

VILLAGE OF BARTLETT  
VILLAGE HALL, 228 S. MAIN STREET  
COMMITTEE AGENDA  
December 16, 2025

1. CALL TO ORDER
2. ROLL CALL
3. TOWN HALL: (Note: Three (3) minute time limit per person)
4. STANDING COMMITTEE REPORTS:
  - A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS
    1. #25-07 Hanover Township Campus
5. ADJOURNMENT



**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**25-76**

DATE: December 9, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Brian Krause, Associate Planner BK  
RE: **(#25-07) Hanover Township Campus Extension 2**

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**PETITIONER**

James Barr on behalf of Hanover Township

**SUBJECT SITE**

310 S Route 59

**REQUEST**

**Amendment to Annexation and Development Agreement** for a revised Phasing Plan  
**Final Site/PUD Plan** approval for Phase 2  
**Final Site/PUD Plan** approval for a revised Phase 3

**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>Institutional</b>	<b>Institutional</b>	<b>P-1</b>
North	Municipal	Institutional / Estate Residential	P-1, R4*
South	Residential – Single Family	Estate Residential	ER-3 PUD
East	Institutional	Institutional	P-1
West	Residential – Single Family	Estate Residential	R4*

\*Cook County Single Family

**ZONING HISTORY**

The eastern 3.5 acres of the Hanover Township Campus Expansion has been part of Bartlett since its incorporation in 1891.

The western 14.4 acres were annexed in 2022 (Ordinance 2022-23) and the entire property was rezoned from ER-1 to the P-1 Public Lands zoning district. A phasing plan was approved for the Campus in the Annexation and Development Agreement

approved by ordinance 2022-22. Ordinance 2022-24 approved the Final Site/PUD plan for Phase 1, as well as granted special uses for a planned unit development, wetland mitigation, and a public cemetery.

### **DISCUSSION**

1. The petitioner is requesting to **amend the Annexation and Development Agreement** to separate the 2 components of Phase 3, the walking paths and the cemetery. The paths would be constructed in Phase 3, and the cemetery would be constructed in Phase 4. Final Site/PUD Plan approval will be required for Phase 4 when the Township is ready to proceed with the cemetery.

#### Phase 2 – Facilities and Road Maintenance Administration Office

2. The petitioner is requesting **final Site/PUD Plan** approval for Phase 2, which includes converting the former residence (310 S Route 59) into the Facilities and Road Maintenance administration office (FARM building).
3. The FARM building is 3,270 sq ft, with 2,297 sq ft of dedicated office space. The hours of operation will be 7am – 4pm, and there will be a maximum of 7 staff members on site.
4. The FARM building project is an adaptive reuse of an existing residential building. Building renderings show that the exterior of the building is to keep its residential character.
5. Eight (8) parking spaces are provided for Phase 2, meeting the zoning ordinance requirements for office use.
6. The existing gravel driveway will be replaced with asphalt to meet the Village's standards for non-residential driveways.
7. The landscape plan shows deciduous trees along the access drive, and a mix of ornamental trees, shrubs, grasses, and perennials around the foundation of the FARM building.

#### Phase 3 – Open Space Reserve

8. The petitioner is also requesting **Site/PUD Plan** approval for Phase 3, which includes 6.36 acres recreational space.
9. Phase 3 includes ADA compliant asphalt walking paths, three (3) seating areas, a boardwalk and dock at the existing northern pond, a gazebo, fitness station, and an outdoor classroom. The available hours are from sunrise to sunset.

10. The landscape plan identifies a few additions of trees, shrubs, and perennials around the physical improvements and intersections of the paths to integrate them into the surrounding wooded areas.
11. Phase 3 requires 2 parking spaces, which can be met using the existing parking lot constructed in Phase 1, which contains 22 spaces.
12. The Hanover Township parking lots for the Town Hall and the Senior Center are also available for overflow parking. An ADA compliant path from these lots to the walking paths in Phase 3 is provided.

**RECOMMENDATION**

The Staff recommends forwarding the petition to the Planning and Zoning Commission for further review.

A copy of the plans and background information are attached for your review.

Supervisor  
Brian P. McGuire

Clerk  
Katy Dolan Baumer

Assessor  
Khaja Molnuddin

Trustees  
Allsa "Lee" Beattie  
Denise Noyola  
Craig Essick  
Eugene N. Martinez

Administrator  
James C. Barr, MPA

May 30, 2025

Hon. Dan Gunsteen, President  
Board of Trustees of the Village of Bartlett  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

***Re: Development Application – Hanover Township Campus Expansion***

Dear Honorable Village President and Members of the Village Board:

Please consider this letter to be Hanover Township's (the "**Township**") Development Application Cover Letter for the upcoming Phases of the Hanover Township Campus Expansion (the "**Project**"), and for certain modifications to the Project.

The subject property includes 17.897 acres, is identified by the Cook County Assessor as 140 Illinois Route 59, Barlett, Illinois<sup>1</sup>, and is adjacent to the Township's administrative offices on the West side of Illinois Route 59 (the "**Property**").

The Project originally included three (3) phases and was approved by the Board of Trustees of the Village of Bartlett (the "**Village**") in April of 2022. The 2022 approvals included an Annexation and Development Agreement, a Plat of Consolidation, an Amendment to the Village's Future Land Use Plan, rezoning of the Property to P-1 (Public Land), a Special Use Permit for a future cemetery use ("**Future Use**" and "**Future Development Parcel**"), a Special Use Permit to allow two (2) principal structures on a single lot, a Special Use Permit for the disturbance and mitigation of wetlands, a Special Use Permit for the planned unit development ("**PUD**"), the Phasing Plan and Preliminary Overall PUD Plan, the Phase 1 Final Site/PUD Plan, Building Elevations, and the Phase 1 Landscape Plan.

Phase 1 of the Project is complete and includes the Emergency Services Station along with utilities that connect to Phase 2. Phase 2 calls for the renovation and adaptive re-use of an existing residential building as the Township's Facilities and Road Maintenance Administrative Offices (the "**Farm Building**"). Phase 3 was originally intended as the Future Development Parcel for the Township Cemetery, and also as the site of walking trails and related improvements.

The current Development Application requests the following approvals:

- 1) The creation of a new Phase 4 that will identify a portion of the western half of the Property as the site of the Future Use and the Future Development Parcel.

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<sup>1</sup> The Property is also known as 300-310 Illinois Route 59, Barlett, Illinois. The address listed above is provided by the Cook County Assessor.

- 2) Approval of the Phase 2 Final Site/PUD Plan, and of the Phase 2 Landscape Plan for the renovation and adaptive re-use for the FARM Building.
- 3) Approval of the Phase 3 Final Site/PUD Plan, and the Phase 3 Landscape Plan, for an **“Open Space Reserve”** which includes walking trails, including trails that are ADA compliant, three (3) seating areas, a boardwalk and dock at the existing northern pond, a gazebo, fitness station, and an outdoor classroom in a new Open Space Reserve.
- 4) Amendment of the Annexation and Development Agreement to document the changes proposed for Phases 2, 3 and 4, the modification of the phasing of the Project to move the Future Use into a Phase 4, the identification of a portion of the western half of the Property as the Future Development Parcel for Phase 4.

The Property will continue to be heavily wooded, and the Open Space Reserve will include three (3) wetlands, open space amenities, walking trails, and related improvements, in addition to the adaptive re-use of the FARM Building, and the Township’s Emergency Services Station. The Township intends to protect and improve the quality of the wetlands on the Property, and the site will be open to the public via walking trails where they can both enjoy and learn about green infrastructure on the site.

The Township has secured an Open Space Lands Acquisition and Development (“OSLAD”) grant from the Illinois Department of Natural Resources in relationship to Phase 3. Due to the strict deadline requirements of the OSLAD grant, the Township respectfully requests that the application be forwarded directly to the Village Board after the Planning & Zoning Commission conducts the public hearing, and provides their recommendation, in order to expedite the construction of Phase 3.

We look forward to working with the Village so that we can continue the Tiknis Campus development.

Sincerely Yours,



James C. Barr  
Township Administrator



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**

Case # 25-07

*(Village Stamp)*

**PROJECT NAME** Amendment to Hanover Township Campus Expansion

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Hanover Township

**Street Address:** 250 South Route 59

**City, State:** Bartlett, Illinois

**Email Address:** jbarr@hanover-township.org

**Zip Code:** 60103

**Phone Number:** (630) 837-0301

**Preferred Method to be contacted:** e-mail

**PROPERTY OWNER INFORMATION**

**Name:** Hanover Township

**Street Address:** 250 South Route 59

**City, State:** Bartlett, Illinois

**Phone Number:** (630) 837-0301

**Zip Code:** 60103

**OWNER'S SIGNATURE:** *James Barr*

dotloop verified  
06/05/25 1:43 PM CDT  
BETT-H6CP-USSD-ZELK

**Date:** \_\_\_\_\_

**(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): \_\_\_\_\_  
Final PUD, and Site Plan, approvals for Phase 2, and for a revised Phase 3.
  - Unified Business Center Sign Plan
  - Other (please describe) Amend the Development Plan to create a new Phase 4, which will be used for the future development of the Township Cemetery.
- 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:** 310 S IL Route 59

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-33-403-032-0000

**Zoning:** Existing: P-1, Municipal/Institutional  
(Refer to Official Zoning Map)  
Proposed: No change.

**Land Use:** Existing: Municipal/Institutional  
Proposed: No change.

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

**Acreage:** 779,593 square feet

**For PUD's and Subdivisions:**

No. of Lots/Units: 1

Minimum Lot: Area 779,593 sf Width 684.33 ft Depth 1019.00 ft

Average Lot: Area 779,593 sf Width 684.33 ft Depth 1019.00 ft

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

**Attorney** Mr. Michael Airdo, Airdo Werwas, LLC  
111 E. Wacker Drive, Suite 500  
Chicago, Illinois 60601-4205

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

**Other** Eric Hornig, CLARB, PLA, ASLA  
Senior Principal  
22 East Chicago Avenue, Suite 200a  
Naperville, Illinois 60540

## 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: James Barr dotloop verified  
06/05/25 1:43 PM  
CDT  
VFLX-JDB0-AQ6F-I2TX

PRINT NAME: Mr. James Barr, as the Administrator of Hanover Township

DATE: \_\_\_\_\_

## 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, Illinois 60103

PHONE NUMBER: (630) 837-0301

EMAIL: jbarr@hanover-township.org

SIGNATURE: James Barr dotloop verified  
06/05/25 1:43 PM CDT  
RQKM-SQED-RKNQ-NUKA

DATE: \_\_\_\_\_

**EXHIBIT A**  
**FINDINGS OF FACT**

**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:

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

*The Property was previously zoned as P-1, Public Land District, pursuant to a Village of Bartlett Development Application and Annexation Agreement that were approved in 2022. The current Development Application calls for: (i) Final PUD and Site Plan approval for the original phase 2; (ii) the creation of a new Phase 4 for the Future Development Parcel that was previously included in Phase 3; and (iii) Final PUD and Site Plan approval for the remainder of the original Phase 3.*

*Final approvals for the Emergency Services Station, which was the focus of Phase 1 of the Project, were previously issued by the Village of Bartlett, including final building permit approvals. Phase 1 is complete and currently operational.*

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

*The current Development Application calls for the future development component of Phase 3 to be moved into a new Phase 4. This current proposal also requests Final PUD and Site Plan approvals for Phase 2, and for the revised Phase 3, which now includes walking trails, including trails that are ADA compliant, three (3) seating areas, a boardwalk and dock at the existing northern pond, a gazebo, fitness station, and an outdoor classroom in a new Open Space Reserve.*

*The current proposals for Phase 2, Phase 3, and the new Phase 4, do not modify the use and design approvals issued by the Village in 2022. More importantly, the proposals continue to respect and preserve the original heavily-wooded character of the Property. This character is compatible with the adjacent land uses, and the*

proposals for Phase 2 and Phase 3 will function as amenities for the surrounding property owners and uses.

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.

Access to the Property will be made from the original Hanover Township Campus located at the north of the Property. No changes are being proposed in relationship to ingress, egress, or onsite circulation. The Property will not have a direct connection to Illinois Route 59.

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

The Project will continue to provide for the safe movement of pedestrians, and will continue to provide walking trails within the interior of the Property. The Project will encourage the use of walking trails, open spaces, and outdoor activities by the public.

It is expected that the walking trails on the Property will connect to the Village of Bartlett's planned future trails along Saver 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):

The Project was originally approved by the Village of Bartlett as an adaptive re-use of a heavily wooded residential property. As an adaptive re-use, the Township's intent is to restore and use the existing on-site improvement on the Property as the offices of FARM, and to otherwise retain the heavily wooded character of the property for use as an Open Space Reserve with walking trails and related activities.

The current proposal for Phase 2 and Phase 3 continues the approach of preserving and using the existing wooded character of the Property for the benefit of the community.

As previously approved by the Village of Bartlett, the Property will be maintained as a "natural area" that will include walking trails.

and other outdoor amenities. Furthermore, the Property will be included within the Township's Open Space Reserve Program.

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

Garbage disposal areas are, or will be, screened in accordance with the Village Code.

**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:

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 current Development Application will not change the previously approved plan of development for the Property. Rather, the current proposal calls for the creation of a new Phase 4, that will accommodate the Future Development Parcel that was previously included in Phase 3. This new Development Application requests final approvals for Phase 2, and for the revised Phase 3.

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 improvements in the vicinity.

The current Development Application does not propose any changes in the uses that were originally approved by the Village of Bartlett.

The Project will preserve the character of a heavily wooded residential property, and will adaptively re-use the Property to make it accessible to the public. The creation an Open Space Reserve that will include walking trails, other outdoor amenities, the preservation of open space, and the future connection of the Township's walking trails to future trails planned by the Village of Bartlett will all be a positive contribution to the health, safety, morals, and general welfare of the public. The creation of the Open Space Reserve will function as an additional protection of the heavily wooded character of the Property, and will enhance, rather than injure, the values of property and improvements in the surrounding community.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the Authorization granted by the Village Board of Trustees.

The plan of development for the remaining Phase 2, Phase 3, and the new Phase 4, will comply with the application regulations and conditions of the Bartlett Village Municipal Code.

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

The requests included in the current Development Application will not change the uses that were previously approved by the Village of Bartlett. The Township's requests involve the creation of a new Phase to accommodate the Future Development Parcel and Future Use that was previously included in Phase 3.

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 uses included in the Township's Final PUD proposals for Phase 2 and Phase 3 are permitted uses under the provisions of the existing Planned Unit Development for the Property.

The changes to the plan of development for this PUD do not change any of the uses that were previously approved by the Village of Bartlett.

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 current Development Application does not substantially change the existing PUD. The proposal modifies the phasing to move the Future Development Parcel from Phase 3 into a new Phase 4. Furthermore, the current Development Application requests final approval for Phase 2 and the remainder of Phase 3.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The proposed final plans for Phase 2 and Phase 3 will retain the existing wooded residential character of the Property, and will enhance that character by creating an Open Space Reserve that will include new walking trails, open space amenities, and by eventually connecting the new walking trails to future trails that are planned by the Village of Bartlett along Sayer Road. The proposed final plans for Phase 2 and 3 will enhance, rather than diminish, the value of other property in the immediate vicinity.

The modifications to the existing PUD will not impair, injure, impede, diminish, or otherwise lessen the use, value, or compatibility of surrounding properties. The applicant is not proposing that the uses of the existing PUD be changed from those uses that were originally proposed by the Village of Bartlett in 2022.

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

The current Development Application represents an amendment to an existing PUD without adding additional density, units, improvements, or households. The current proposal is for final approval of two (2) phases, and to allow for one of the development concepts to be moved into a new Phase 4.

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

A stormwater management report by Thomas Engineering Group is included with the current Development Application. The report concludes that the project meets the requirements of the applicable regulations for stormwater management. Otherwise, adequate utilities will be provided for any improvements within the Project.

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.

As originally contemplated and approved in 2022, parking for the public will be available at the Town Hall, the Emergency Services Station, and at the Township's Senior Center. Additionally, the Project and the Property will be available to pedestrian and bicycle traffic via connections to the Village's West Bartlett Road trails, and therefore also to the Village's broader system of walking and biking trails.

The proposed Final PUD approvals for Phase 2 and Phase 3 do not change the parking, ingress, egress, traffic congestion, or hazards in the 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 Property continues to include 779,593 square feet of site area. The proposed modifications to the plan of development do not

negatively impact any buffering features that have already been approved or otherwise result in a change in the impact upon surrounding properties. No units, density, improvements, or households are being added to the development.

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

The Township will endeavor to complete Phase 2 and Phase 3 in accordance with the anticipated construction schedule, and also to adequately maintain the Project.



Created by Bartlett GIS  
June 2025

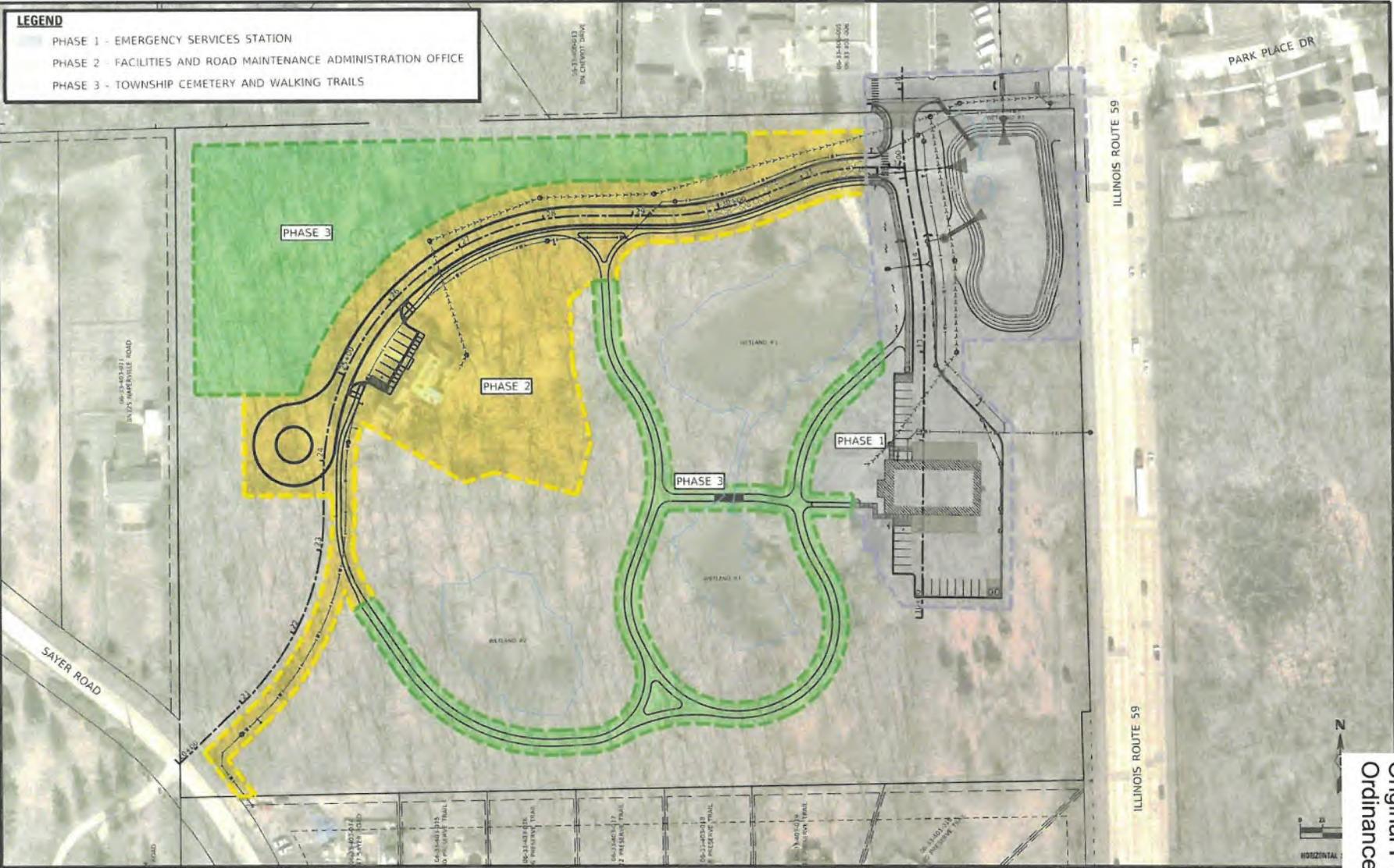
# Hanover Township Expansion

PIN # 06-33-403-032



0 275 550 US Feet

**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 **01/24/22**  
 CHECKED BY **MEC** SCALE **1" = 50'**

REVISIONS	
NO.	DATE
1	02-14-21
2	12-17-21
3	01-22-22

**thomas**  
**ENGINEERING GROUP**  
 thomas engineering group, llc  
 2825 buherfield road  
 suite 200e  
 oak brook, il 60523  
 phone: 655-633-1700

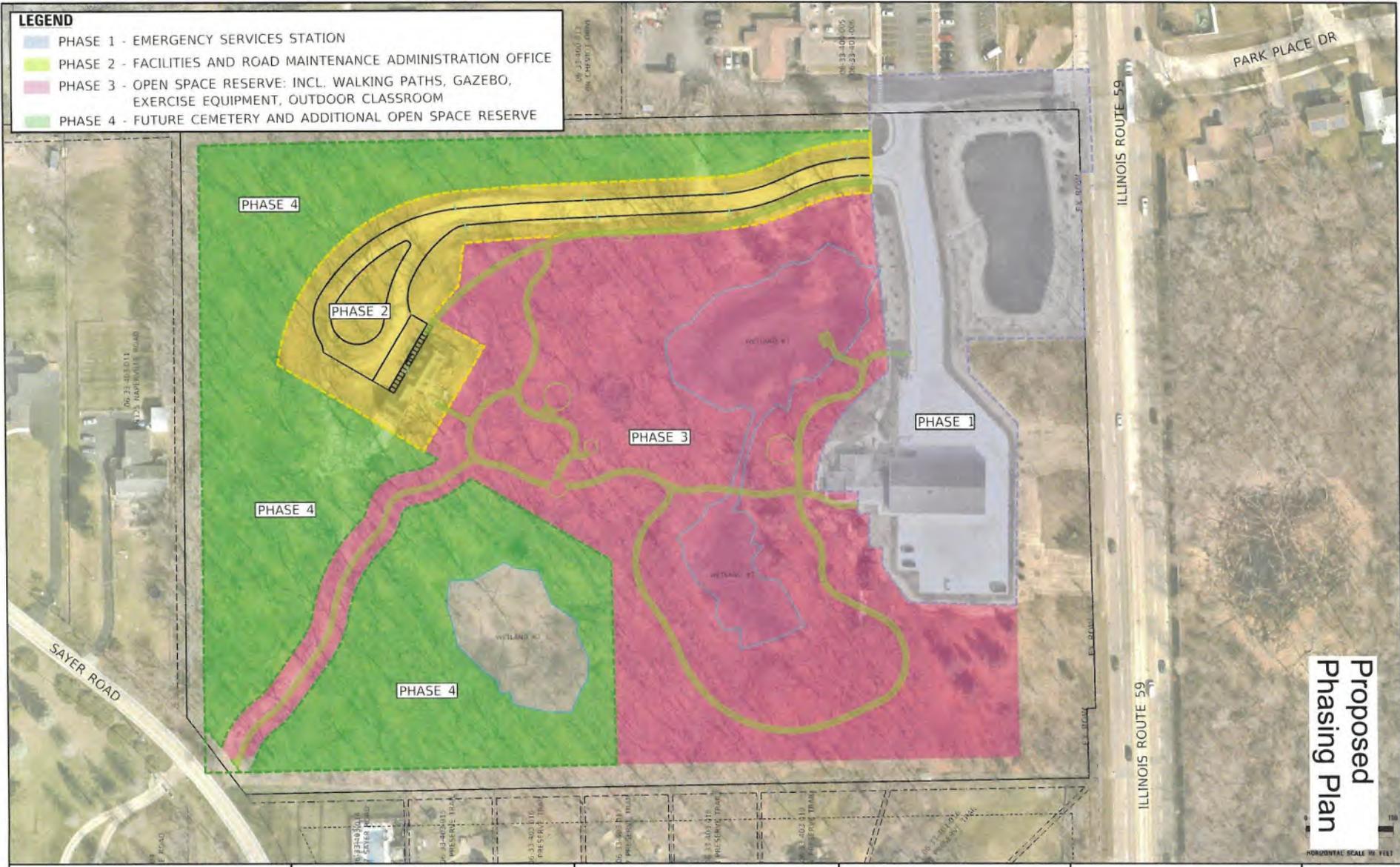
**WILLIAM TKNIS  
 CAMPUS EXPANSION**

**PHASING PLAN**

DRAWN

Original Phasing Plan -  
 Ordinance 2022-22

- LEGEND**
- PHASE 1 - EMERGENCY SERVICES STATION
  - PHASE 2 - FACILITIES AND ROAD MAINTENANCE ADMINISTRATION OFFICE
  - PHASE 3 - OPEN SPACE RESERVE: INCL. WALKING PATHS, GAZEBO, EXERCISE EQUIPMENT, OUTDOOR CLASSROOM
  - PHASE 4 - FUTURE CEMETERY AND ADDITIONAL OPEN SPACE RESERVE



Proposed Phasing Plan

HORIZONTAL SCALE IN FEET

DRAWN BY **KRS** DATE **12/03/2025**  
 CHECKED BY **CDY** SCALE **1" = 50'**

REVISIONS	
NO.	DESCRIPTION
1	08-18-2025 SITE PLAN REVIEW #1
2	11-21-2025 SITE PLAN REVIEW #2



thomas engineering group, llc  
 2625 Eastfield Road  
 Suite 203B  
 Oak Brook, IL 60521  
 phone: 630-533-1700

**WILLIAM TIKNIS  
 CAMPUS EXPANSION**

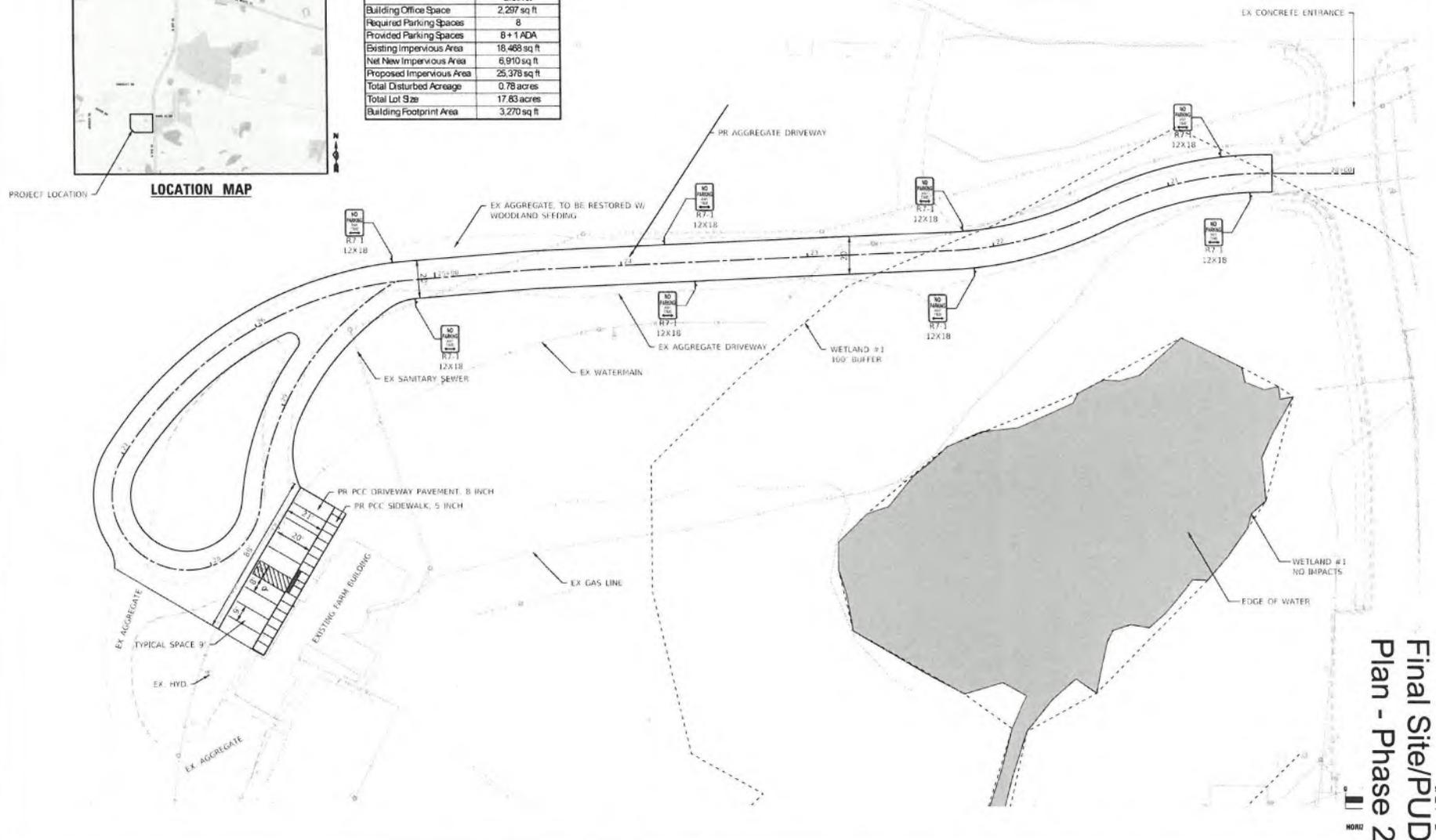
**PHASING PLAN AND  
 PRELIMINARY OVERALL PUD PLAN**

DRAWING NO.  
**1**



LOCATION MAP

Site Data Table	
Zoning	P-1 Public Lands District
Building Office Space	2,297 sq ft
Required Parking Spaces	8
Provided Parking Spaces	8 + 1 ADA
Existing Impervious Area	18,468 sq ft
Net New Impervious Area	6,910 sq ft
Proposed Impervious Area	25,378 sq ft
Total Disturbed Acreage	0.78 acres
Total Lot Size	17.83 acres
Building Footprint Area	3,270 sq ft



**Final Site/PUD**  
**Plan - Phase 2**

DRAWN BY **KRS**      DATE **12/03/2025**  
 CHECKED BY **CDY**      SCALE **1" = 25'**

REVISIONS		
NO.	DATE	DESCRIPTION
1	09-19-2025	SITE PLAN REVIEW #2
2	11-21-2025	SITE PLAN REVIEW #3

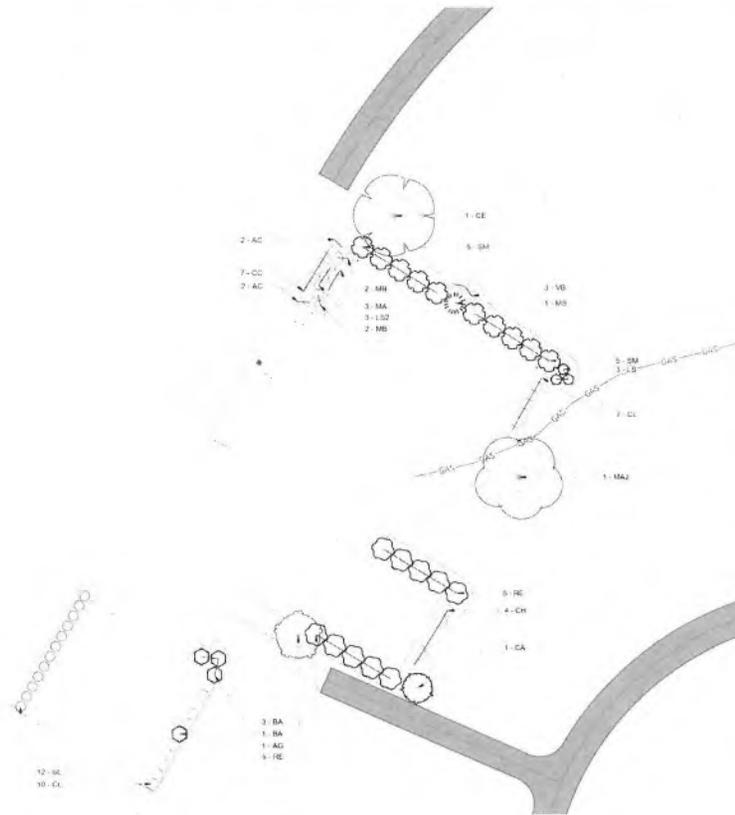


thomas engineering group, inc.  
 2625 butterfield road  
 suite 209w  
 oak brook, il 60523  
 phone: 855-533-1700

**WILLIAM TIKNIS**  
**CAMPUS EXPANSION**

**FARM BUILDING ROAD EXTENSION**  
**PHASE 2 SITE PLAN**

FOUNDATION LANDSCAPE PLAN FOR REFERENCE. NOT A PART OF THIS CONSTRUCTION CONTRACT. TO BE INSTALLED BY OTHERS.



PLANT SCHEDULE FOUNDATION PLAN - BY OWNER

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<b>ORNAMENTAL TREE</b>						
	AG	Amelanchier x grandiflora - Autumn Brilliance	Autumn Brilliance Apple Serviceberry	8' Ht. Multi-Stem	BAR	1
	CE	Cercis canadensis	Eastern Redbud	Multi-Stem	BAR	1
	MA2	Magnolia acuminata	Cucumber Magnolia	2.5' Cal	BAR	1
<b>SHRUBS</b>						
	CA	Corylus americana	American Hazelnut	5 Gal		1
	RE	Rhododendron x P.J.M.	PJM Rhododendron	5 Gal		10
	SM	Syringa meyeri Paedini	Deer's Korean Lilac	5 Gal		10
<b>ORNAMENTAL GRASSES</b>						
	MS	Miscanthus sinensis MFP	Scout™ Eulalia Grass	3 Gal		1
	SL	Schinus molle	Lilac Bouquet	3 Gal		12
<b>PERENNIALS</b>						
	AC	Aquilegia canadensis	Eastern Columbine	1 Gal		4
	BA	Begonia xanthica	Blue Wind Indigo	1 Gal		4
	CC	Campanula carpatica	Carpathian Bellflower	1 Gal		7
	CH	Chamaenerion laevigatum	Blue Sweet Clematis	1 Gal		4
	CL	Coreopsis lanceolata	Lanceleaf Tickseed	1 Gal		17
	L22	Liatris scariosa	Orchid Lily	1 Gal		3
	LS	Liatris spicata	Blazing Star	1 Gal		3
	MA	Mahonia x 'Softly Blue'	Hollyhock Mahoe	1 Gal		3
	MB	Monarda bradburiana	Eastern Bee Balm	1 Gal		4
	VB	Veronica spicata 'Sunny Border Blue'	Sunny Border Blue Spike Speedwell	1 Gal		3

1 FOUNDATION PLANTING PLAN PHASE 2 - BY OWNER  
V=17

Building Foundation  
 Landscape Plan -  
 Phase 2

<b>DRAWN BY</b>	<b>KRS</b>	<b>DATE</b>	<b>10/19/2025</b>
<b>CHECKED BY</b>	<b>CDY</b>	<b>SCALE</b>	

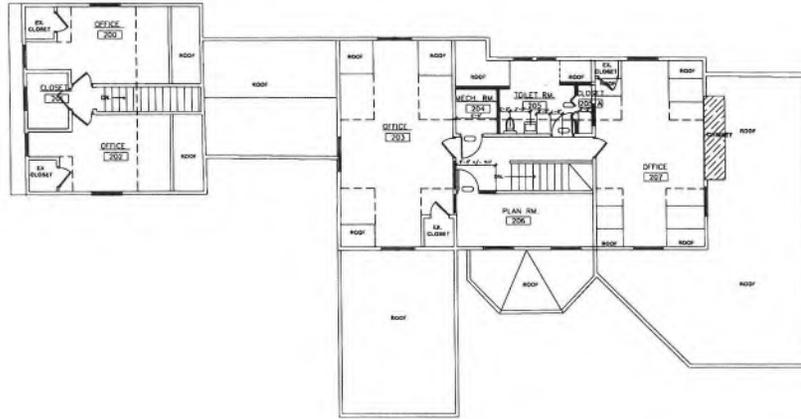
REVISIONS	
NO.	DATE
1	09/19/2025

thomas  
 engineering group  
ARCHITECTS OF THE FUTURE SINCE 1978

thomas engineering group, llc  
 2825 butterflyfield road  
 suite 200w  
 oak brook, il 60523  
 phone: 855-533-1700

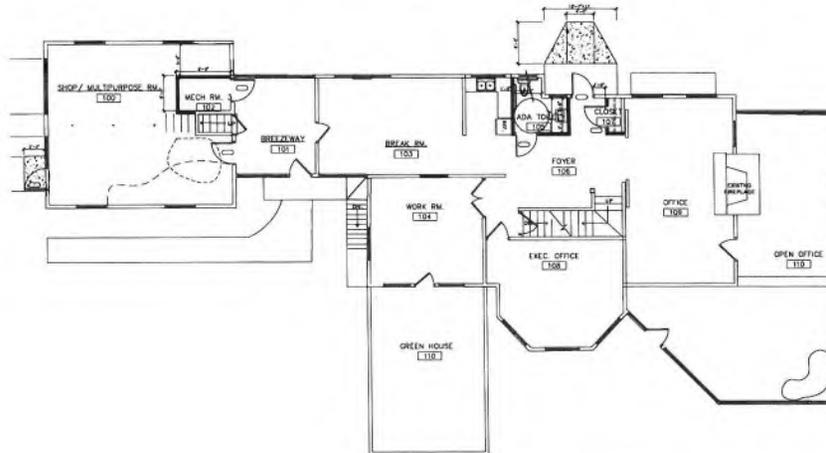
**WILLIAM TIKNIS**  
**CAMPUS EXPANSION**

**CONSTRUCTION DETAILS**



2  
PK1  
**PARKING FLOOR PLAN - SECOND FLOOR**  
1/8"=1'-0"

PARKING STALLS PER 275 FT. OF OFFICE SPACE SCHEDULE			
ROOM #	ROOM NAME	SQ. FT.	STALL REQ.
108	EXEC. OFFICE	274.34	1
109	OFFICE	406.98	1.45
110	OPEN OFFICE	661.32	2.48
FIRST FLOOR OFFICE SQ.FT		1,342.62	4.93
		TOTAL FIRST FLOOR OFFICE STALLS 5	
208	OFFICE	133.57	.48
		SLOPE CEILING NOT ENCLOSED 90° & BELOW	
202	OFFICE	129.88	.47
		SLOPE CEILING NOT ENCLOSED 90° & BELOW	
205	OFFICE	355	1.29
		SLOPE CEILING NOT ENCLOSED 90° & BELOW	
207	OFFICE	323	1.17
		SLOPE CEILING NOT ENCLOSED 90° & BELOW	
2ND FLR. OFFICE SQ.FT		841.28	3.41
		TOTAL OFFICE PARKING STALL 3	
TOTAL OFFICE SQ.FT		2,287.48	8.34
		TOTAL OFFICE PARKING STALL PLUS (1) MIN. ADA PARKING STALL 8	
TOTAL SQUARE FOOTAGE		5,191	



1  
PK1  
**PARKING FLOOR PLAN- FIRST FLOOR**  
1/8"=1'-0"

BERNA  
ARCHITECTS & DESIGN  
203 N. WILSON AVE. SUITE 200  
CHICAGO, ILLINOIS 60610  
TEL: 312.329.1100  
WWW.BERNARCHITECTS.COM

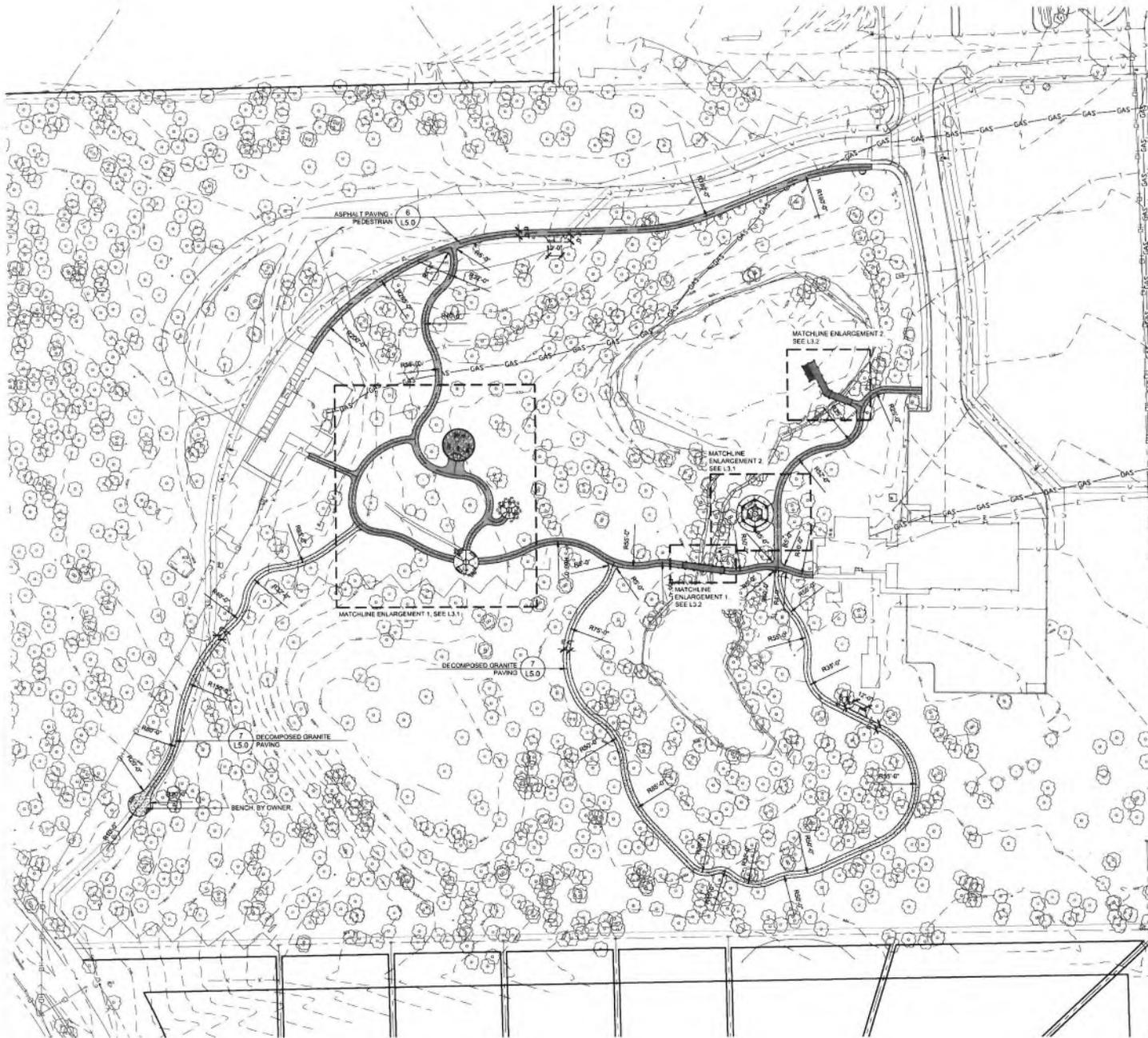
THE REMODELING TO:  
**HANOVER TOWNSHIP  
FACILITIES DEPARTMENT ESTATE HOME**  
250 S. IL ROUTE 59 BARTLETT, IL 60103

REV: \_\_\_\_\_ DATE: \_\_\_\_\_  
FLOOR: \_\_\_\_\_  
2025  
01

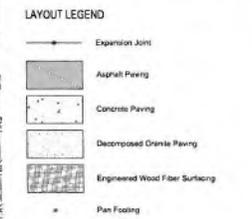
**FARM Building**  
**Floor Plan**  
**- Phase 2**



FARM Building  
Rendering -  
Phase 2



- LAYOUT NOTES**
- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
  - Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work as constructed, inasmuch as necessary pre-approval by Owners Representative.
  - Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
  - Place stakes at edges of limits of finish, shall, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
  - All dimensions from roadway are from Back of Curb unless otherwise noted.
  - All curves and radii to be smooth and not segmented.
  - Contractor to provide layout stakes every 10 feet minimum for large areas where manhole points are not accessible.
  - Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for the work.
  - Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
  - Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 20 feet on center, and between all separate pours.
  - Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
  - Coordinate location of storm line with fitness footings and obtain Owner's approval prior to installation.
  - Layout of soft surfaces shall be verified in field by landscape architect.
  - Refer to specifications for additional conditions, standards and notes.
  - Unless otherwise noted, for product/equipment to be purchased by contractor or by owner, contractor shall take delivery, verify and install per manufacturer's recommendations. Contractor is responsible for reaching out to product / equipment vendors to obtain a full and complete understanding of the installation requirements prior to submitting a bid.



Zoning & Acreage	
Current Zoning	P-1 Public Lands
Total Site Acreage	18 acres
Total Recreational Acreage	6.36 acres

**HITCHCOCK DESIGN GROUP**

22 EAST CHICAGO AVENUE  
SUITE 200A  
NAPERVILLE, IL 60540  
T 630.361.1787  
HITCHCOCKDESIGNGROUP.COM

PREPARED FOR  
**HANOVER TOWNSHIP**  
250 S. ILLINOIS ROUTE 59  
BARTLETT, ILLINOIS 60103

CONSULTANTS  
**CIVIL ENGINEER**  
THOMAS ENGINEERING GROUP, L.L.C.  
2625 BUTTERFIELD ROAD  
SUITE 209W  
OAKBROOK, ILLINOIS 60523  
T 855.533.1700

PROJECT  
**WILLIAM TIKNIS CAMPUS RESERVE**  
8 N. 140 ILLINOIS ROUTE 59  
BARTLETT, ILLINOIS 60103

ISSUED FOR PERMIT  
JULY 9, 2025

REVISIONS

NO	DATE	ISSUE
01	7/23/2025	PERMIT REVISIONS
02	9/19/2025	PERMIT REVISIONS

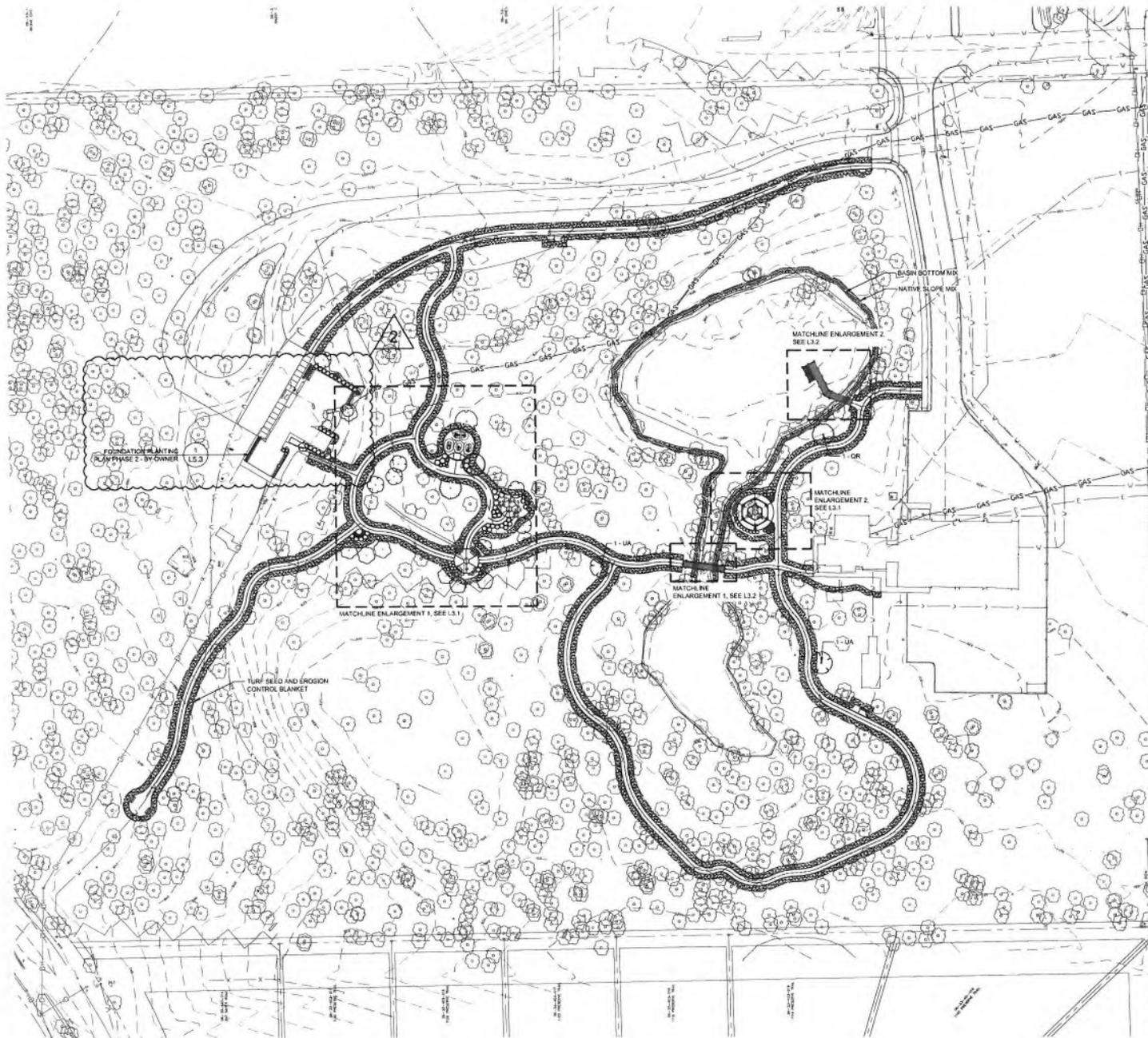
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DRAWN BY: CNO / JCC

IN FEET  
1" = 40'  
80'

TITLE  
**Final Site/PUD AND LAN**

MAT  
**Plan - Phase 3**

JUMBER  
**0**



- PLANTING NOTES**
1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized elevation outside of designated construction area.
  2. Contractor responsible for erosion control in all seeded/sodded areas.
  3. Tree match rings in turf areas are 2-foot diameter. Typical Contractor shall provide a match ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and grade to a typical 1-inch slope.
  4. Borders are to be sanded out to a minimum depth of 3 inches, unless otherwise shown on the plans. Curved borders are to be smooth and not segmented.
  5. Do not locate plants within 10' of utility structures, or within 5' horizontality of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
  6. FOR LUMP SUM CONTRACTS, Plants and other materials are qualified and estimated for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
  7. FOR UNIT PRICE CONTRACTS, Payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
  8. Refer to specifications for additional conditions, standards and notes.



**HITCHCOCK DESIGN GROUP**

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BARTLETT, ILLINOIS 60103

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CHECKED BY: EPH/JEB      DRAWN BY: CNO/JCC

1" = 40'  
80'

NET TITLE PLAN

- Phase 3

Landscape Plan

NUMBER 0

Supervisor  
**Brian P. McGuire**

Clerk  
**Katy Dolan Baumer**

Assessor  
**Khaja Moinuddin**

Trustees  
**Allisa "Lee" Beattie**  
**Craig Essick**  
**Eugene N. Martinez**  
**Denise Noyola**

Administrator  
**James C. Barr, MPA**

**Operational Summary**  
**Phase 2 of the Tiknis Expansion Property Development**

Hanover Township's Department of Facilities and Road Maintenance (FARM) that will occupy an existing building (the "FARM House") within Phase 2 of the Hanover Township Campus Expansion. The FARM House will include individual and open workspaces, meeting room, workshop, project design/blueprint room, and a breakroom for FARM staff.

FARM staff primarily work in the field, at Township facilities, and will generally be expected at the FARM House during specific times of each day, including morning department meetings, lunch, and at the end of each day. Hours of operation for FARM staff are 7:00 am to 3:00 pm, Monday thru Friday.

The FARM House will contain office space and workstations for the following staff members:

Director: Approximately 80% of hours spent at workstation, completing administrative and project management responsibilities for the department.

Road Manager and Facilities Manager: Approximately 35-40% of hours spent at workstation completing administrative and project management responsibilities. The majority of hours are spent in the field.

Facilities Technician: Approximately 15-20% of hours spent at workstation completing project management responsibilities with vast majority of hours spent in the field.

Roads Associate: Approximately 10-15% of hours spent at workstation with vast majority of hours spent in the field.

Grounds and Facilities Associate: Approximately 10-15% of hours spent at workstation with vast majority of hours spent in the field.

Facilities and Roads Associate: Approximately 10-15% of hours spent at workstation with vast majority of hours spent in the field.

The FARM House will not be used for any public function and will not be accessible to the public generally, or to the public that will be using the surrounding Open Space Reserve.

The FARM House will be accessible only to Township employees and staff.

Supervisor  
**Brian P. McGuire**

Clerk  
**Katy Dolan Baumer**

Assessor  
**Khaja Moinuddin**

Trustees  
**Alisa "Lee" Beattie**  
**Craig Essick**  
**Eugene N. Martinez**  
**Denise Noyola**

Administrator  
**James C. Barr, MPA**

**Operational Summary**  
**Phase 3 Tiknis Expansion Property Development**

Phase 3 of the Hanover Township Campus Expansion allows for the development of a publicly accessible Open Space Reserve that is comprised of 12 acres. The entire Hanover Township Campus Expansion includes 17.65 acres.

The Open Space Reserve will contain walking paths, including both asphalt and crushed limestone surfaces, that provide connections to planned expansions of the walking path system that is maintained by the Village.

The Open Space Reserve will include an outdoor classroom, an outdoor fitness area, an education dock, a pavilion, sitting areas, and interpretive signage. Operating hours for the Reserve will be Sunrise to Sunset, which is consistent with all other reserves within the Township system.

Phase 3 is intended to be used as a publicly accessible open space reserve with opportunities for senior and youth programming, as well as areas available to the public for leisure and exercise.

The Open Space Reserve does not have any independent employees, or any employees that will be based at Phase 3. The Open Space Reserve will be managed by existing Township Facilities and Road Maintenance staff.