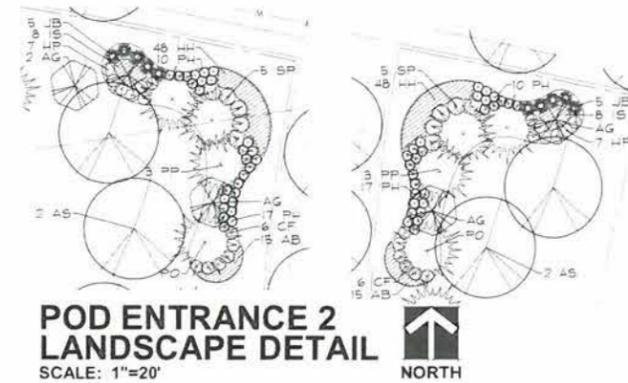
POD ENTRANCE 6 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



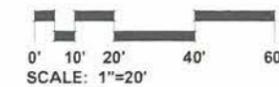
POD ENTRANCE 3 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



POD ENTRANCE 1 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



POD ENTRANCE 2 LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH

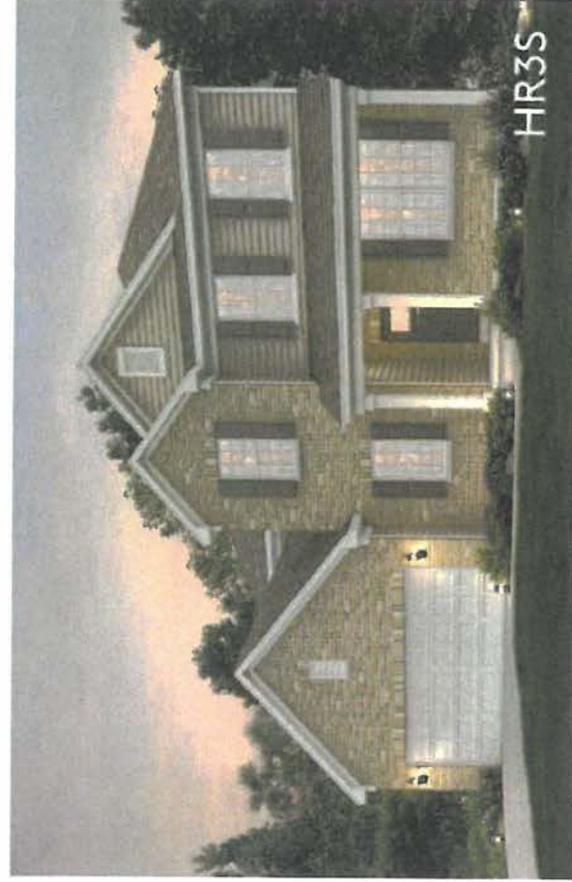


THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

NO.	DATE	DESCRIPTION
3	2.21.2022	
2	12.08.2021	
1	10.04.2021	

DATE: 7.09.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MSM
SHEET NO.:

Westchester - Estates



Riverton - Estates



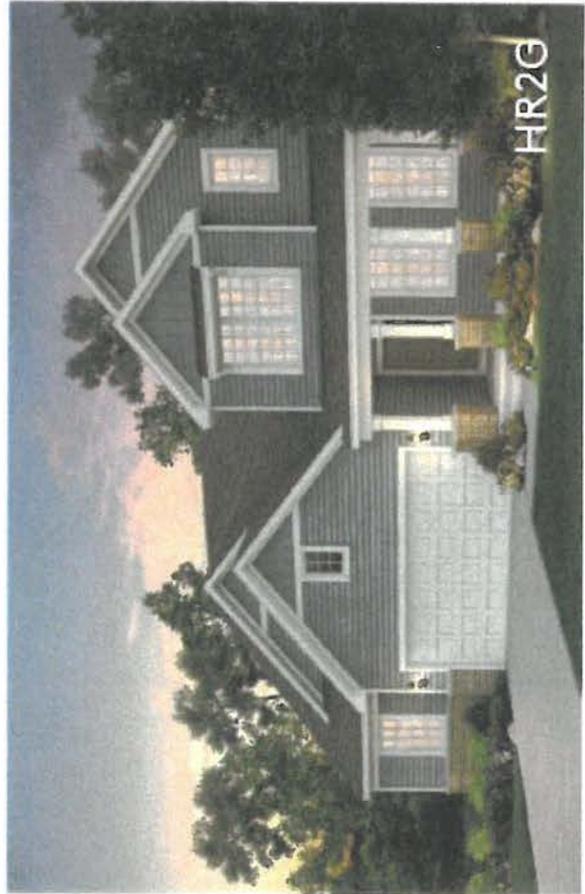
Riverton - Estates



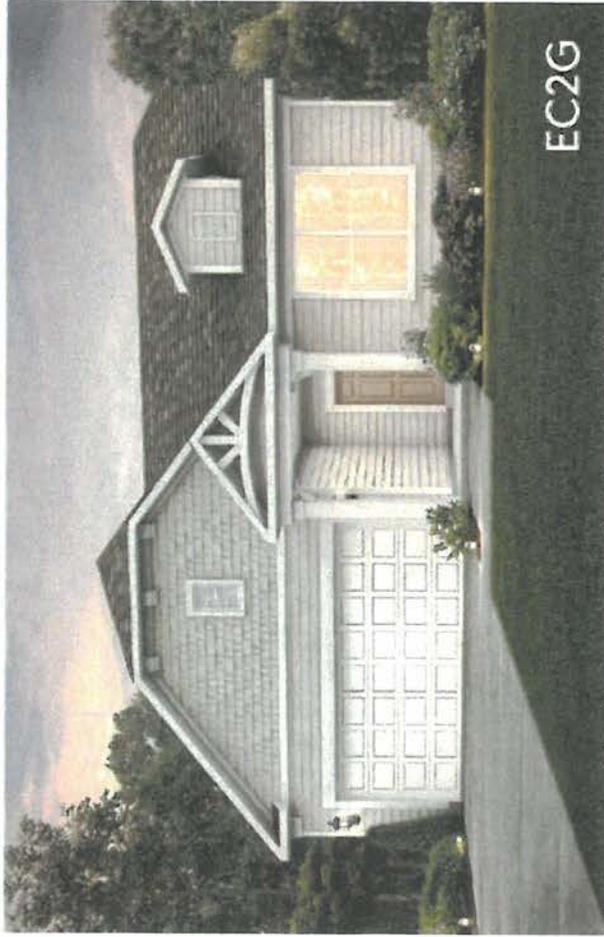
Hilltop - Estates



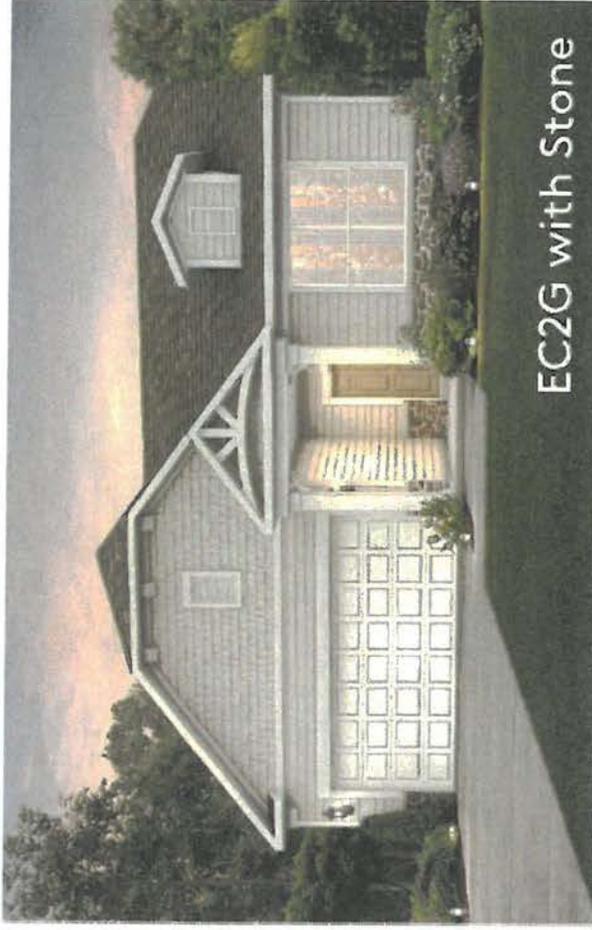
Greenfield - Estates



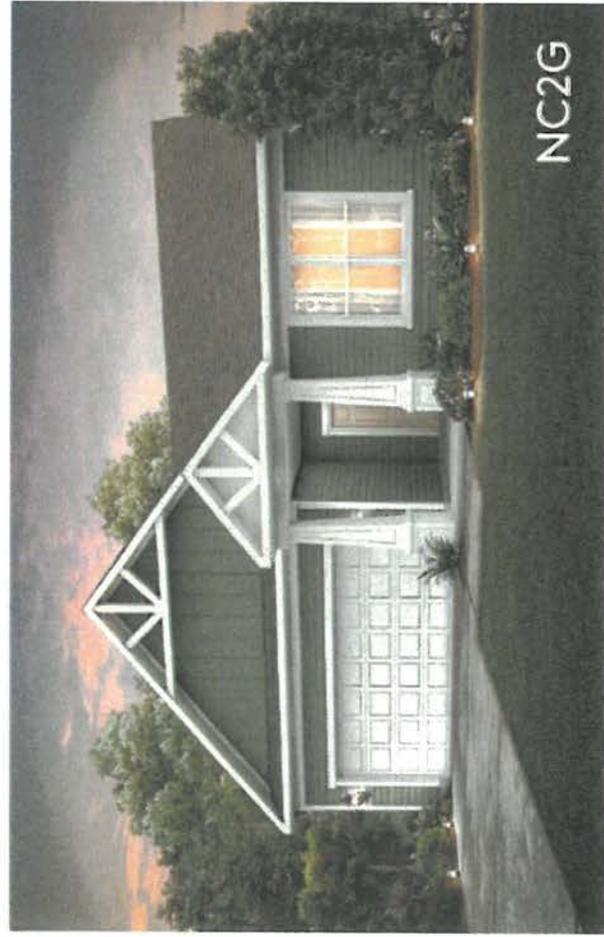
Abbeywood – The Landings



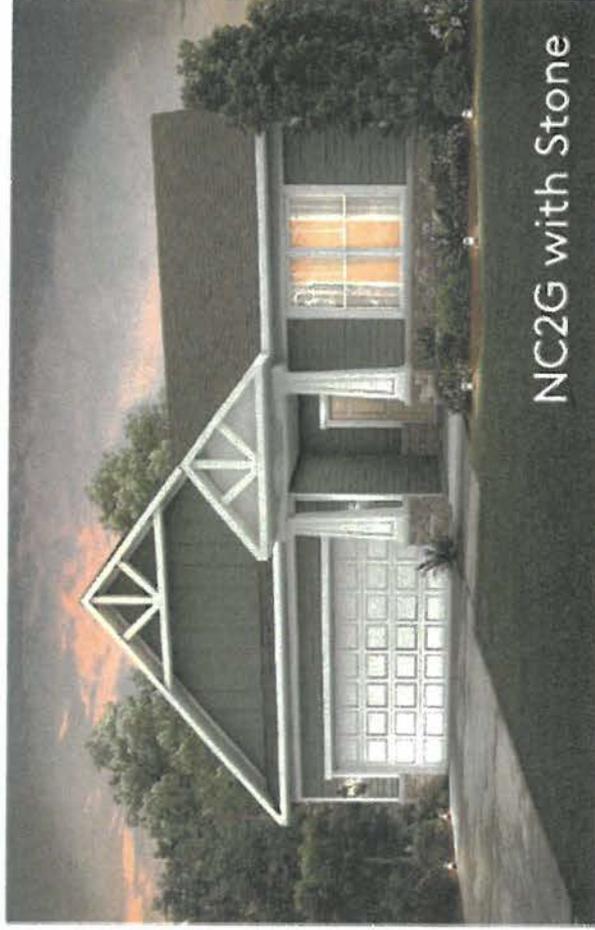
EC2G



EC2G with Stone

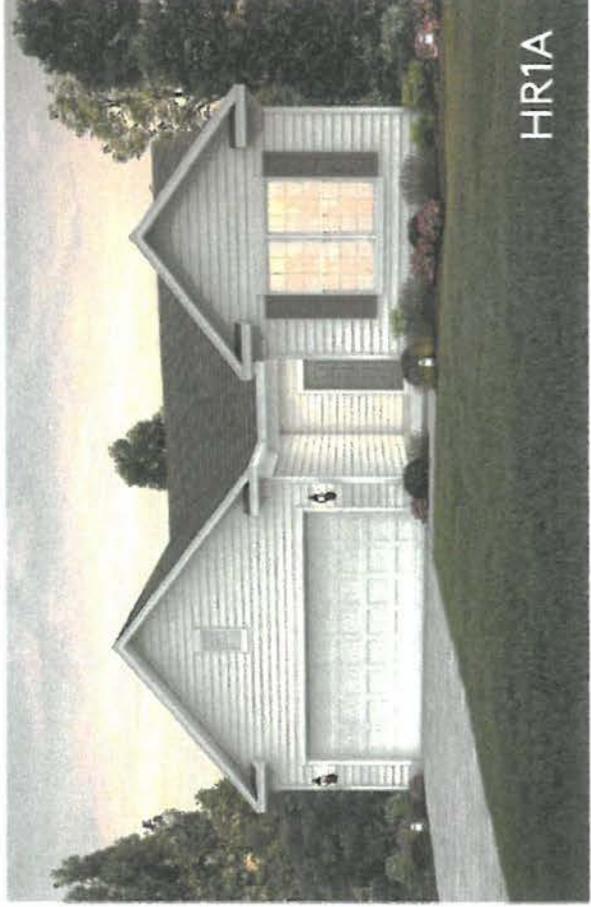
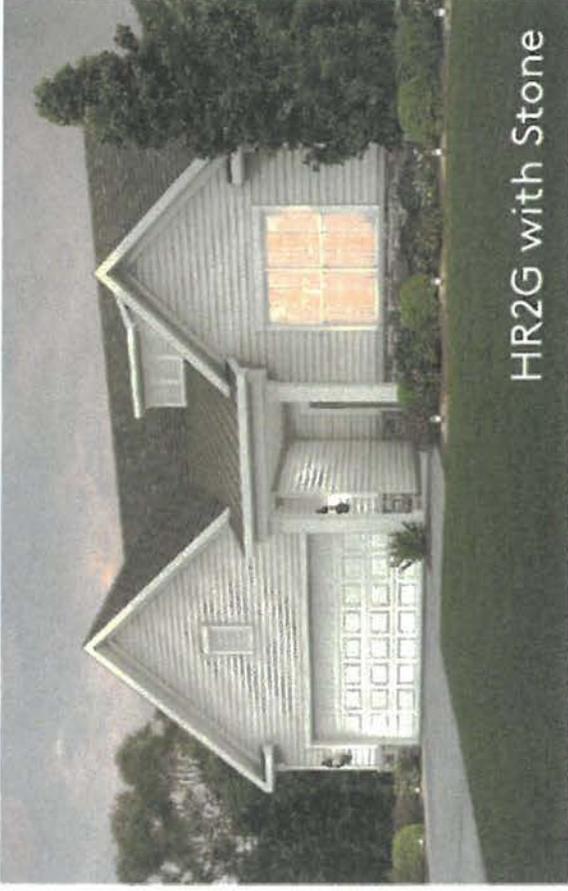


NC2G



NC2G with Stone

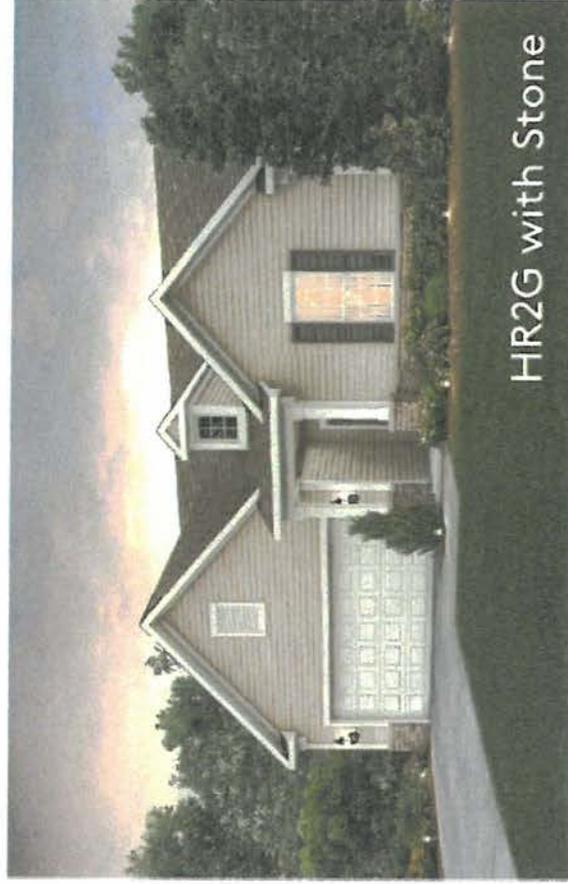
Abbeyville – The Landings



Ascend – The Landings



HR2G



HR2G with Stone



NC2M



NC2M with Stone

Ascend – The Landings



HR2N

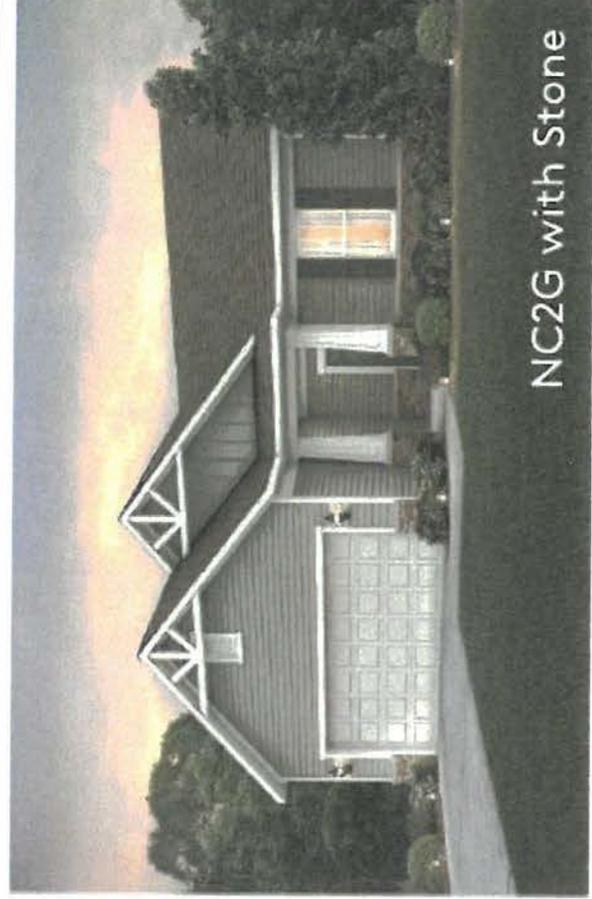
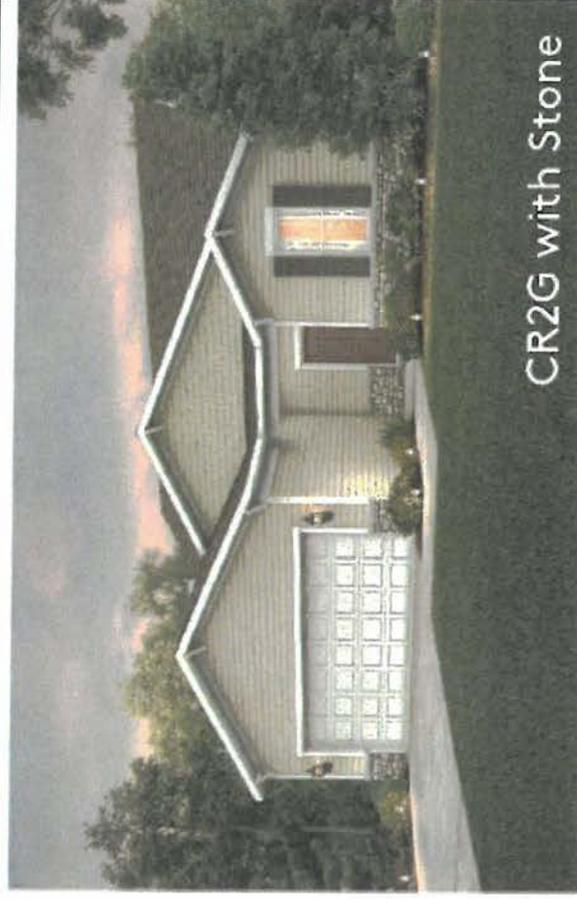


HR1A

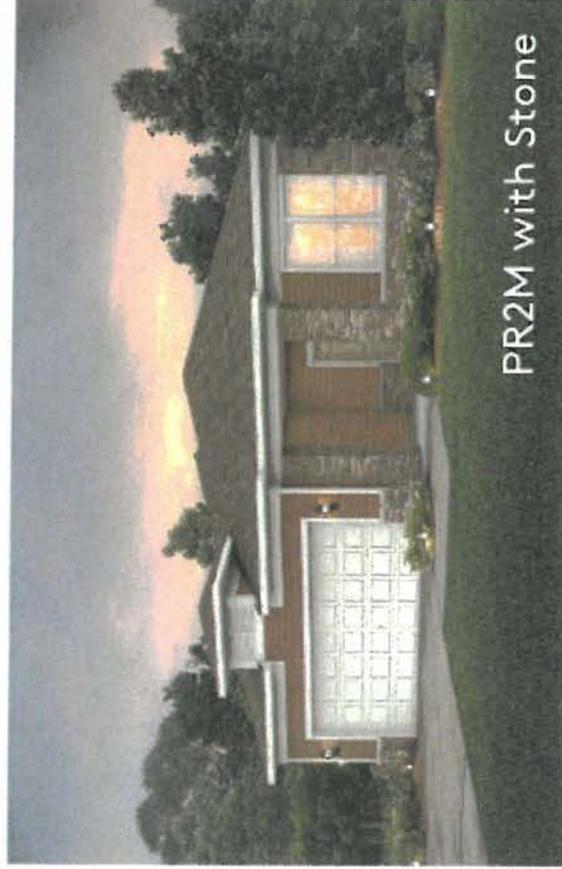


HR2F

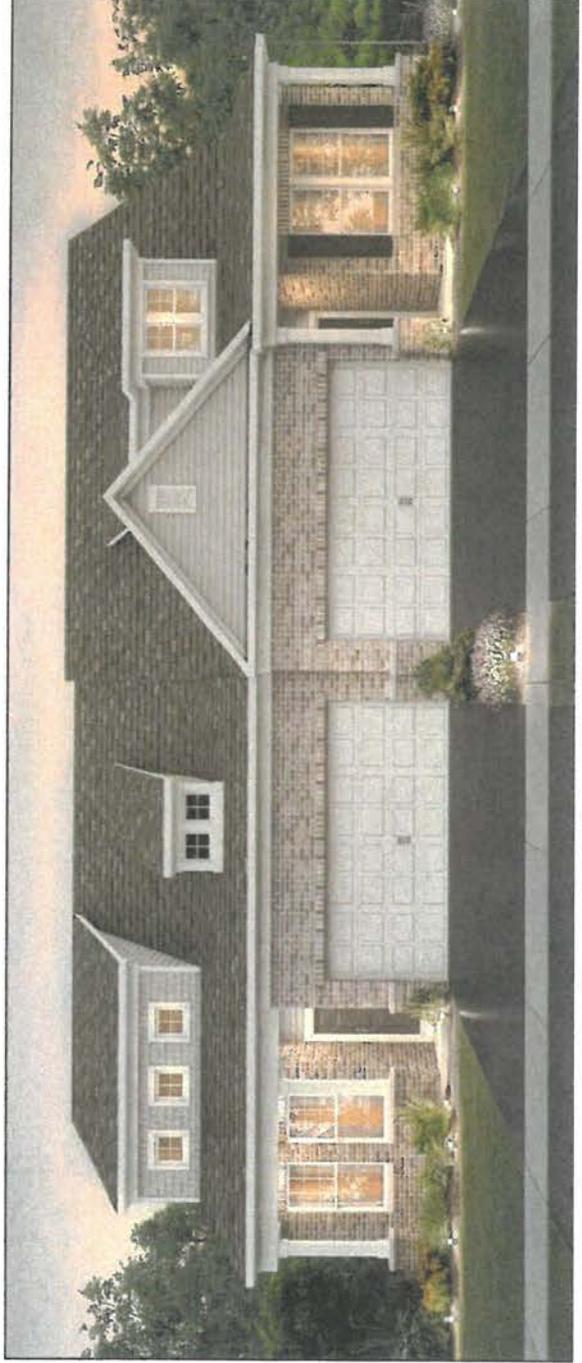
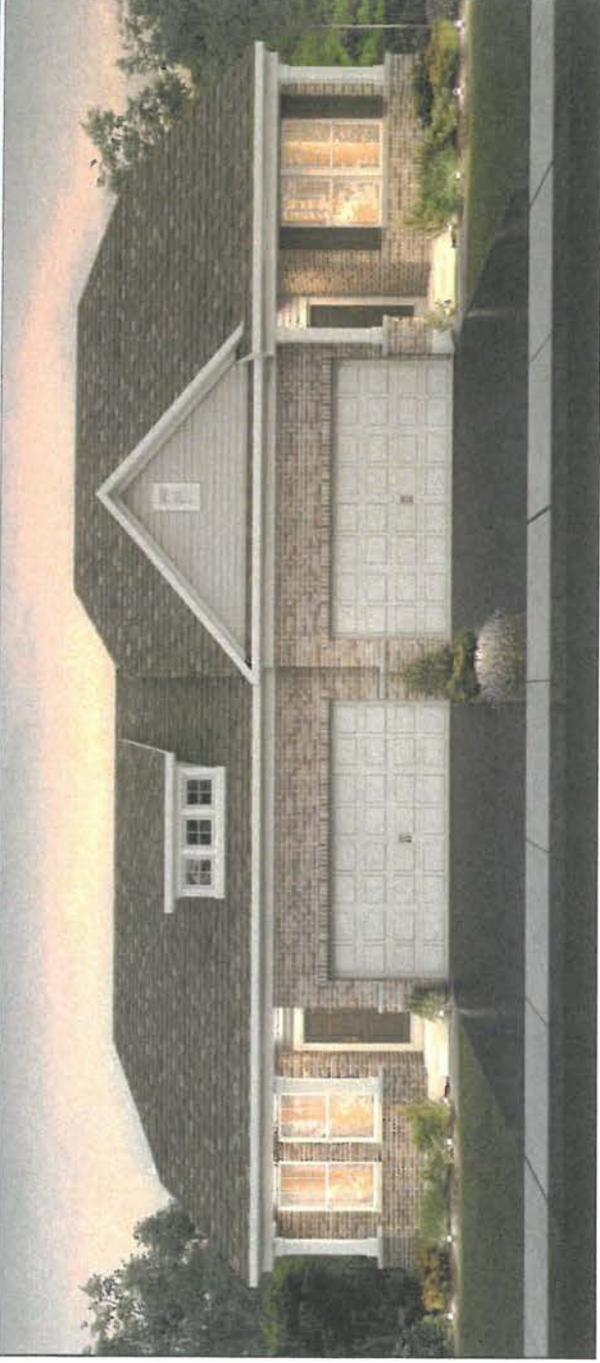
Martin Ray – The Landings



Martin Ray – The Landings



Provence – Duplex (Bottom is with loft Option)





AGENDA ITEM EXECUTIVE SUMMARY

Item Name	Amending Municipal Code Title 10-4A-2:C.2.o Chickens (Poultry)	Committee or Board	Committee
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BUDGET IMPACT

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

EXECUTIVE SUMMARY

Staff is proposing to amend section 10-4A-2:C.2.o Chickens (Poultry) of the Zoning Code to repeal the sunset clause.

Currently, 13 residents have active chicken licenses. Since the adoption of the chicken license regulations in 2017, staff has not received any complaints.

ATTACHMENTS (PLEASE LIST)

PDS memo, draft ordinance

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: 03.28.22

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

22-24

DATE: March 28, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, PDS Director 
RE: Amending Municipal Code Title 10-4A-2:C.2.o Chickens (Poultry)

BACKGROUND

Ordinance #2017-24 amended the Zoning Ordinance to include the section 10-4A-2:C.2 Chickens (Poultry), which allowed for the raising/keeping of chickens on residentially zoned lots. This ordinance included a sunset clause to repeal section 10-4A-2:C.2 on March 21, 2019 unless the Village Board chose to extend the provisions of the section.

In 2018, the Village Board passed Ordinance #2018-58 which reduced the lot size requirement to keep or raise chickens from 8,000 square feet to 6,000 square feet, removed the requirement for proof of registration with the Illinois Department of Agriculture and extended the sunset clause to end on March 21, 2022.

Currently, 13 residents have active chicken licenses and staff has not received any complaints regarding these licenses.

RECOMMENDATION

Staff recommends amending the Municipal Code Title 10-4A-2:C.2.o Chickens (Poultry) to repeal the sunset clause and to forward the attached draft Ordinance to the Village Board for a vote.

dk/attachments

x:\comdev\memos 2022\024_chicken ordinance amedment_vbc.docx

ORDINANCE 2022 - _____

**AN ORDINANCE AMENDING THE BARTLETT ZONING ORDINANCE
CHAPTER 4A: RESIDENTIAL DISTRICTS: 10-4A-2:C.2.o CHICKENS (POULTRY)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: That Section 4A-2:C.2.o Chickens (Poultry) of Title 10 of the Bartlett Municipal Code, as amended, known as the Bartlett Zoning Ordinance, is hereby repealed in its entirety as follows:

- o. The provisions of the subsection C2 shall sunset and be automatically repealed on March 21, 2022, unless on or before said date, the Corporate Authorities pass an ordinance extending the provisions of this section and repeal the sunset clause.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2022- enacted on April 19, 2022 and approved on April 19, 2022, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk