

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**COMMITTEE AGENDA**  
**June 17, 2025**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
  
4. **STANDING COMMITTEE REPORTS:**
  - A. **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**
    1. TL'S Four Seasons BEDA Request
  
  - B. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
    1. #25-05 Nova 2 Blue Heron Business Park
  
    2. Lake Street Corridor TIF Discussion
  
5. **ADJOURNMENT**



# Agenda Item Executive Summary

**AGENDA ITEM:** TL's Four Seasons BEDA Request

**BOARD OR COMMITTEE:** COMMITTEE

## **BUDGET IMPACT**

<b>Amount</b>	\$17,098	<b>Budgeted</b>	\$250,000
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<b>Fund:</b> Incentives	<b>Corresponding Activity Measure:</b> # of BEDA Grants Approved
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## **EXECUTIVE SUMMARY**

TL's Four Seasons has been an anchor restaurant at 110 W Bartlett Avenue in downtown Bartlett for over twenty years. Owner/operator Shawn Li has been working with staff to update and upgrade his sign and is also adding an awning to improve the appearance of his building.

The quote from Chicago Sign and Light Company details \$34,197 as the total BEDA-eligible cost for this project, which will be completed in accordance with Village Codes.

This is the first BEDA application this fiscal year. Mr. Li's request was reviewed by the Economic Development Commission at its May 12<sup>th</sup> meeting, at which time the EDC unanimously recommended a fifty percent (50%) rebate that will be approximately \$17,098 when the project is completed, and proof of payment is submitted.

Please note the project cost has increased slightly since the EDC meeting due to fabrication of aluminum composite material as backing for the sign instead of painting the front of the building.

## **ATTACHMENTS (PLEASE LIST)**

Memo, TL's Four Seasons BEDA application, minutes from the May 12, 2025 EDC Meeting

## **RELATIONSHIP TO STRATEGIC PLAN GOAL**

Strategic Plan Goals: Revisit, refine and execute the village's overall economic development incentives.

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## **ACTION REQUESTED**

To forward TL's Four Seasons' BEDA request to the next Village Board meeting agenda for a final vote

Staff: Tony Fradin, Economic Development Coord      Date: June 10, 2025

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** June 10, 2025  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Tony Fradin, Economic Development Coordinator *TF*  
**RE:** TL's Four Seasons BEDA Application

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**APPLICANT:** Zishu (Shawn) Li, owner/operator of TL's Four Seasons

**BACKGROUND:** TL's Four Seasons has been in business in downtown Bartlett for twenty years. Owner and operator Shawn Li has run this successful Chinese and Japanese restaurant and has been featured on TV and print media periodically over the years.

Known for its great food and atmosphere, TL's is also well known for its hospitality and dedication to great customer service. It is a restaurant that the village is truly blessed to have and serves as one of the anchor dining venues in downtown Bartlett.

Over the years, staff has encouraged Mr. Li to improve upon the signage and façade, enhancing the visibility of his restaurant, particularly for Metra riders. The current sign's visibility is not eye-catching in comparison to newer restaurants in the area.



Staff encouraged Mr. Li to enhance the façade in conjunction with a BEDA application this spring and to add an awning.

In addition to owning and operating the restaurant, Mr. Li is the owner of 110 W. Bartlett Avenue.

The attached quote from Chicago Sign and Light Company details \$34,197 in anticipated costs includes:

- \$1,680 for removal and reinstallation of banners, brackets, and existing lighting fixtures.
- \$12,467 for fabrication, retainers, and aluminum composite materials (ACM) panels for 4 recessed junction boxes and an additional \$3,448 for installation.
- \$9,877 for illuminated raceway letters and installation onto ACM/frame background. \$2,240 to connect it to electric.
- \$2,245 for assembly and installation of the awning.
- Reinstalling conduit and junction box is \$2,240.

This is the first BEDA application this fiscal year.

#### **MAY 12, 2025 ECONOMIC DEVELOPMENT COMMISSION MEETING:**

Mr. Li presented his request for a BEDA grant at the May 12 Economic Development Commission (EDC) meeting.

Following a question-and-answer session, the EDC unanimously recommended in favor of a fifty percent (50%) grant to be paid following all work completed according to village code, and proof of payments made, for a grant approximating \$16,500.

The project cost has slightly increased since that time due to Mr. Li changing the project from painting the frontage to the fabrication and installation of the ACM panels.

#### **RECOMMENDATION:**

This being the first application this fiscal year and TL's having proven itself as an anchor restaurant in downtown Bartlett for over twenty years, we recommend a fifty percent (50%) grant, estimated to be **\$17,098** when completed.

Staff is requesting this item to be forwarded to the next Village Board agenda for a final vote.



Village of Bartlett, IL

### BEDA-25-3

Bartlett Economic  
Development Assistance  
Application

Status: Active  
Submitted On: 5/6/2025

### Primary Location

110 W BARTLETT AVE  
BARTLETT, IL 60103

### Owner

MILESTONE HOLDINGS LLC  
WEST BARTLETT AVE 110  
BARTLETT, IL 60103-7228

### Applicant

zishu li  
 630-  
 @.com  
 110 w. bartlett ave.  
bartlett, IL 60103

## Applicant Information

Is the Applicant the Primary Contact for the Project? **Applicant is or will be\***  
\* **Property Owner**  
Yes

Number of years in business\* **Number of years in Bartlett\***  
21 21

Contact name for applicant's agent or architect  
shawn li

## Property Information

The property is . . . (check all that apply)

Retail

Restaurant

Other

Number of businesses on site:\*

1

Size of building (dimensions or square feet)\*

4200 sf

Stories in building:\*

2

Number of parking spaces on property:\*

8

Amount of last real estate taxes paid:\*

9923.23

Property Tax Index Number(s) (PIN)\*

06-34-405-021-0000

County\*

Cook

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## Project Information

Total anticipated cost \$:\*

32999

Project scope:\* ⓘ

new restaurant luminate sign with awning

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## Affidavit

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

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

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing.

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

I also understand that if selected for this program, the Village will establish a maximum grant award for the project. I also understand that if selected for this program, I will be required to enter into an Economic Incentive Agreement with the Village governing the terms and conditions of the BEDA grant award, and that the Village will not issue any grant funds unless and until I have fully executed the Economic Incentive Agreement in the form required by the Village.

I acknowledge that BEDA operates as a **rebate program** and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as

recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

I acknowledge that the project is to be completed within 12 months, and that an extension request must be made in writing by the applicant and presented for approval to the Grant Administrator, EDC, or Village Board if necessary.

I acknowledge that if the final costs come in less than what was estimated to determine the reimbursement amount, then the grant amount would be reduced accordingly.

I acknowledge that the Village will perform a background check on myself and the other owners of my business, and I hereby agree to provide the Village with all necessary authorizations to conduct such background checks. I also acknowledge that my business must hold a valid, current business license issued by the Village and that my business must be current on all payments due to the Village in order to be eligible to receive any BEDA grant funds.

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

**Digital Signature - I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction\***

 Zishu Li  
May 4, 2025

## Attachments



### **Additional Documents Regarding Project (optional)**

TL's 4 Season05.01.2025.pdf  
Uploaded by zishu li on May 6, 2025 at 3:43 PM

# CHICAGO SIGN®

05.30.2025

TL'S FOUR SEASONS

110 W. Bartlett Ave,  
Bartlett, IL

Chicago Sign® and Light Company

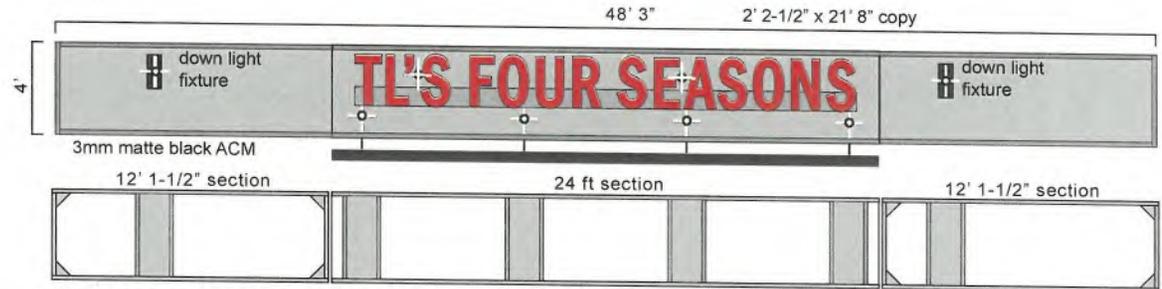
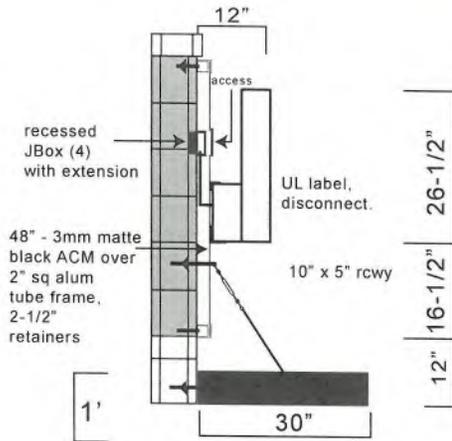
PO Box 1427, Wheaton, IL 60187

630-675-7717 ChicagoSigns@aol.com



South Elevation Nominal 1400 sq ft facade. 48'4" Storefront.

1'



3mm matte black ACM background. Provide access for embedded JBoxes and sunshade awning fastenings.

1'

**Proposal:**

1) Remove the conduit and jboxes for the uplights. Hold for reinstallation.

**Remove the following and leave with owner:** Two downlight fixtures. 3 gooseneck lights. One projector. One miscellaneous box next to wood sign. One wood sign. Install the wood sign over the entrance door temporarily.

**Remove and hold for reinstallation:** Two banners and top brackets, two downlight fixtures. \$1,680.00

2) Fabricate custom framing, retainers and 4' x 48' 3" ACM panels to allow access for 4 recessed junction boxes. \$12,467.00 Installation: \$3,448.00

3) Furnish illuminated raceway letters: \$9,877.00 Installation onto ACM / frame background. Connect to available electric. \$2,240.00

4) Receive and assemble awning: \$1,125.00. Installation: \$1,120.00

5) Remove wood sign and give to owner. Reinstall two downlights (paint black). Reinstall two banners and top brackets. Reinstall conduit and jboxes for uplights \$2,240.00

Total: \$34,197.00 50% deposit with order, balance due upon completion (\$7,178.50 received to date). License, bond, and final inspection \$240.00

Submitted for approval, John Doyle, President.

Accepted: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION  
DRAFT MEETING MINUTES  
May 12, 2025**

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1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the May 12, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 7:00 PM

2. ROLL CALL

PRESENT: Commissioners Kubaszko, Gorski, Suffern, Densford, Erickson, Perri, and Gudenkauf

ABSENT: Commissioner Lewensky

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki

3. APPROVAL OF April 14, 2025, MEETING MINUTES

Motion by Gorski, Seconded by Densford

MOTION CARRIED

4. PUBLIC COMMENT

None

5. TL'S FOUR SEASONS BEDA REQUEST

Mr. Fradin stated that we have had some long-time downtown businesses apply for BEDA grants in the past several years including Pasta Mia and Banbury Fair. This is another one. TL's Four Seasons is a well-known Chinese and Japanese restaurant in downtown Bartlett for the past 20 years.

Last month, Commissioner Gorski asked about the status of BEDA grants, and I mentioned we were working with one new restaurant and one long-term restaurant. The long-term restaurant is TL's Four Seasons, owned by Mr. Li, who is here tonight to discuss his business and project.

This is Mr. Li's first BEDA application. I cannot recall any prior village programs or incentives he's applied for, and he participates in village events like Restaurant Week and hosts a big Chinese New Year's celebration annually.



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION  
DRAFT MEETING MINUTES  
May 12, 2025**

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His restaurant has been featured on television, independent of village events. It's a well-known downtown Bartlett establishment that attracts customers from beyond village boundaries.

The restaurant offers good food, excellent service, a beautiful atmosphere, and fair prices.

Mr. Li recently completed an interior refresh, which wasn't part of this BEDA application as it was not an eligible expense. Having been in business for 20 years, as of early this year, they've refurbished the interior.

Tonight Mr. Li is here to discuss plans to improve the exterior of his building. We've been encouraging him to participate in the BEDA program for about six years, specifically to improve signage. We're glad he's taking this step forward.

The packet includes renderings of a new red sign that lights up, along with a new awning. The exterior paint is part of the facade improvement tied to the new sign, distinct from interior painting, which isn't BEDA-eligible.

You're not approving the sign itself tonight but are considering a grant to reimburse Mr. Li for these improvements.

He's been working with our planning and development staff. The proposed 48-square-foot sign is based on the 48-foot width of his building's frontage. Mr. Li owns the building, so no landlord approval is needed.

The project costs include \$9,600 for sign-related painting, approximately \$9,000 for the awning, and \$14,000 for removing the old sign, electrical work, and installing the new sign, totaling about \$33,000.

We're recommending a 50% rebate, as is typical for signage. We've approved one BEDA grant for about \$10,000 this year, and the program remains fully funded. I'll now open it up for questions and invite Mr. Li to speak or address any questions I can't answer.

Mr. Li introduced himself as the owner of TL's Four Seasons.

Mr. Li described his business as having been in Bartlett for over 20 years and always appreciates the support from the village and residents.

Bartlett has our most loyal customers, compared to our former locations in Barrington and Roselle. We recently refreshed the interior after customer feedback about it being outdated. The results exceeded expectations, with customers commenting on how nice, new, and refreshing it feels.



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**DRAFT MEETING MINUTES**  
**May 12, 2025**

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The positive feedback encouraged us to consider updating the exterior as well, given the building's high visibility near the downtown train station.

Our current wooden sign is old and low-key. Customers have joked it's like negative advertising. After discussions with the sign company, we decided on a larger, modern, yet classic design inspired by old Chicago or Vegas signs. It's simple, internally lit, and not flashy, ensuring it's visible without being disruptive.

We believe it will remain attractive for years. Any questions about the sign?

Commissioner Gorski asked if the sign meets facade size regulations.

Mr. Fradin replied that it is correct. We've worked through several iterations with Mr. Li and our planning staff to ensure it meets code.

Commissioner Suffern praised Mr. Li's investment in downtown Bartlett, noting his role as a pillar in transforming the area when few businesses were willing to invest.

Commissioner Perri noted the new sign is big and bright, but there's a suggestion to clarify that TL's Four Seasons is a restaurant, as some might mistake it for a heating and air conditioning business.

Mr. Li responded that earlier renderings included "Chinese and Japanese" on the sign, but the text became too small for visibility. Given the restaurant's 20-year presence and name recognition among Bartlett residents, they opted for a simple "TL's Four Seasons" design.

Additional restaurant and sushi open signs by the window will provide further clarity.

The new sign's size and lighting will ensure it's noticeable, addressing past issues where customers couldn't locate the restaurant. Mr. Li emphasizes the need to actively reach out to customers with physical signs and social media in today's market, unlike the old saying that good wine sells itself.

Mr. Li noted the restaurant's steady business through the pandemic and beyond, with kitchen staff averaging 10 years of tenure, rare in the industry.

The refresh aims to strengthen and sustain the business. The new sign will be visible from the train, unlike the current one, which is unreadable due to the small size and excessive text.

Mr. Li shares that the interior redesign, developed over seven to eight months with a designer, features iconic Tokyo and Osaka street scenes. Customers familiar with Japan



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION  
DRAFT MEETING MINUTES  
May 12, 2025**

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recognize these settings, and the printing creates an immersive, almost 3D effect under the right lighting, resembling a Japanese street restaurant. The feedback has been overwhelmingly positive.

Commissioner Suffern highlights the building's historic significance in Bartlett, noting its productive use for future generations. Mr. Li confirms extensive upgrades to the building's interior, upstairs, downstairs, and basement, making it nearly brand new.

With no further comments, a motion was made by Commissioner Erickson to approve the BEDA grant for TL's Four Seasons in the amount of approximately \$16,500, or 50% of the actual cost. Second by Commissioner Gorski.

**MOTION CARRIED BY A UNANIMOUS ROLL CALL VOTE**

Tony stated that the positive recommendation will be forwarded to an upcoming village board committee meeting for consideration. Thank you, Mr. Li, for your input.



# Agenda Item Executive Summary

**AGENDA ITEM:** #25-05 Nova 2  
Blue Heron Business Park

**BOARD OR COMMITTEE:**  
Committee

## BUDGET IMPACT

**Amount** \$N/A                      **Budgeted** \$N/A  
**Fund:** N/A                      **Corresponding Activity Measure:** N/A

## EXECUTIVE SUMMARY

The petitioner is requesting to amend the Blue Heron Business Park annexation agreement and Planned Development to redesignate the property at the northwest corner of Miles Parkway and West Bartlett Road to from Development Area 1 to Development Area 3 to allow the construction of a tire distribution and trucking services facility for Nova 2.

The petitioner has submitted a Site Plan for a 50,540 sq.ft. facility which will serve as Nova/Pava Group's second building within the Blue Heron Business Park.

## ATTACHMENTS (PLEASE LIST)

Memo, cover letter, description of operations, application, location map, current Business Park PUD Plan, Proposed Business Park PUD Plan, site plan, landscape plan, West Bartlett Road corridor design guidelines

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Provide options for businesses to locate in Bartlett

Short Term (1-3 Years):    Routine             Complex

Long Term (3-5 Years):    Routine             Complex

## ACTION REQUESTED

- For Discussion Only – To review the petitioner's request and forward to the Planning & Zoning Commission to conduct the public hearing
- Resolution
- Ordinance
- Motion

Staff:            Kristy Stone, PDS Director

Date:                      June 11, 2025

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**25-30**

DATE: June 11, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Andrew Barna, Associate Planner   
RE: **(25-05) Nova 2**

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**PETITIONER**

Dean Kelley

**SUBJECT SITE**

NWC Miles Parkway and West Bartlett Road

**REQUESTS**

**Amendment to the Annexation Agreement (Blue Heron Business Park)  
Amendment to the Planned Unit Development (Blue Heron Business Park)  
Site Plan (Nova 2)**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>PD</b>
North	Office/Warehouse	Mixed Use Business Park	PD
South	Vacant	Commercial	PD
East	Office/Warehouse	Mixed Use Business Park	PD
West	Vacant	Commercial	PD

**ZONING HISTORY**

The subject property is subject was annexed into the Village in 2003 and is subject to the Blue Heron Business Park Planned Development regulations adopted by Ordinance 2003-104. The Blue Heron Business Park consists of 125 acres and was divided into four (4) development areas, each of which has specific standards and use requirements. The subject property is in Development Area 4, which was intended for commercial uses and follows the use lists of the B-4 Community Shopping District.

## DISCUSSION

1. The petitioner is requesting an **amendment to the annexation agreement** and **amendment to the Planned Unit Development** to modify the Concept Plan and Preliminary PUD Plan for Blue Heron Business Park to change the development area designation for the subject property. The original Blue Heron Business Park annexation agreement and PUD established four development areas each with different bulk regulations and allowable use lists.
2. The subject property is currently designated as being within Development Area 4, which is restricted to commercial uses. The petitioner is requesting that the property designation be changed to Development Area 3 to allow an office/warehouse building with tire distribution and truck servicing for Pava Group.
3. The proposed **Site Plan** shows a 50,540 square foot office/warehouse building with tire distribution (tire installation, rotations, alignment, balancing) on the north end, and trucking services (general fleet maintenance, oil changes, break, suspension, and steering system repairs) on the south end. The south end of the building includes a 5,300 square foot office area. Sixty-two (63) parking spaces are provided for employees and visitors.
4. The site contains three (3) curb cuts. A curb cut on the east of the site along Miles Parkway will serve the employee and visitor lot. The north curb cut on Miles Parkway is an entrance for trucks. Trucks will exit the site from a curb cut at the northwest corner of the property on Miles Parkway.
5. The 33'-5" tall precast building contains a full glass entrance and includes a combination of real and faux windows. The west elevation includes six (6) drive in doors and two (2) dock bays. Additionally, the west and east elevations show three (3) drive-thru doors on the north end of the building.
6. The hours of operation are Monday through Friday, 7:00 AM to 5:00 PM, and Saturday, 7:00 AM to 2:00 PM. There will be forty (40) full time employees.
7. The West Bartlett Road Corridor Plan identifies this property as being in the Picturesque Western Gateway. This design guidelines in the Corridor Plan propose office buildings to be located near to the landscape buffer along West Bartlett Road and that building materials should combine a mixture of materials such as stone masonry, brick, siding, and glazing. Office parking areas should be screened from view of the corridor. *The design guidelines for the West Bartlett Road Corridor Plan are attached.*
8. The landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

**RECOMMENDATION**

1. The Staff recommends forwarding the petitioner's requests on to the Planning & Zoning Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review

ab/attachments General - PDS Team\memos 2025\Nova2\_vbc.docx



ABBOTT LAND AND INVESTMENT CORP.  
Commercial and Industrial Real Estate

RECEIVED  
PLANNING & DEVELOPMENT

JUN 3 2025

VILLAGE OF  
BARTLETT

June 2, 2025

Sent via Hand Delivery

Village Board of Trustees  
c/o Kristy Stone, Community Development Director  
Village of Bartlett  
228 Main St.  
Bartlett, IL 60103

RE: 4.25 Acres at NWC West Bartlett Road and Miles Parkway in Blue Heron Business Park

Dear Village Board of Trustees,

Enclosed is a completed Development Application Packet for a Site Plan review and Planned Unit Development Amendment for the Pava Logistics Project ("Nova 2") being proposed on the south end of Blue Heron Business Park, just west of Miles Parkway. The following attachments are included:

1. Completed & Signed Development Application, including Findings of Fact for Site Plans and Findings of Fact for Planned Unit Developments – Eight (8) copies
2. \$1,500 Application Fees payable to the Village of Bartlett for Amendment to the Annexation Agreement (\$200), Site Plan (\$300), and Amendment to the PUD (\$1,000).
3. Legal description of the subject property from the survey via email in MSWord.
4. Plat of Survey – One (1) full-size copy and one (1) via PDF
5. Preliminary/Final Planned Unit Development Plan – Eight (8) 11" x 17" copies, and one (1) via PDF
6. Site Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
7. Preliminary Engineering Plans – Eight (8) folded full-size copies and one (1) via PDF
8. Preliminary Stormwater Management Report – Two (2) copies
9. Landscape Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
10. Building Elevations – Eight (8) folded full-size copies and one (1) via PDF
11. Colored Rendering (of Building Elevations) – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
12. Floor Plan – Eight (8) folded full-size copies and one (1) via PDF
13. Truck Turning/Movement Plans – Eight (8) 11" x 17" copies and one (1) via PDF
14. Lighting/Photometrics Plan – Eight (8) 11" x 17" copies and one (1) via PDF
15. Land Use Opinion Report – Applied for by Mackie Consultants, LLC
16. Ecological Compliance – Applied for by Mackie Consultants, LLC

The following is a brief summary of our request. For background, this approximately 125-acre parcel was annexed in 2003 as Blue Heron Business Park. It was originally contemplated to be developed primarily as an industrial park with four development areas:

- Development Area 1 – Industrial; Outside Storage permitted use
- Development Area 2 – Industrial; Outside Storage permitted use
- Development Area 3 – Industrial; No Outside Storage; pre-cast or masonry required
- Development Area 4 – Commercial

PAVA Logistics  
Description of Operations  
4.25 Acres Blue Heron Business Park  
5/30/2025

The following is a summary of the operations for the proposed 50,540 square foot facility at the south end of Blue Heron Business Park.

The north end of the building will be served by three drive-through bays. Vehicles/trucks will enter from Miles Parkway going north with a left-in only ingress point. The three drive-through bays will be utilized for the following services related to tire sales:

- Installation
- Rotation, alignment and balancing
- Maintenance and repair

PAVA anticipates approximately ten trucks per day for these operations.

At the south end of the building there are proposed to be six drive-in doors and two docks. In this area Pava will perform general repairs, primarily fleet maintenance for its own trucks. This will include suspension and steering systems, oil changes, brakes and other minor repairs. No body work will occur in this area or in the building. The two docks will be used for deliveries for the general repair area. There is also an office area of approximately 5,300 square feet that is at the south end of the building extending to the far east corner. There will be a total of approximately 40 full-time employees in the building.

Hours of operation are Monday through Friday, 7:00 AM to 5:00 PM, and Saturday, 7:00 AM to 2:00 PM.

We will be available to answer additional questions at the upcoming Village Board Committee meeting.

Thank you for your consideration.

This is the final lot to be sold and developed in the park. The subject property consists of approximately 4.25-acres.

Blue Heron and the Southwind Business Center parcel (approximately 40-acres) were annexed to the Village at approximately the same time, along with the 186-acre Bluff City Industrial Park that connects to the Blue Heron Business Park and is generally north and east of Blue Heron. We have marketed the south end of Blue Heron to commercial users for the past 15 years. We have received no serious inquiries with respect to any retail or commercial users for Blue Heron during that timeframe.

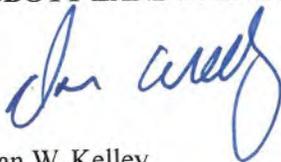
We believe the subject project as proposed as an industrial use will fit in with the character of Blue Heron and follow the general guidelines for industrial use in Development Area 3. The approximately 50,000 square foot precast building will be the headquarters for Pava Logistics, which also has a facility at the far northwest corner of the park. Pava Group will operate a tire distribution business on the north end of the building, and a truck services (no body/repair work) on the south end. For tire distribution, trucks will enter from a one-way access drive from Miles Parkway (left-in only) and exit to the west. A detailed description of the operations is attached to this cover letter.

The request will include an Amendment to the Annexation Agreement to allow for the Site Plan and PUD Plan to be amended to allow for the conversion of this subject property to be included in Development Area 3.

We presented the Concept Plan to the Village Board of Trustees in April and received positive feedback from the committee.

We appreciate your consideration and look forward to presenting this project at the next available Village Board Meeting.

Sincerely,  
**ABBOTT LAND AND INVESTMENT CORPORATION**



Dean W. Kelley  
President

DWK/dse

Enclosures



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**  
 Case # 25-05  
 RECEIVED  
 PLANNING & DEVELOPMENT  
*(Village Stamp)*  
 JUN 3 2025  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** NOVA 2

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Dean W. Kelley

**Street Address:** 2250 Southwind Blvd.

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** dean@abbottland.com

**Phone Number:** 630-497-9440 ext. 4

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Gifford 300, LLC

**Street Address:** 2250 Southwind Blvd.

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** 630-497-8700

**OWNER'S SIGNATURE:** *[Signature]*

**Date:** 02JUNE2025

**(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): 50,000 SF Industrial
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning \_\_\_\_\_ to \_\_\_\_\_
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** Yes or 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 Miles Parkway and West Bartlett Road

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-36-200-021-0000

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

**Land Use:** Existing: Vacant

Proposed: PD

Proposed: Industrial

**Comprehensive Plan Designation for this Property:** Mixed use Business Park  
(Refer to Future Land Use Map)

**Acreage:** 4.25

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney**                      Guerard & Krasner, LLC - Richard M. Guerard  
310 S. County Farm Rd., Suite H  
Wheaton, IL 60187-2409  
Phone: 630-698-4700  
Email: rich@wydp.com

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**Engineer**                      Mackie Consultants, LLC - Steven Kaminski  
9575 W. Higgins Rd/. Suite 500  
Rosemont, IL 60018  
Phone: 847-696-1400  
Email: skaminski@mackieconsult.com

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**Other**                              Harris Architects, Inc. - Kelly Harris  
1475 E. Woodfield Rd., Suite 925  
Schaumburg, IL 60173  
Phone: 847-303-1155  
Email: kharris@harrisarchitects.com

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## FINDINGS OF FACT FOR SITE PLANS

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

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

We are seeking an amendment to the Annexation Agreement as well as the Concept Plan and PUD Plan associated with that Annexation Agreement. The proposed industrial use is permitted within Development Area 3, which is consistent with the industrial uses labeled as Development Area 3 that front Route 25. Once the PUD Plan is amended, the proposed use will be permitted within Development Area 3 of the PUD District.

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

The office portion of the proposed building faces West Bartlett Road. There is no off-street parking and all access, lighting, landscaping, and drainage is compatible with adjacent land uses and meets Bartlett's code.

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.

There are three main access points to the site: a southerly access point on Miles Parkway for automobiles and office personnel, a left-in only entrance just north of the employee access for trucks to enter the site and access the three drive-through doors, and a full-access at the north-end of the site from Miles Parkway for trucks to enter and exit the loading areas of the building.

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

There would be very few pedestrians within the site as the building serves primarily the employees and other workers. There will be a sidewalk along Miles Parkway that connects to an existing sidewalk on the west side of Miles Parkway extending to Kenyon Road.

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)

All landscaping improvements will meet the Village of Bartlett's code requirements and are in substantial compliance with the West Bartlett Road Corridor Plan.

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

There are no outside storage areas requested.

## **FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

Both the Planning & Zoning Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)**

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

The proposed Planned Unit Development amendment provides for the entire 4.25-acres to be designated as Development Area 3, which allows for industrial uses. This is consistent with the other uses in Blue Heron Business Park and will complete the park with all industrial uses.

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 Planned Unit Development is within the Blue Heron Business Park and will not have a negative impact on nearby property owners to the south and east. There are commercial uses directly south and there is sufficient distance and screening between the nearest residential uses to the east and south.

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 Planned Unit Development substantially conforms with the regulations and conditions for the uses within the Blue Heron Business Park.

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 the amendment to the Planned Unit Development will allow the Blue Heron Business Park to remain primarily an industrial park.

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 use is a permitted use within the Planned Unit Development district.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The Planned Unit Development that encompasses this Development Area within the Blue Heron Business Park is consistent with the remaining uses within the Blue Heron Business Park and will not impact the public health, safety and welfare of nearby residents or others.

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 property is within a business and will not be detrimental, injurious, or otherwise diminish or impair the value of the other adjoining properties within the business park.

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

The petitioner or user will pay all applicable impact donations and other fees as required by the Village of Bartlett.

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

The plans are designed by Mackie Consultants, LLC, which is very familiar with the Blue Heron Business Park. All plans will provide adequate utilities, drainage, and other necessary facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The plans provide adequate parking for employees and visitors and also has two ingress and egress points for efficient traffic flow for loading and drive-through traffic for the tire repair business.

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 plan has an adequate site area and exceeds the minimum requirements for the district in which it is located. It includes buffering features required by the Village of Bartlett with respect to screening and landscaping.

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

If authorized, construction for this particular use in the Planned Unit Development will commence in Fall, 2025 and be completed in Spring, 2026. It will be adequately maintained by its user and owner, Nova 2.

**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: Dean W. Kelley

DATE: June 2, 2025

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

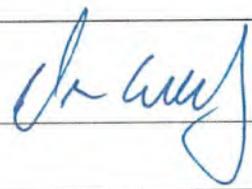
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Pavlo Vayda c/o Gifford 300, LLC

ADDRESS: 2250 Southwind Blvd.  
Bartlett, IL 60103

PHONE NUMBER: 847-497-8700

EMAIL: dean@abbottland.com

SIGNATURE: 

DATE: June 2, 2025



Created by Bartlett GIS  
June 2025

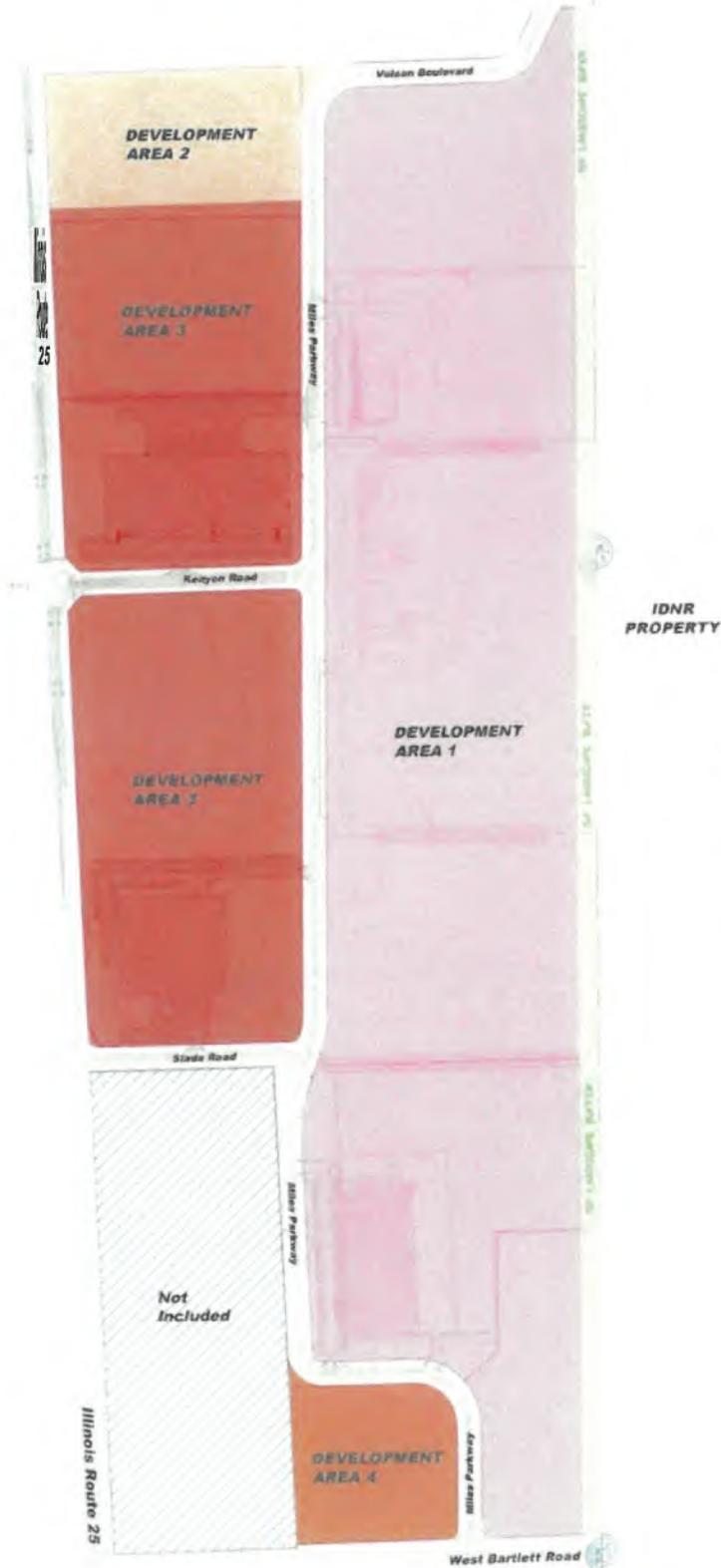
# Location Map

PIN # 06-36-200-021

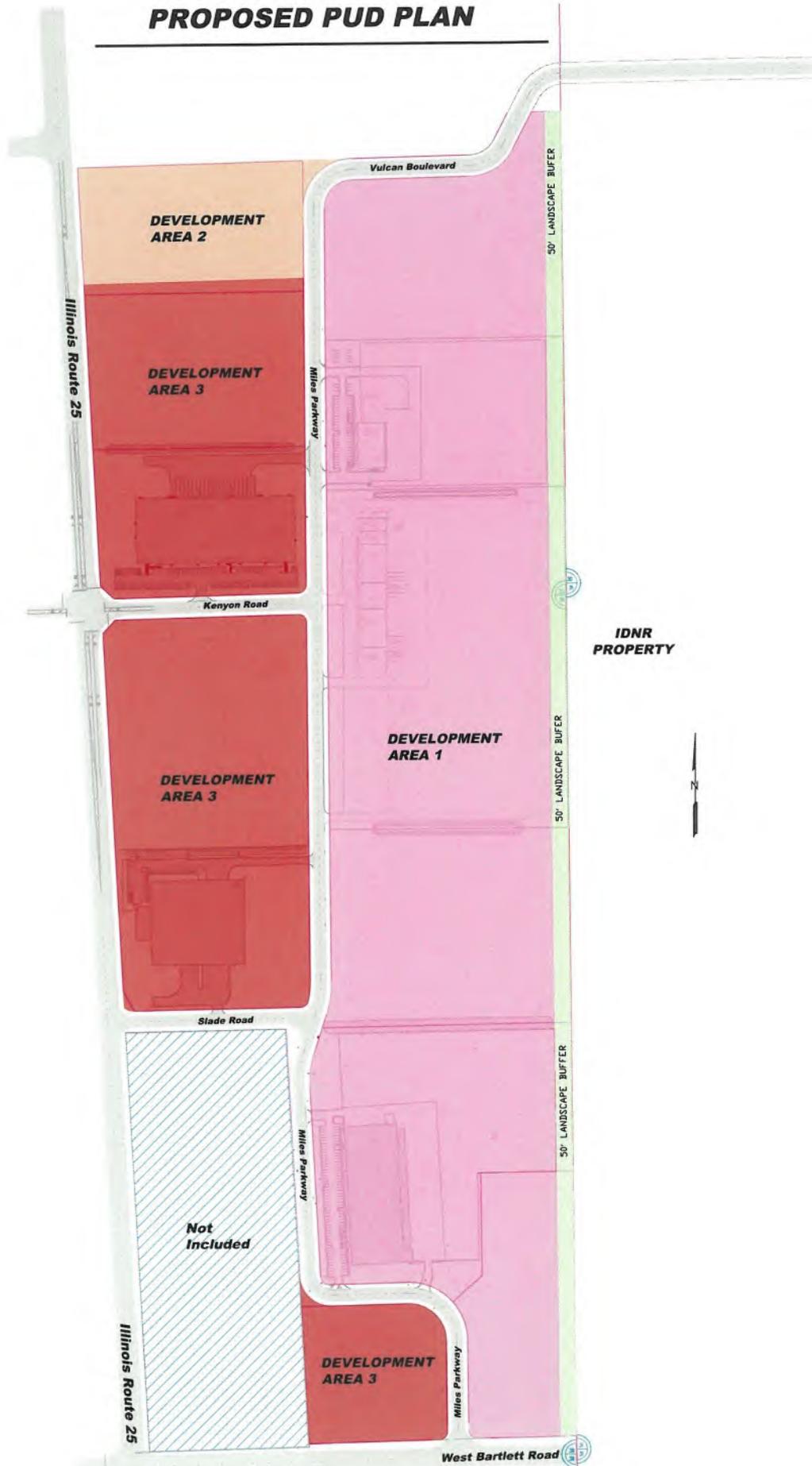


0 220 440 US Feet

# CURRENT PUD PLAN



# PROPOSED PUD PLAN



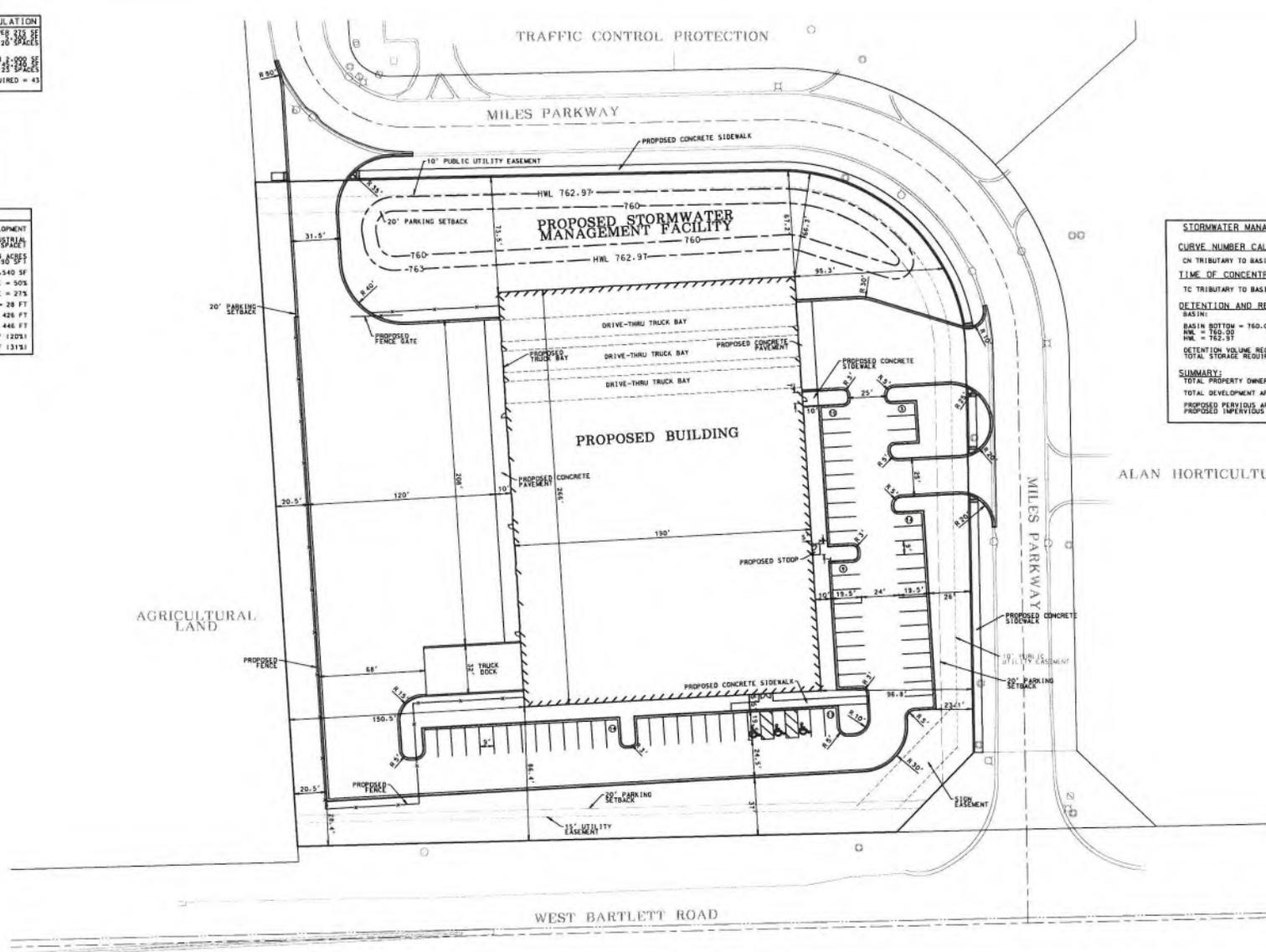
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**REQUIRED PARKING CALCULATION**  
OFFICE: 1 PARKING SPACE PER 250 SF  
REQUIRED PARKING: 5,350/215 = 25 SPACES  
WAREHOUSE: 1 PARKING SPACE PER 2,000 SF  
PROPOSED WAREHOUSE: 100,000 / 2,000 = 50 SPACES  
REQUIRED PARKING: 45,240/2,000 = 23 SPACES  
TOTAL SPACES REQUIRED = 43

**PARKING SPACES**  
REQUIRED PARKING SPACES = 43  
TOTAL PARKING SPACES = 63  
STANDARD PARKING SPACES = 60  
ADA SPACES = 3

**ZONING INFORMATION**  
ZONING DISTRICT: PLANNED DEVELOPMENT  
AUTHORIZED LAND USE: INDUSTRIAL  
TOTAL PROPERTY AREA = 4.23 AC (182,855 SF)  
BUILDING SIZE = 50,540 SF  
MAXIMUM LOT COVERAGE = 50%  
ACTUAL LOT COVERAGE = 27%  
PROPOSED BUILDING HEIGHT = 28 FT  
LOT DEPTH = 428 FT  
LOT WIDTH = 446 FT  
LANDSCAPING REQUIRED = 34,838 SF (12%)  
LANDSCAPING PROVIDED = 57,889 SF (13%)

**STORMWATER MANAGEMENT SUMMARY**  
**CURVE NUMBER CALCULATIONS:**  
CN TRIBUTARY TO BASIN = 06.4  
**TIME OF CONCENTRATION CALCULATIONS:**  
TC TRIBUTARY TO BASIN = 10 MIN  
**DETENTION AND RETENTION SUMMARY:**  
BASIN  
BASIN BOTTOM = 760.00  
HW = 762.00  
HW = 762.97  
DETENTION VOLUME REQUIRED = 0.74 AC-FT  
TOTAL STORAGE REQUIRED = 0.75 AC-FT  
**SUMMARY:**  
TOTAL PROPERTY OWNERSHIP = 4.23 AC.  
TOTAL DEVELOPMENT AREA = 4.23 AC.  
PROPOSED PERVIOUS AREA = 1.33 AC.  
PROPOSED IMPERVIOUS AREA = 2.90 AC.



**Mackle Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847) 696-1400  
www.mackleconsult.com

CLIENT:  
**NOVA TRANSPORTATION SERVICES, LLC**  
1885 FLEETWOOD DRIVE  
ELGIN, IL 60123  
PHONE:

DATE	DESCRIPTION OF REVISION	BY	SCALE
			1" = 30'

DESIGNED KC  
DRAWN KC  
APPROVED TKB  
DATE 04/30/2025

**OVERALL SITE PLAN**  
**NOVA 2 - BLUE HERON BUSINESS PARK**  
**BARTLETT, ILLINOIS**

SHEET  
**1 OF 1**  
PROJECT NUMBER: 8483  
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ILLINOIS FIRM LICENSE 164.002684

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**STORMWATER BASIN LANDSCAPE NOTES**

1. MINIMUM 6" TOPSOIL FOR PRAIRIE SEEDING AREAS
2. 12" TOPSOIL RE-SPREAD IN PROPOSED WETLAND PLANTING / SEEDING AREAS
3. NO BLANKET WILL BE INSTALLED IN WETLAND SEEDED / PLANTED AREAS



**Slope Seeding 760 - 763**

Scientific Name	Common Name	Oz/Acre	Plant Height
<b>Grasses/Sedges</b>			
Carex cristatella	Crested oval sedge	1.0	2 - 3'
Carex frankii	Bristly sedge	1.0	1 - 2'
Carex lurida	Botlebrush sedge	3.0	3'
Carex vulpinoidea	Brown fox sedge	6.0	2 - 3'
Eleocharis ovata	Blunt spike rush	1.0	2'
Elymus virginicus	Virginia wild rye	12.0	2 - 5'
Glyceria striata	Fowl manna grass	1.5	2 - 4'
Juncus effusus	Common rush	1.0	4'
Juncus torreyi	Torrey's rush	0.25	1 - 3'
Leersia oryzoides	Rice cut grass	2.0	3 - 5'
Paricum virgatum	Switchgrass	8.0	5'
Scirpus atrovirens	Dark green bulrush	1.0	3 - 5'
Scirpus cyperinus	Wool grass	0.5	4 - 5'
Scirpus fluviatilis	River bulrush	0.25	3 - 7'
Scirpus validus	Great bulrush	6.0	2 - 3'
<b>Forbs</b>			
Alisma spp.	Water plantain	4.0	3'
Asclepias incarnata	Swamp milkweed	2.0	3 - 5'
Bidens spp.	Tickseed/bidens	2.0	3 - 5'
Helianthus autumnale	Sneezeweed	3.0	3 - 5'
Mimulus ringens	Monkey flower	1.0	2 - 4'
Penthorum sedoides	Ditch stonecrop	1.0	1 - 3'
Polygonum persylvanicum	Pinkweed	4.0	1 - 3'
Rudbeckia subtomentosa	Sweet black-eyed Susan	3.0	3 - 5'
Sagittaria latifolia	Broad leaved Arrowhead	1.0	1 - 4'

**Temporary Cover Crop**

Avena sativa	Oat	360.0	1 - 3'
Lolium multiflorum	Annual rye	104.0	1 - 3'

Note: Slope Seed mix with the Emergent Mudflat seed to insure complete vegetative coverage based on the actual experienced shoreline.



**Emergent Mudflat Seeding 760 - 763**

Scientific Name	Common Name	Oz/Acre	Plant Height
<b>Grasses/Sedges</b>			
Carex comosa	Bristly sedge	2.5	2 - 4'
Carex lacustris	Lake sedge	0.25	2 - 4'
Carex lurida	Botlebrush sedge	4.0	3'
Carex vulpinoidea	Brown fox sedge	6.0	2 - 3'
Eleocharis ovata	Blunt spike rush	1.0	1 - 2'
Juncus effusus	Common rush	1.0	1 - 4'
Leersia oryzoides	Rice cut grass	3.0	3 - 5'
Scirpus acutus	Hard stemmed bulrush	2.5	3 - 6'
Scirpus pungens	Chairmaker's rush	4.0	3'
Scirpus validus	Great bulrush	6.0	2 - 3'

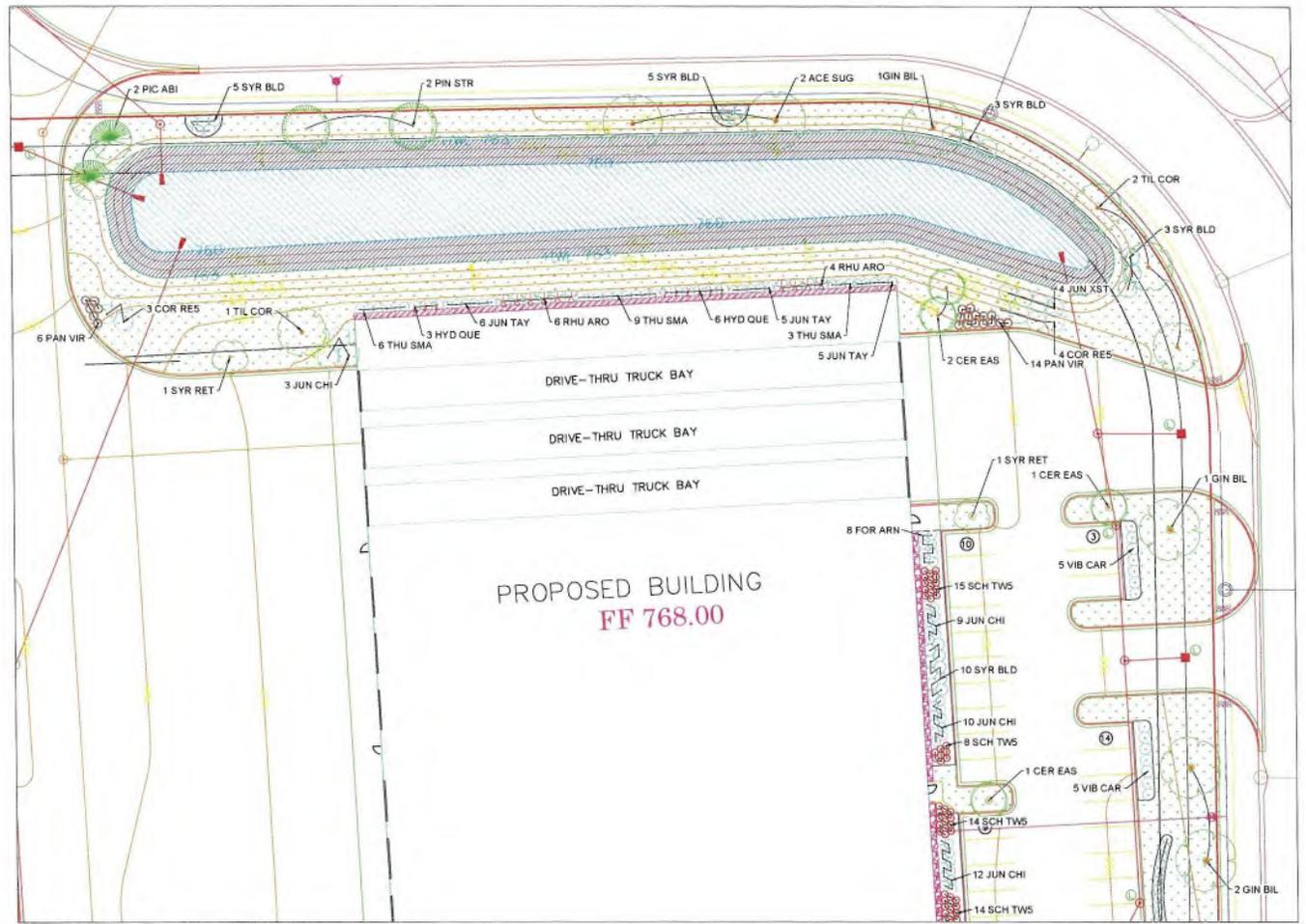
**Forbs**

Acorus calamus	Sweet flag	1.0	2 - 4'
Asclepias incarnate	Swamp milkweed	1.5	3 - 5'
Alisma spp.	Water plantain	2.0	3'
Decodon verticillatus	Swamp loosestrife	1.25	1.5'
Eupatorium maculatum	Spotted Joe-Pye weed	0.50	4'
Lobelia cardinalis	Cardinal flower	0.50	2 - 5'
Lobelia siphilitica	Great blue Lobelia	1.5	4'
Mimulus ringens	Monkey flower	1.0	2 - 4'
Peltandra virginica	Arrow arum	16.0	2 - 5'
Porteraria cordata	Pickeral plant	10.0	1 - 3'
Sagittaria latifolia	Broad leaved arrowhead	2.0	1 - 4'
Sparganium americanum	American bur reed	2.0	2 - 5'
Sparganium eurycarpum	Common bur reed	4.0	2 - 5'
Verbena hastata	Blue vervain	1.0	3 - 6'
Zizania aquatica	Wild rice	8.0	3 - 7'

**Temporary Cover Crop**

Avena sativa	Oat	360.0	1 - 3'
Lolium multiflorum	Annual rye	104.0	1 - 3'

Note: Overlap the Emergent seed mix with the Slope Seed mix to insure complete vegetative coverage.



LANDSCAPE PLAN

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 3675 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (630) 933-0000

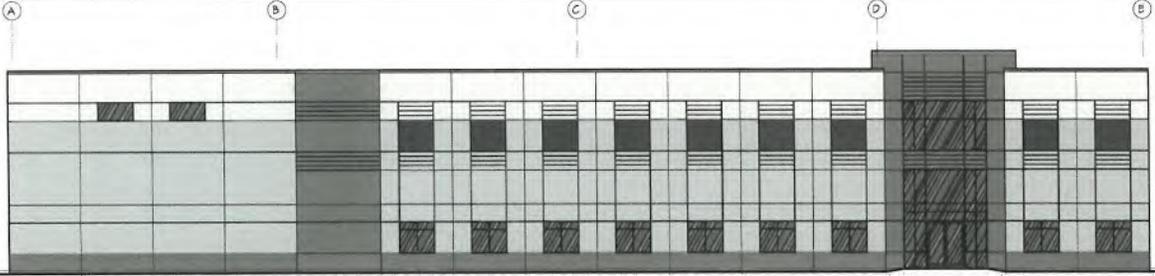
CLIENT: **NOVA TRANSPORTATION SERVICES, LLC**  
 1885 FLEETWOOD DRIVE  
 ELGIN, IL 60123

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL

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 DWN. EPS  
 CHKD. DJG  
 SCALE: 1:50  
 PLOT DATE:  
 CAD USER:

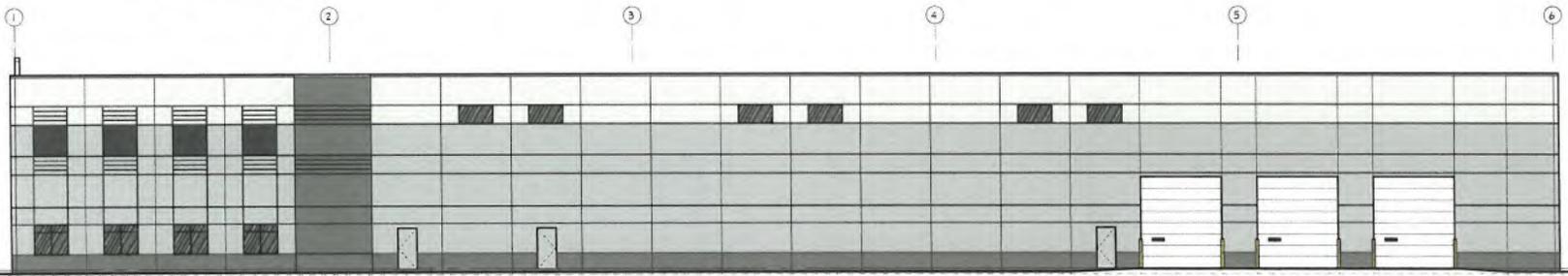
TITLE: **LANDSCAPE PLAN**  
 NOVA 2 - BLUE HERON BUSINESS PARK  
 BARTLETT, ILLINOIS

PROJ. NO. 250245  
 DATE 05/28/25  
 SHEET 0 OF 00  
 DRAWING NO.

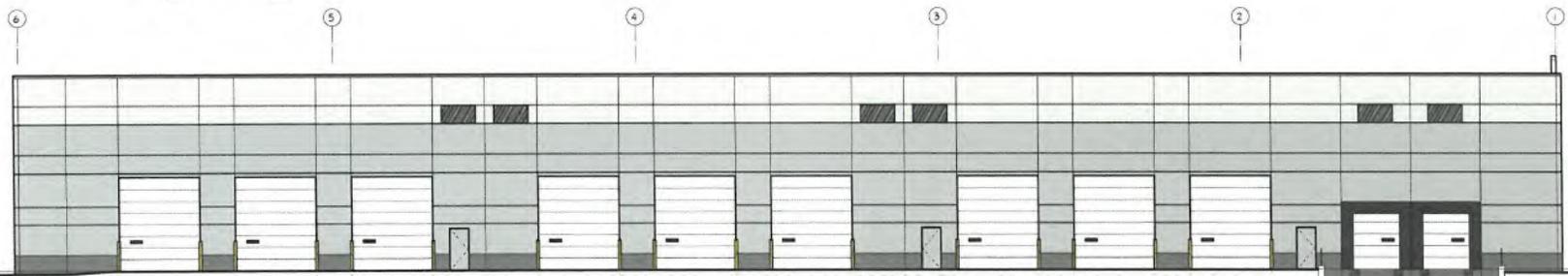


**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

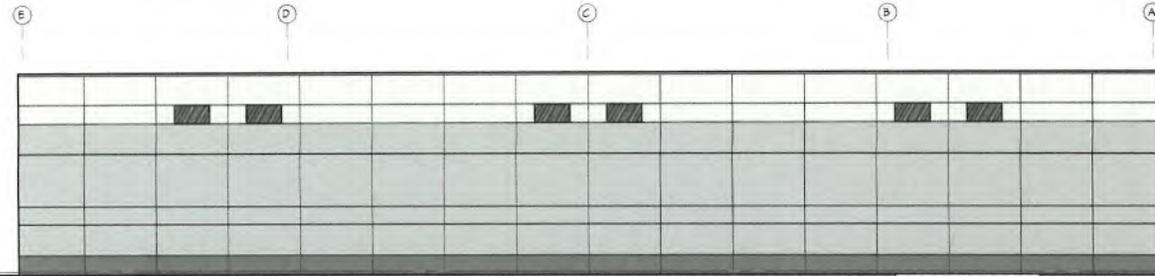
COLOR LEGEND	
[White Box]	SHERWIN WILLIAMS COLOR SW7008 - EXTRA WHITE
[Light Gray Box]	SHERWIN WILLIAMS COLOR SW7071 - GRAY SCREEN
[Medium Gray Box]	SHERWIN WILLIAMS COLOR SW7042 - BRISZLE GRAY
[Dark Gray Box]	SHERWIN WILLIAMS COLOR SW6250 - TRICORN BLACK
[Hatched Box]	SHIST. MET. COPING AT ENTRY PAC-GLAD - NINETEEN GRAY



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

HARRIS ARCHITECTS INC.  
11100 S. 111TH AVENUE, SUITE 100  
MIDvale, CO 80042  
303.440.1111

Bartlett, Illinois

NEW TRUCK MAINTENANCE FACILITY FOR  
**NOVA 2**  
BLUE HERON - LOT 11

1/31/25  
PREPARED FOR VILLAGE REVIEW

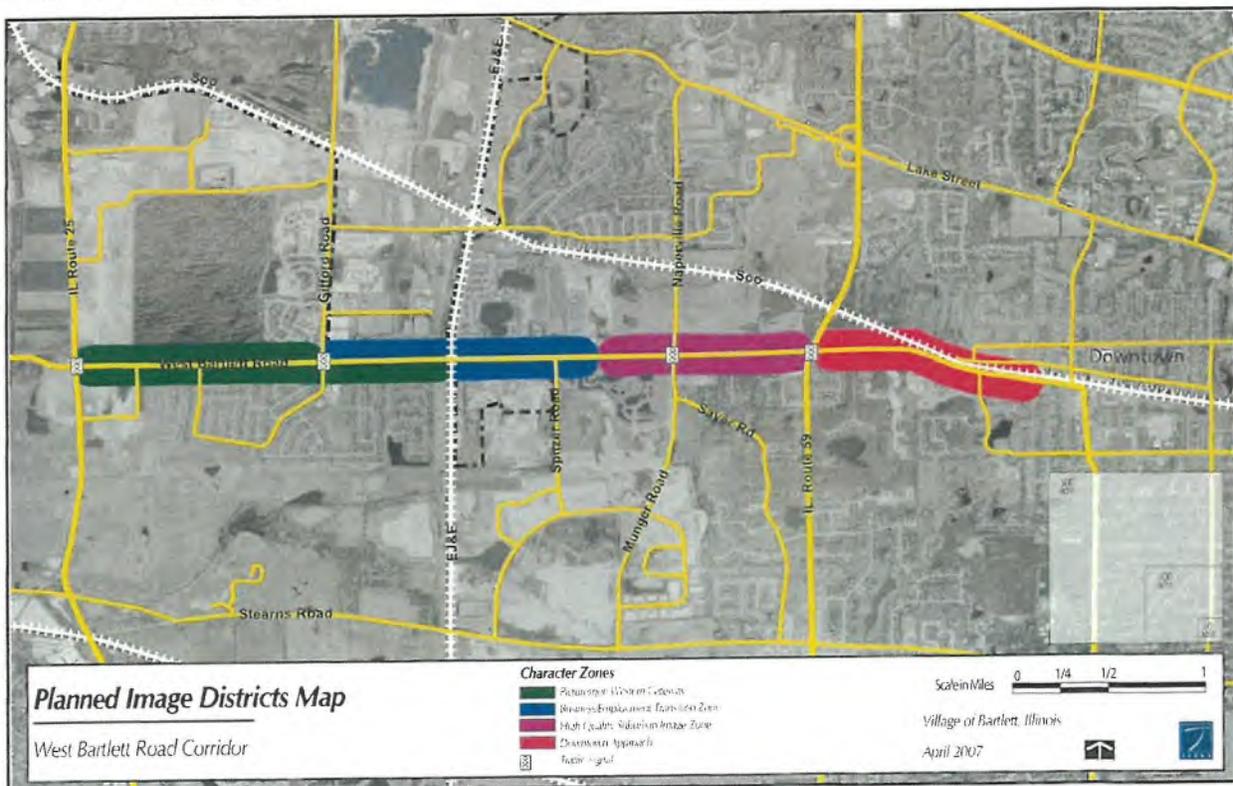
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KDT  
DATABASE:  
224048.DWG

SHEET NO.  
**A2.0**

**Design Guidelines**

The West Bartlett Road Corridor Design Guidelines are intended to put into place specific standards that reflect the value-derived goal relating to the design goals of the West Bartlett Road Corridor. The goal is to integrate the West Bartlett Road Corridor into downtown Bartlett in an attractive, functional and market-oriented fashion. Doing so will promote the vitality, economic health, livability and sense of place of the corridor district by enhancing its design elements and its physical appearance.

Before this overall design goal can be translated into specific design standards, it is helpful to identify distinct planned image districts for the Corridor. This is necessary because the corridor is long and the roadway and land uses contain divergent characteristics. At the western end of the Corridor the roadway is characterized as the Picturesque Western Gateway because of its natural and environmental amenities and its function as a primary entry point into the Village. Moving east, the next part of the roadway is characterized as the Business/Employment Zone because of the existing higher intensity commercial uses and the plans that will convert some of those uses to residential, business and office uses. The next roadway section is characterized as the High-Quality Suburban Image Zone because of existing and future residential uses that will dominate this section, along with integrated institutional and commercial uses. The final roadway section is characterized as the Downtown Bartlett Approach because of its role connecting the Corridor to the downtown area. See *Planned Image Districts Map* below.



The particular design principles and guidelines that follow are intended to ensure that new development and redevelopment enhance the visual quality and identity of the West Bartlett Road Corridor. It establishes architectural principles and urban design standards for the built environment and rights-of-way so as to create a recognizable corridor district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements based on each of the four image districts that demarcate the roadway corridor. The design guidelines described herein are intended as tools for communicating the design intent for future developments, redevelopments and streetscape improvements.

**Picturesque Western Gateway:** To protect and promote existing views from the roadway to commercial, business/office park, open space and residential landscape buffers. The principles of the Picturesque Western Gateway are to:

- Create a Gateway to the Village at West Bartlett Road and IL. Route 25
- Preserve views of natural areas and environmental amenities
- Integrate commercial and business/office park areas into the Gateway
- Enhance landscaped buffers separating residential areas from the roadway

Table 4: Design Guidelines for the Picturesque Western Gateway

<b>ENHANCEMENTS OF PRIVATE DEVELOPMENTS FRONTING PUBLIC R.O.W.</b>	
<b>BUILDING FORM</b>	
<b>Orientation</b>	Residential, commercial and office buildings should be placed near to the landscape buffer along the street, should share parking access drives, and should have attractive front facades facing both the street and the shared parking.
<b>Setbacks</b>	Buildings should be set back from the Corridor behind a large landscaped buffer.
<b>Proportion, Size, Scale</b>	Residential, commercial and office buildings should be proportioned such that they are viewed as structures nestled into the landscape, rather than as dominant features on the site.
<b>EXTERIOR BUILDING TREATMENTS</b>	
<b>Façade Treatments and Materials</b>	Residential, commercial and office building types should express attractive façades on all exposed faces of the buildings. Building materials should combine a mixture of materials, such as stone masonry, brick masonry, siding, and glazing.
<b>Roofing Treatments and Materials</b>	Residential, commercial and office roof types should be expressed at all façades of the buildings utilizing gable, hipped or gambrel roofs. Roof materials should be selected such that they are visually subdued, such as neutral color selections of wood, asphalt, or fiberboard shingles.
<b>SITE ENHANCEMENTS</b>	
<b>Parking</b>	Residential parking should be provided in garages, which should express similar building proportions, façades and rooflines as those mentioned above and should be located such that they are set back from the residential access road. Limited on-street visitor parking may be provided on the residential access roadways. Commercial and office parking and service areas should be screened from view of the corridor with bufferyard landscaping. Truck docks and loading areas should be screened from view of the corridor or be fully enclosed.
<b>Landscaping</b>	<p>Landscape areas and plantings should be organized such that they reflect the native landscape features found in the conservation areas throughout Bartlett.</p> <ul style="list-style-type: none"> <li>▪ Parkway areas should include groves of mixed-size native canopy and understory tree plantings.</li> <li>▪ Open space areas should include naturalized groupings of mixed-size evergreen and understory tress and shrub plantings.</li> <li>▪ Gateway entry areas should emphasize main entrances to development sites through the use of ornamental trees, shrubs, and perennial and annual plantings including ornamental/native grasses.</li> <li>▪ Bufferyard areas should include naturalized groupings of mixed-size native canopy trees, evergreen trees, understory trees and shrubs planted on berms.</li> <li>▪ Detention areas should express curvilinear forms, which invite wildlife habitat and resident use. The edges of the detention areas should express shallow grades, planted with a variety of native grasses and groundcovers, such that a variety of landscape and wildlife will be attracted to the area.</li> </ul>

<p><b>Signage</b></p>	<ul style="list-style-type: none"> <li>▪ Entry, wayfinding and directional signage should be organized and selected such that text and graphics are clearly visible and understood.</li> <li>▪ Development site entry signage should promote West Bartlett Road as an extension of the downtown area.</li> <li>▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood, and/or metal.</li> <li>▪ Signage should architecturally match or complement the building/development to which it belongs.</li> </ul>
<p><b>Lighting</b></p>	<ul style="list-style-type: none"> <li>▪ Pole-mounted lighting in the residential parkway areas should be selected so as to minimize glare or light spillage onto residential properties.</li> <li>▪ Light fixtures should be upgraded from the standard light pole/fixtures to the light pole/fixtures designated for the Corridor west of IL. Rt. 59 as shown in <i>Exhibit 6</i>.</li> </ul>

**ENHANCEMENTS WITHIN PUBLIC R.O.W.**

<p><b>Barriers and Wayfinding Signage</b></p>	<ul style="list-style-type: none"> <li>▪ These elements should contribute to a unified Corridor appearance.</li> <li>▪ Barrier railings of wood or black aluminum or barrier walls constructed of stone or other masonry should be included to represent the native landscape features found in the conservation areas throughout Bartlett.</li> <li>▪ Entry, wayfinding and directional signage should be strongly pronounced in this area to promote the western edge of the corridor as a significant gateway. Signage should be organized and selected such that text and graphics are clearly visible and understood, and banners attached to light poles should be utilized when appropriate.</li> <li>▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood and/or metal.</li> </ul>
<p><b>Roadway Lighting and Signage</b></p>	<p>Decorative vehicular-scale light poles should be selected along the roadway area. Where continuous pedestrian pathways occur, vehicular scale light poles should be augmented with pedestrian scale fixtures (see Exhibit 6). Banners attached to light poles should be included to promote a unified Corridor appearance. Utility lines should be buried.</p>
<p><b>Landscaping</b></p>	<ul style="list-style-type: none"> <li>▪ Landscape plantings within the right-of-way should reflect the native landscape features found in conservation areas throughout Bartlett.</li> <li>▪ Parkway plantings should include groves of mixed-size native canopy and understory tree plantings.</li> <li>▪ Bufferyard plantings, which abut residential, commercial and office uses, should include a medium-height landscaped berm planted with naturalized groupings of mixed-size native canopy, evergreen, and understory trees.</li> </ul>
<p><b>Intersections and Pedestrian Crossings</b></p>	<p>The intersections at IL Route 25 and Gifford Road, both signalized intersections, should be enhanced to promote safe pedestrian crossings. Enhancements should include decorative paving at the intersection corners, decorative paving at widened pedestrian crosswalks, bollards, timed traffic signals, plantings, and additional lighting.</p>
<p><b>Pedestrian Walkways</b></p>	<p>The existing bike path/pedestrian walkway along the south side of West Bartlett Road should be protected and promoted as a significant pedestrian linkage between the Picturesque Western Gateway and downtown to the east. Enhancements such as directional and wayfinding signage, additional parkway plantings, additional bufferyard plantings, decorative lighting, and accent paving would reinforce the bike path/pedestrian walkway as a safe and attractive access route to and from the downtown area.</p>



# Agenda Item Executive Summary

**AGENDA ITEM:** Lake Street Corridor TIF Discussion    **BOARD OR COMMITTEE:** Committee

## BUDGET IMPACT

**Amount** \$N/A

**Budgeted** \$N/A

**Fund:** N/A

**Corresponding Activity Measures:** Work to improve the retail business profile in the Village

## EXECUTIVE SUMMARY

The Village of Bartlett adopted the Lake Street Corridor TIF District and redevelopment plan on September 3, 2024.

PDS Director Kristy Stone will give a presentation on the existing zoning designations within the district and the proposed land uses for each subarea and provide sample site layouts for some of the preferred uses within the TIF District. Director Stone will also provide updates on some of the properties/projects within the TIF District.

## ATTACHMENTS (PLEASE LIST)

PDS Memo, 2025 Zoning Map, Lake Street Corridor TIF Land Use map

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Encourage redevelopment within the Lake Street Corridor TIF District

Short Term (1-3 Years):    Routine     Complex

Long Term (3-5 Years):    Routine     Complex

## ACTION REQUESTED

- For Discussion Only - To review and provide direction to staff
- Resolution
- Ordinance
- Motion

**Staff:**    Kristy Stone, PDS Director

**Date:**    June 11, 2025

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**25-30**

DATE: June 11, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, PDS Director   
RE: **Lake Street TIF Discussion**

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The Village of Bartlett adopted the Lake Street Corridor TIF District and redevelopment plan on September 3, 2024.

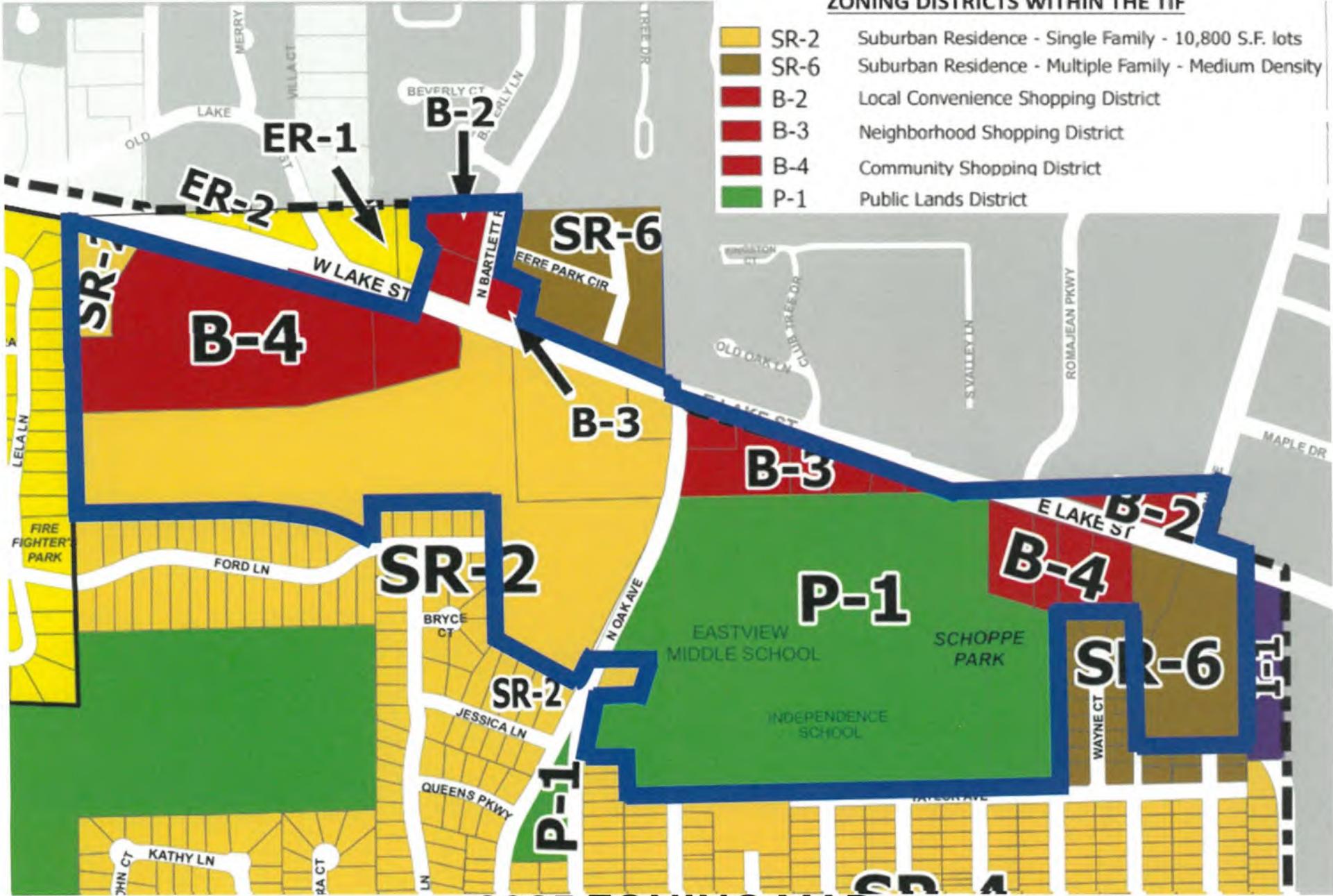
PDS Director Stone will give a presentation on the existing zoning designations within the district and the proposed land uses for each subarea and provide sample site layouts for some of the preferred uses within the TIF District.

Director Stone will also provide updates on the following properties/projects:

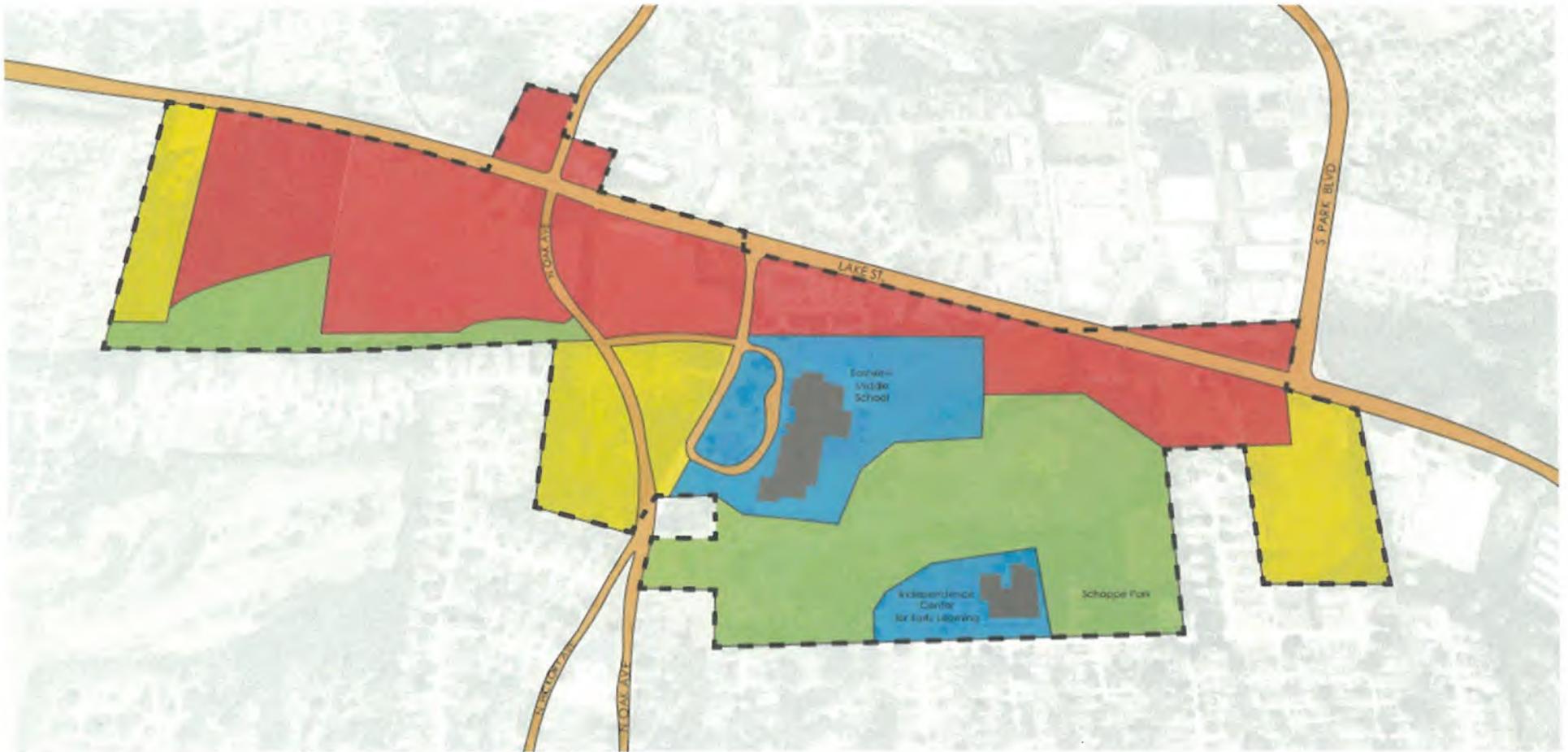
- 555 W. Lake Street
- 231-251 E. Lake Street
- Oak Avenue Realignment
- TIF District dashboard

**ZONING DISTRICTS WITHIN THE TIF**

- SR-2 Suburban Residence - Single Family - 10,800 S.F. lots
- SR-6 Suburban Residence - Multiple Family - Medium Density
- B-2 Local Convenience Shopping District
- B-3 Neighborhood Shopping District
- B-4 Community Shopping District
- P-1 Public Lands District



**2025 ZONING MAP**



# LAKE STREET TIF

## FUTURE LAND USE MAP

### LEGEND

- Proposed TIF Boudary
- Commercial/ Mixed Use
- Residential
- Open Space
- Roads
- Institutional



1" = 400' - 0"