



**VILLAGE OF BARTLETT  
PLANNING & ZONING COMMISSION MEETING  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
March 5, 2026  
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the February 5, 2026 Planning & Zoning Commission meeting minutes
- IV. Public Forum (comments may be emailed in advance to [planningdivision@bartlett.il.gov](mailto:planningdivision@bartlett.il.gov))
- V. **(#25-13) Bartlett Meadow**  
Preliminary/Final Plat of Subdivision  
Preliminary/Final PUD  
Special Use for PUD  
Rezoning from B-4 to SR-4 PUD  
Amendment to the Future Land Use Plan  
**PUBLIC HEARING**
- VI. New Business/Old Business
- VII. Adjournment



Village of Bartlett  
Planning and Zoning Commission  
February 5, 2026

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M. Werden, Chair called the meeting to order at 7:00 pm.

**Roll Call**

Present: J. Kapadoukakis, J. Miaso, A. McSwane, M. Werden, C. Deveaux, G. Koziol, M. Sarwas,  
J. Borkgren

Absent: B. Bucaro

Also Present: Andrew Barna, Associate Planner, Brian Krause, Associate Planner

**Approval of Minutes**

A motion was made to approve the January 8, 2026 meeting minutes.

Motioned by: C. Deveaux

Seconded by: A. McSwane

**Roll Call**

Ayes: J. Miaso, A. McSwane, M. Werden, C. Deveaux, G. Koziol, J. Borkgren

Nays: None

Abstain: M. Sarwas, J. Kapadoukakis

The motion carried.

**Public Forum**

**M. Werden** opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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**(#25-14) 1001 Georgian Place – Continued**

Variation – Fence Height

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Christian Donaldson**, 1001 Georgian Place came forward and was sworn in by **M. Werden**. **C. Donaldson** stated, I was originally approved for a 4-foot fence in the front yard, that fence was installed and then we realized the fence did not offer the privacy we were looking for in that section of the yard. We decided an extension of about 18 inches might help to give more privacy from the sidewalk and across the street, but did not realize that we needed an additional permit and went ahead with the extension of the fence. We were informed that we could not add height to the fence without a permit and were told that a 6-foot fence was not allowed in the front yard, but thought the fence location did not break the plane of the front yard. Being that the road is curved, that changes the definition of my front yard and that is why I applied for this variance to add the 18 inches on top of the existing 4-foot fence. My contention is that none of the fence goes beyond the house and is behind the front plane of the house angled at about 45 degrees. There are three 12-foot spruce trees on the corner of the property that were there when I moved in in 2010. Zoning told me that the fence is in the front yard. I am having an issue with the definition of what actually constitutes a front yard from a side yard. My house is situated east to west and anything on the north side of my yard should be considered the side yard. The other issue is the shape of my yard. You can see that it is a pizza shaped yard and I have about 10 feet of an actual backyard as opposed to the majority of yards in my subdivision that have big square backyards. We are using the side yard as our backyard. The grade from the street to the back corner of my yard is about an 8 percent grade and there is about a 15-foot difference between the corner of my backyard and where the sidewalk is where it goes down and is up a little higher at the street. If you are walking from the neighbor's corner property when the fence was 4-foot high, you could still see all the way into my backyard. That is why I want to bring up the height of the fence. I apologize for not knowing that I needed a permit for that. I agree that ignorance of the zoning is not an excuse. I am here hoping to get approval for my small fence extension.

**M. Werden** did staff have any calls or emails regarding this case? **B. Krause** we did have a neighbor come in prior to the meeting who was not able to stay. **Greg Leksowski** 1020 Dartmouth Drive wanted to state for the record that they have no objection to the fence extension.

**M. Werden** stated to the petitioner, you did get the permit for the 4-foot fence, which is allowed at that location. It should have struck you that you cannot just arbitrarily decide to increase the height without getting approval. You do have an odd-shaped lot, but the zoning ordinance is clear about how setbacks are determined, especially in the front yard where there might be an obstruction of sight lines for traffic or people on the sidewalk. **J. Miaso** there are trees in front of the fence. **C. Donaldson** yes, there are smaller trees there and to the north there are taller 12-foot trees, but even with the fence



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extension and the 12-foot trees, there is not a sight issue from north to south on Georgian Place because the trees are set back from the sidewalk. **J. Borkgren** I drove by the location before the meeting and I did not see any problems with sight lines from the street. I do not think there is any impact from the fence with regard to sight lines. As I look at the evidence you presented, it is hard for me to disagree. You have presented a clear picture that you have a hardship because of the shape of the lot. You do not have a backyard. Your backyard is your front and side yard. Most of the other lots in the subdivision are rectangular-shaped lots with ample backyards. You do not have that. You have met the conditions as far as I can see in all 7 points. I have no problem with this. **A. McSwane** did engineering staff look at the sight lines from the property next door? I am more concerned about the sight distance. **B. Krause** sight lines are not reviewed by engineering staff and trees are not regulated by the zoning code. Those would be flagged by public work's engineering staff if there is an encroachment into the public sight lines or public right-of-way. Public Works has not flagged this property. **A. McSwane** beyond a 4-foot fence is where sight lines becomes an issue and that may be why the ordinance is written that way. **B. Krause** you are correct, sight lines are the origin of the fence height limitation. **J. Miaso** the sight lines are good from both ends, north and south from the street. **A. McSwane** I am just concerned about people backing out of their driveways and if they can see when they back out. **M. Sarwas** you would be at the sidewalk before you came close to being in the street. At that point, I think you would be able to see.

**G. Koziol** stated to the petitioner, you have owned this property for a reasonable amount of time. When did you realize that there was a discrepancy? You applied for a 4-foot fence and then took it upon yourself with all of the risks that are implied when you decided to make the fence higher. **C. Donaldson** correct, last year, when we decide to redo the fence that we had, we did get a permit approved for the 6-foot fence in the backyard. My neighbors did a fence in their backyard and we worked together to try to match up everyone's fences in the back and then we decided to put our fence further into the front yard to increase our backyard space. Because it was in my side yard, I did not think about the fence height because I was already approved for a fence and I never put 2 and 2 together. I apologize for that. I was oblivious to the fact that I should apply for a fence permit to increase the heights of the fence. It never dawned on me to do that because it was already approved and I thought the fence was in my side yard. **M. Werden** asked, do you intend to leave the wood-look on the top of the fence or are you going to paint it? **C. Donaldson** I used cedar and that will fade to a gray color, which will be similar to the color of the siding. **C. Deveaux** asked, what is the issue? Is the issue that the petitioner did an unauthorized addition to the fence on the front? **B. Krause** no, the petitioner would still need to come before you for a variance if the fence addition was done with or without a permit. That would not affect our role in this case.

**C. Deveaux** is the petitioner required to change the additional fencing to match the existing white fence? **B. Krause** no, the zoning code does not have conditions for fences regarding color or material. That is not an issue, zoning-wise. **C. Deveaux** is the issue that he built an extra 14 inches on top of the 4-foot fence? **B. Krause** yes, the issue is the height. Anything taller than 4-feet is not permitted past the front yard setback. **C. Deveaux** the petitioner is asking for a variance to allow him to keep the 14-inches. **B. Krause** correct. **C. Deveaux** would he have to pay extra for this variance? **B. Krause** no, work without a permit is a double permit fee. The standard variance application fee was applied.



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**M. Werden** asked the petitioner, do you intend to also add height to the gate? **C. Donaldson** yes, I would like to do that using the gate latch hardware. The fence addition was done with 4x4 cedar post and anchored into the hollow vinyl posts. The gate is vinyl and I would need to construct vinyl corners for that with cedar inside and outside would be painted aluminum anchored to the cedar. I would have to do that for the gate, but I ran out of time and material over the summer. **G. Koziol** I think you should have gone back to staff before this became a problem. You could have gone back to staff and worked to make this 14-1/2 inches legitimate within the rules and regulations of the height of the fence. It is not like you found out about this yesterday. You knew about this well in advance to have done something proactive instead of reactive. **B. Krause** the original permit for the 4-foot fence permit was closed in January 2025 and then staff received a code complaint in July 2025. Then in November, the variance was applied for. **G. Koziol** it was known that the extra height did not meet code after it was built. What gave you the right to increase the height of the fence on your own without clearing it with the Village? **C. Donaldson** I was not aware that I needed a permit to add fence height to an already permitted fence in the same location. **M. Werden** asked, was the fence location approved on the plat of survey for the 4-foot fence permit application? **B. Krause** yes, the original permit for the 4-foot fence location was approved. **M. Werden** the fence was not moved forward. **B. Krause** no, the height was extended. **J. Borkgren** asked, with respect to height extension, we are not to judge material that is or the color? **B. Krause** correct. **J. Borkgren** asked the petitioner, did any of your neighbors object to this? **C. Donaldson** answered, no not one. I have had a lot of compliments on the fence and have been asked to do other people's fences as well. After the public hearing sign went up, people drove by that do not live in the neighborhood and said it was a great fence, who built it? My question is, what determines the front of the house? **B. Krause** each yard is defined by the building setback line and building lines are set by the street. The 25-foot setback line is the distance from the property line.

**J. Borkgren** the discussion about what is the side yard is irrelevant because you have satisfied the conditions. You do have a hardship because of the shape of the lot. I agree that there is a hardship. The other lots are rectangular and you do not have that. The conditions are unique to your property.

**M. Sarwas** added, yes, you should have come for approval first. We all agree with that. That is not the issue tonight. I also drove by the property and I do not see an issue and there are no neighbors here contending this.

**M. Werden** opened the public hearing.

**Malgorzata Kiesel** 1004 Georgian Place stated, I am the neighbor across the street and I think the additional height is good. They have dogs that bark a lot. We do not have an issue with the additional height of the fence. We have talked with the other neighbors about how we are happy with this. We do not see the dogs. We like the dogs, but they were barking when people were walking on the sidewalk. Now it is quiet because the dogs cannot see the people on the sidewalk.

**G. Koziol** I agree that there is a hardship, but the hardship was caused by the petitioner. He had time to come back to the Village and straighten this out before tonight's meeting. **M. Sarwas** either way, he would need to request this variance. He cannot change his lot shape or size. **G. Koziol** correct. **M.**



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**Sarwas** we would be at the same place we are today. The petitioner is asking for a variance. The fact that it is after-the-fact is not what we should be discussing. **C. Deveaux** we are just here to review the variance for the 14-1/2 inches. **B. Krause** correct, the variation request is for a higher than 4-foot fence in the front yard at this location, past the line from the side yard into the front yard.

**C. Deveaux** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#25-14) 1001 Georgian Place** for a fence height variation subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: C. Deveaux**  
**Seconded by: M. Sarwas**

**M. Werden** closed the public hearing.

**Roll Call**

**Ayes: C. Deveaux, M. Sarwas, J. Kapadoukakis, J. Miaso, A. McSwane,  
J. Borkgren, M. Werden**  
**Nays: G. Koziol**

**The motion carried.**



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**Old Business/ New Business**

**A. Barna** we will likely have a case next month to review for Bartlett Meadow for rezoning from B-4 to PUD at Route 59 and Schick Road with Pulte for 28 single family homes.

**M. Werden** asked if there was a motion to adjourn.

**Motioned by: M. Sarwas**

**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:42 pm.**

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**26-14**

DATE: February 25, 2026  
TO: The Chairman and Members of the Planning and Zoning Commission  
FROM: Andrew Barna, Associate Planner   
RE: **(#25-13) Bartlett Meadow**

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**PETITIONER**

Matt Brolley, Pulte Group

**SUBJECT SITE**

Southwest corner of Route 59 and Lake Street

**REQUESTS**

**Preliminary/Final Plat of Subdivision  
Preliminary/Final PUD Plan  
Special Use for Planned Unit Development  
Rezoning from B-4 to SR-4 PUD  
Amendment to the Future Land Use Plan**

**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>B-4</b>
North	Auto Dealership Overflow Lot	Commercial	B-3 PUD
South	Vacant	Commercial	ER-1
East	Vacant	Suburban Residential	ER-1
West	Townhomes/wetland	Attached Residential/Open Space	SR-6 PUD

**BACKGROUND INFORMATION**

The development of the 19.75-acre property is subject to a consent decree entered in 1997. Town & Country Homes had previously submitted a preliminary PUD plan for Eagle's Ridge Subdivision that proposed the townhomes on this parcel. As part of the agreement, this parcel was to be zoned and marketed for commercial uses for 15 years before the Village would consider an application for a residential development. The original PUD Plan proposed 52 dwelling units on the subject property with a gross density of 2.6 dwelling units per acre.

**CURRENT DISCUSSION**

1. The Petitioner is requesting a **PUD** Plan Review for a single-family development, **Rezoning** from B-4 to SR-4 PUD, **preliminary/final plat of subdivision**, a **special use permit** for a planned unit development to allow the modifications from the bulk requirements of the SR-4 Zoning District on 19.75 acres located at the southwest corner of Route 59 and Lake Street.
2. The PUD Plan identifies 28 single-family lots. The floor plans would range in size from 2,386 sq.ft. to 3,826 sq.ft. with 3-4 bedrooms. The PUD Plan identifies a gross density of 1.42 dwelling units per acre.
3. Four (4) outlots are shown on the PUD plan for open space, detention and wetlands. A total of 11.39 acres (58% of the property) would also be dedicated open space per the plan.
4. An **amendment to the Future Land Use Plan** is being requested which currently designates the area as "commercial". This proposed amendment would match the use identified on the PUD Plan.
5. The proposed elevation plan details four (4) home models, each model having 4-5 elevation variations.

	Square Footage	Bedrooms	Garage	Elevations
Newberry	2,391 – 2,568	3 - 4	2	5
Mercer	2,602 – 2,783	4 - 5	2	4
Continental	2,875 – 3,160	4 - 5	2	5
Waverly	3,261 – 3,826	4 - 6	2	5

The building materials are predominately vinyl with the majority of the proposed elevations offering brick and cultured stone accents to the front façade. Staff has requested additional masonry/stone on the elevations.

6. The petitioner is requesting the following modifications from the SR-4 Zoning District bulk regulations:
  - a. Reducing the rear yard setback from 45 feet to 25 feet
  - b. Reducing the corner side yard setback from 25 feet to 15 feet
  - c. Allows a maximum impervious coverage of 45%

	SR-4 Zoning	Bartlett Meadow PUD
Minimum Lot Size	6,000 sf	7,500 sf
Minimum Lot Width	60 feet	60 feet
Front Yard Setback	25 feet	25 feet
Rear Yard Setback	45 feet	25 feet
Interior Side Yard Setback	5 feet	5 feet
Corner Side Yard Setback	25 feet	15 feet
Maximum Building Height	30 feet	30 feet
Maximum Impervious	40%	45%

7. This PUD Plan identifies a public road connecting to Horizon Drive with a future connection to the property directly south of the development. There is no direct access to Route 59 from this development at this time
8. The landscape plan identifies a mix of parkway trees throughout the subdivision as well as a row of evergreens to be installed in outlot C behind lots 26-28 to screen the Lake Street interchange.
  - a. A 6' high wood, board-on-board privacy fence will be installed along the north end of the subdivision in outlots C and D. A 4' ornamental aluminum will be installed along the eastern and western lot's property lines in outlots A and C.
  - b. The landscape plan identifies proposed prototypical foundation landscaping for each elevation that includes a mix of ornamental trees, perennials, and deciduous and evergreen shrubs.
  - c. A 6' tall identification monument pier is shown at the entrance of the subdivision.

**RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's request for Preliminary/Final Plat of Subdivision, subject to the following conditions and findings of fact:
  - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
  - B. Village Engineer approval of the engineering plans;
  - C. Building permits shall be required for all construction activities;
  - D. Planning and Development Services approval of the landscape and photometric plan;
  - E. Landscaping must be installed within one year of the issuance of a building permit;
  - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;

- G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
- H. Dumpsters shall be located behind a solid gate;
- I. Any required Public Improvement Completion Agreement and associated security shall be submitted for review and approval by the Village Attorney.
- J. **Findings of Fact (PUD):**
  - i. That 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;
  - ii. That 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;
  - iii. That the Planned Unit Development shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
  - iv. That the proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.
  - v. That 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.
  - vi. That 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.
  - vii. That 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.
  - viii. That impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.
  - ix. That the plans provide adequate utilities, drainage and other necessary facilities.
  - x. That the plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.
  - xi. That 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.
  - xii. That there is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.
- K. **Findings of Fact (special use permit):**
  - i. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

- ii. That the proposed use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.
- iii. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

**L. Findings of Fact (Rezoning):**

- i. The proposed rezoning is compatible with existing uses of property within the general area of the property in question;
- ii. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question;
- iii. The proposed use of the property is not compatible with the uses permitted under the existing zoning classification;
- iv. The proposed rezoning will have no depreciatory impact upon surrounding properties in the general area of the property in question;
- v. The proposed rezoning is compliant with the Bartlett comprehensive plan;

2. Background information is attached for your review.



COMMUNITY DEVELOPMENT

OCT 13 2025

VILLAGE OF  
BARTLETT

October 10, 2025  
Village of Bartlett  
Village President & Board of Trustees  
228 S. Main Street  
Bartlett, IL 60103

***RE: Pulte Homes Submission for Bartlett Meadow - located at the SWC of N. Route 59 / W Lake Street  
( South Terminus of Horizon Drive)***

Village President & Board of Trustees,

Pulte Home Company, LLC, a Michigan limited liability company, is the contract purchaser of approximately 19.75 acres of land located at the southwest corner of N. Route 59 and W Lake Street in the Village of Bartlett (the "Property"). The Property is currently zoned B-4 in the village of Bartlett and is presently used for agricultural purposes.

Pulte proposes to develop the Property as a 28-unit single-family residential subdivision in the Village of Bartlett with access to Horizon Drive. The lots are designed to meet the standards of the SR-4 zoning district with a few deviations. The design includes preservation of wetlands along both the east and west portions of the site and a landscape buffer along all property lines. These open space amenities will help to buffer individual homes from traffic on N. Route 59 and the interchange to the northeast. The development will feature 4 different floor plans ranging in size from 2,386 sf to 3,826 sf with 3 and 4 bedrooms per plan. Each floor plan will include four or five different front elevations to choose from. Providing buyers optionality to suit their preferences and also ensures compliance with the anti-monotony provisions.

As you will recall, we presented this project as a concept to the village board on July 1<sup>st</sup> and received favorable reviews including support for us to bypass the 'preliminary' approval process and proceed directly to 'final'.

The attached documentation requests Rezoning and a Special Use for a PUD along with Final PUD and Final Subdivision Plat approval.

We appreciate your consideration and review of the enclosed application materials and look forward to bringing this project to fruition.

Sincerely,

***Matt Brolley***

Director of Entitlements  
Pulte Home Company





# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # \_\_\_\_\_

**PROJECT NAME** Bartlett Meadow

**PETITIONER INFORMATION (PRIMARY CONTACT)**

Name: Pulte Home Company, LLC - - Matt Brolley

Street Address: 1900 E. Golf Road, Suite 300

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Call / Email / Text

**PROPERTY OWNER INFORMATION**

Name: National Developers, Inc.

Street Address: 125 E. 8th Street

City, State: Hinsdale, IL

Zip Code: 60521

Phone Number: n/a

OWNER'S SIGNATURE: [Signature]

Date: 12-21-25

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

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) Amendment to the Future Land Use Plan
- Text Amendment
  - Rezoning B-4 to PUD
  - Special Use for: PUD
  - 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**

1097 Horizon Drive, Bartlett, IL

**Common Address/General Location of Property:** SWC of IL Route 59 and US Route 20

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-28-400-021

**Zoning:** Existing: B-4  
(Refer to Official Zoning Map)

Proposed: PUD

**Land Use:** Existing: Agricultural

Proposed: Single Family Residential

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

**Acreage:** 19.75 acres

**For PUD's and Subdivisions:**

No. of Lots/Units: 28 Single Family Homes

Minimum Lot: Area 7,500 sf Width 60' Depth 125'

Average Lot: Area 8,109 sf Width 64.86' Depth 125'

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

**Attorney**

n/a

**Engineer**

**Civil Engineer**

Chris Morgart, PE  
CEMCON Ltd.  
2280 White Oak Circle, Suite 100,  
Aurora, IL 60502

**Traffic Engineer**

Luay Aboona, PE, PTOE  
KLOA, Inc  
9575 West Higgins Road, Suite 400  
Rosemont, IL 60018

**Other**

**Landscape Architect**

Sharon Dickson  
Dickson Design Studio  
9 Crystal Lake Road, Suite 110  
Lake in the Hills, Illinois 60156

**Wetland Consultant**

Scott Brejcha, PWS  
V3 Companies, Inc  
7325 Janes Avenue  
Woodridge, IL 60517

**Land Planner**

Peter Pluskwa  
CEMCON Ltd.  
2280 White Oak Circle, Suite 100,  
Aurora, IL 60502

## FINDINGS OF FACT FOR SPECIAL USES

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use 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. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The Property remains an outlier as vacant undeveloped farmland. The proposed residential use of the Property is consistent with the existing residential zoning designations to the west of the Property. The proposed residential use will result in a more compatible adjacent land use that supports population growth and community vitality.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The proposed planned unit development will not be detrimental to the health, safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Subdivision Property. The use provides for needed and desirable living options that helps create enhanced living opportunities and complement the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed residential use will provide a much-needed improvement to the underperforming Property which is currently vacant.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The use will comply with the regulations governing a Planned Development as depicted in the attached submittal

If applicable, complete the following additional Findings of Fact for Proposed Cannabis Uses.

## FINDINGS OF FACT FOR REZONING

Both the Planning & Zoning Commission and Village Board must decide if the requested rezoning 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 rezoning is compatible with the zoning classifications of property within the general area of the property in question.

The Subject Property has been zoned Commercial since the Consent Decree was signed in 1997. Since that time, no commercial development has advanced. This lack of progress reflects the market's conclusion that the site is not viable for commercial use, particularly given its lack of direct access to two roads immediately adjacency to the site. Moreover, nearby residential uses to the west have advanced. Making residential use on this property more compatible and collectively serving the community with needed services.

2. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question.

The Subject Property has been zoned Commercial since the Consent Decree was signed in 1997. Since that time, no commercial development has advanced. This lack of progress reflects the market's conclusion that the site is not viable for commercial use, particularly given its lack of direct access to two roads immediately adjacency to the site. Moreover, nearby residential uses to the west have advanced. Making residential use on this property more compatible and collectively serving the community with needed services.

3. The compatibility of the proposed use of the property in question to the uses permitted under the existing zoning classification.

While the subject property is zoned for Commercial (B-4), the undeveloped parcel to the south and existing housing to the west are zoned for residential uses. This site particularly sets up for residential given the only site access is from Horizon Drive at the start of the Eagle's Ridge Townhome community and the existing large wetland/floodplain complex that extends off to the southwest. The proposed plan, as designed, provides for buffering of the existing commercial use to the north and the IL Route 59 on ramp to the NE.

4. The trend and character of development, if any, in the general area of the property in question, including changes, if any, that have taken place in the zoning classifications of property in the general area of the property in question.

The only recent development in the SW quadrant of IL 59 and Lake Street was the recent construction of car dealership storage on the parcel north of our site. Otherwise, the Subject Property has been zoned Commercial for nearly 30 years without advancing any commercial development.

5. The depreciatory or appreciatory impact, if any, of the proposed development upon surrounding properties in the general area of the property in question.

Converting this underutilized parcel into 'For Sale' Single Family homes helps fill a much needed housing gap that exists in the area and region. In the time since the Great Recession, Chicagoland falls short on providing housing options to fit the changing demographics and population. The homes at this site will be attractive to both younger populations looking to settle down in great school districts or existing families that have outgrown their current home in the area. All of this will have a positive impact on the area.

6. The environmental impact of the proposed development if a commercial or industrial use is proposed, or any floodway, flood plain, or wetlands is located on or in the general vicinity of the property in question.

The proposed community will respect the existing floodplain and wetland at the southwest corner of the site.

7. Compliance with the Bartlett comprehensive plan or its amendment.

The village Future Land Use Plan identifies this property for 'Commercial', which follows the current zoning designation. However, the 1997 consent decree permits the rezoning to residential if undeveloped by this time.

8. Fiscal impact: When a proposed rezoning/map amendment is not in conformance with the comprehensive plan, the Planning and Zoning Commission shall not recommend its adoption unless it finds based upon the specific findings that the adoption of such amendment is in the public interest and is not solely for the financial interest of the applicant, and that either the proposed amendment will correct an existing error or conditions have changed that make the proposed amendment necessary.

Since the 1990's the village long felt that this property was ripe for commercial investment as opposed to residential housing. The issue was settled as part of the 1997 Consent Decree, which provided that the property would remain commercially zoned for 15 years. After which time, the property could be rezoned for residential use. In the 27 years since the decree, no viable commercial development has presented itself. In part due to the inability to have direct access to or visibility from Lake Street and Route 59. The change in use is necessary and appropriate to achieve the highest and best use of the property.

## 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 Subject Property has been zoned Commercial since the Consent Decree was signed in 1997. Since that time, no commercial development has advanced. This lack of progress reflects the market's conclusion that the site is not viable for commercial use, particularly given its lack of direct access to two roads immediately adjacency to the site. Moreover, nearby residential uses to the west have advanced. Making residential use on this property more compatible and collectively serving the community with needed services.

Maintaining the Subject Property under commercial zoning therefore provides no demonstrable benefit to the public in terms of health, safety, or welfare. By contrast, rezoning to allow residential use directly advances the public welfare by increasing the supply of diverse housing types, reinforcing the vitality of the existing Bartlett business community. The proposed community achieves these goals while also providing public amenities—such as landscaped buffers, sidewalks, stormwater improvements and permanent preservation of existing wetlands—that enhance neighborhood safety and aesthetics.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The proposed planned unit development will not be detrimental to the health, safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Subdivision Property. The use provides for needed and desirable living options that helps create enhanced living opportunities and complement the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed residential use will provide a much-needed improvement to the underperforming Property which is currently vacant.

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 use will comply with the regulations governing a Planned Development as depicted in the attached submittal

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

The village's Future Land Use plan designates the property for Commercial use has conformed to the terms of the Consent Decree, which required commercial zoning for 15 years from 1997. Since that expiration, the decree states that the village will rezone the property to residential to match the type and sale of the residential development to the west.

The attached petition includes a request to amend the Future Land Use Plan of the village to match the proposal.

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 zoning of PUD, follows closely the village single family zoning district which lists Single Family Detached as a permitted use.

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 proposed planned unit development will not be detrimental to the health, safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Subdivision Property. The use provides for needed and desirable living options that helps create enhanced living opportunities and complement the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed residential use will provide a much-needed improvement to the underperforming Property which is currently vacant.

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 planned unit development will not lessen or impede the suitability for development or injurious, or substantially diminish the value, or be in compatible with other property in the area.

The property is the loan agricultural use in the area. The proposed use of Residential is directly in line with the developed property to the west.

The proposed roadway stub to the south enables future possible redevelopment of vacant parcels that have long struggled to obtain access to IL Route 59.

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

Confirmed. The village ordinances will be followed for this development.

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

Confirmed. The design provides adequate sanitary/water infrastructure and stormwater management in compliance with village and county requirements.

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.

Confirmed. The design provides for a standard public roadway for access along with a minimum of 4 off-street parking stalls for each home (exclusive of any guest parking allowed on village streets).

The Traffic Impact Study confirms that the adjacent roadway system has adequate reserve capacity to allow service of this project without being detrimental to adjacent users.

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 property lines have been purposefully designed to minimize oversized home owner yards and reprioritized that land as preserved public open space and buffers. This project preserves 11.39 (or 57% of the site) as open space.

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

Putle Home Company is a national, publicly traded home building. We have been building homes in in Chicagoland for over 60 years with a track record of success. We will proceed diligently once approvals have been secured and permits are in hand.

All of our communities are set up with a fully funded HOA and binding CCR's to ensure long term maintenance of common areas and professional self-governance.

**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: Rob Getz, Vice President of Land

DATE: October 10, 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: Rob Getz, Vice President of Land

ADDRESS: 1900 E. Golf Road, Suite 300

Schaumburg, IL 60173

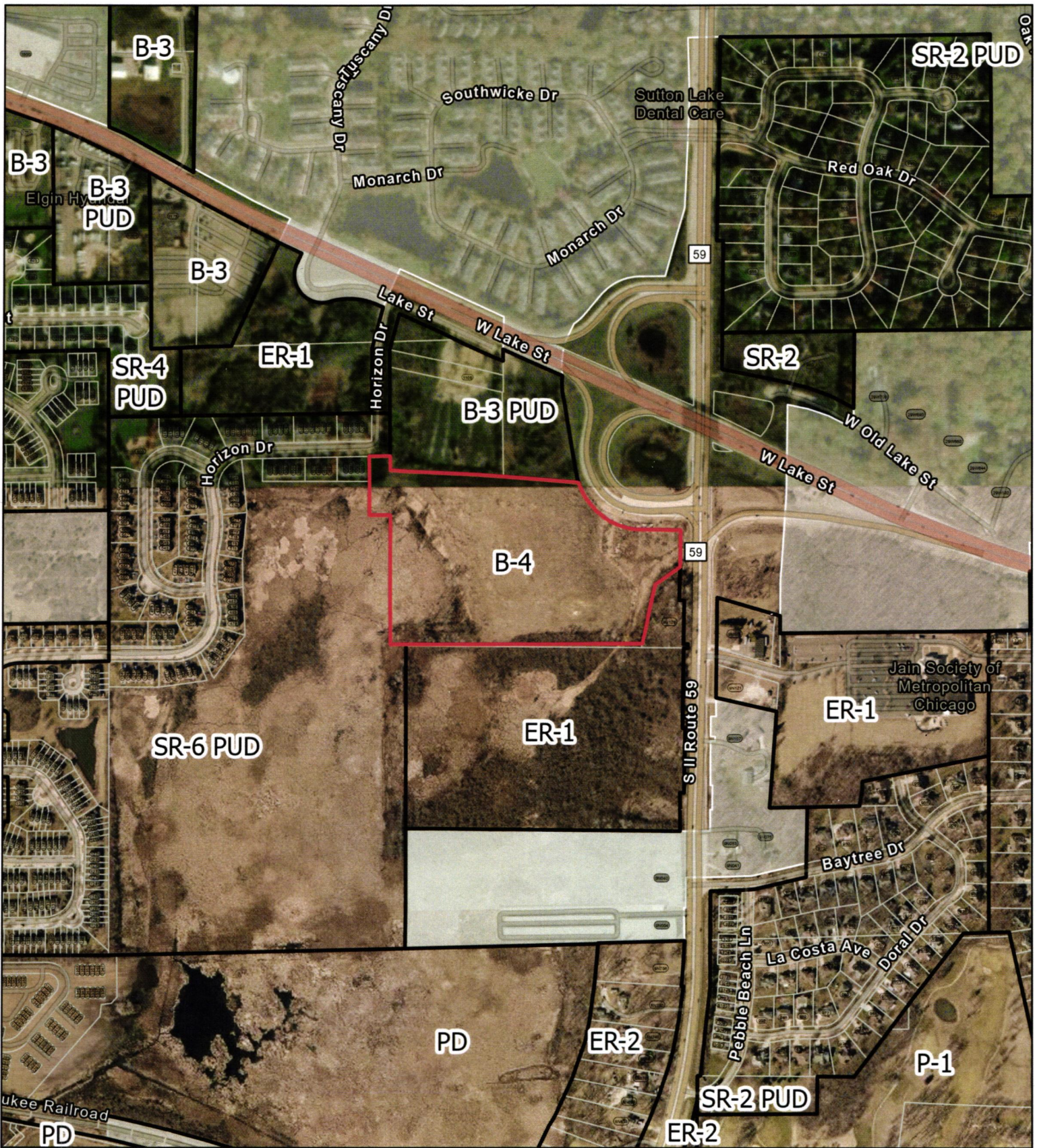
PHONE NUMBER:  Contact Matt Brolley

EMAIL: 

SIGNATURE:



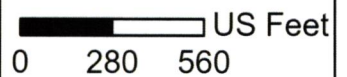
DATE: October 10, 2025



Created by Bartlett GIS  
January 2026

# 25-13 Bartlett Meadow

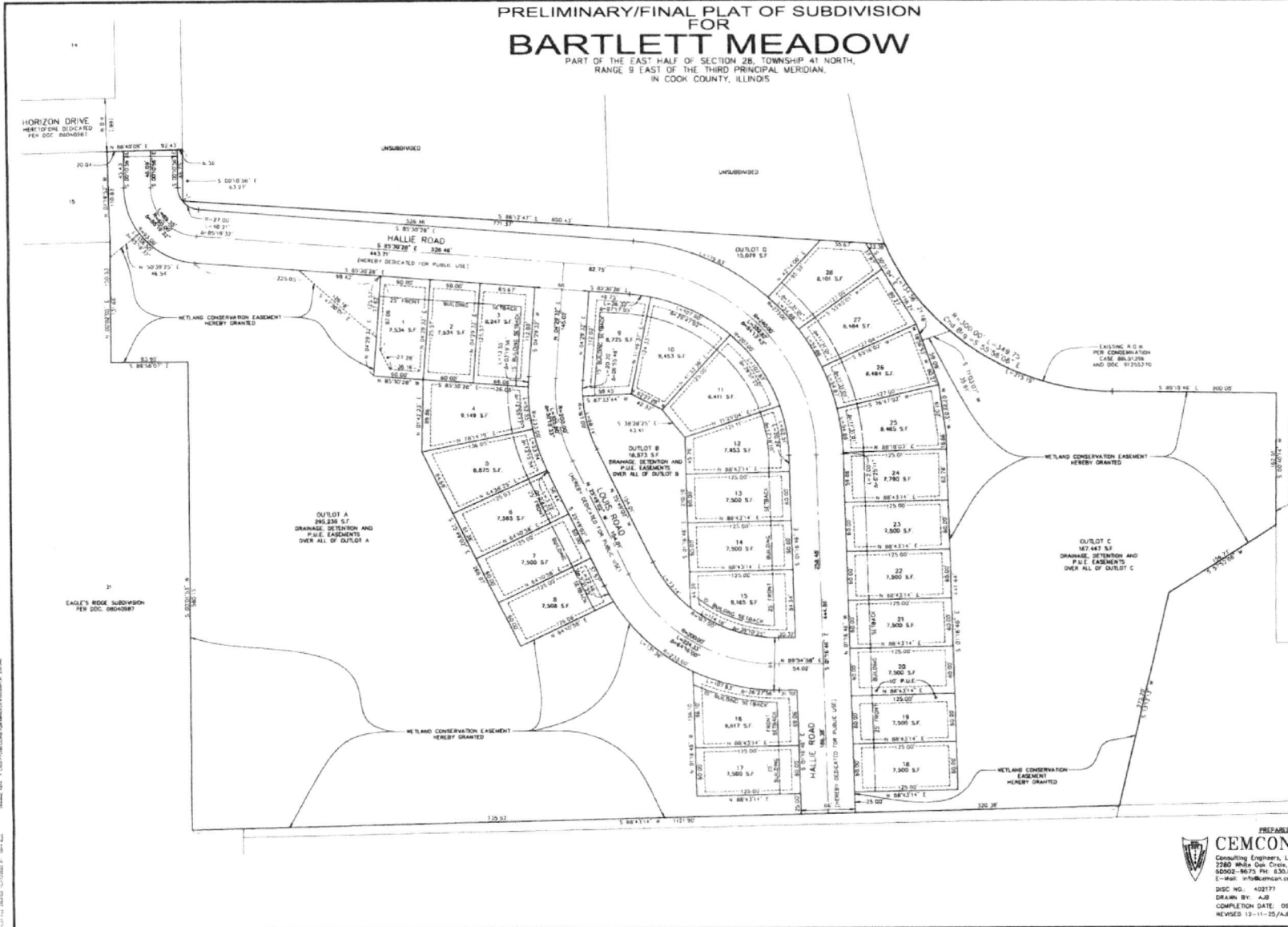
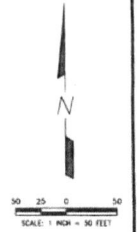
PIN # 06-28-400-021-0000





PRELIMINARY/FINAL PLAT OF SUBDIVISION  
FOR  
**BARTLETT MEADOW**  
PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

SHEET 2 OF 3



PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 Mills Oak Creek, Suite 100 Aurora, Illinois  
63092-8675 PH: 630.882.2100 FAX: 630.882.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com  
DISC NO. 402177 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD BK / PG. NO. N/A  
COMPLETION DATE: 09-09-23 JOB NO.: 402177  
REVISED 12-11-25/AJB PER VILLAGE COMMENTS DATED 11-18-25  
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# FINAL PLANNED UNIT DEVELOPMENT FOR BARTLETT MEADOW

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

**LEGEND**

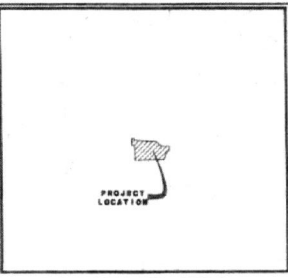
- BOUNDARY LINE (Dotted Line)
- LOT LINE/PROPERTY LINE (Dashed Line)
- ADJACENT LOT LINE/PROPERTY LINE (Thin Solid Line)
- EASEMENT LINE/PROPERTY LINE (Thin Solid Line)
- EASEMENT LINE/PROPERTY LINE (Thin Solid Line)
- EASEMENT LINE/PROPERTY LINE (Thin Solid Line)
- QUARTER SECTION LINE (Thin Solid Line)
- SECTION LINE (Thin Solid Line)
- CONCRETE MONUMENT

**TOTAL AREA OF SUBDIVISION**

19.753 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**

00-28-400-021  
VACANT LAND  
BARTLETT, ILLINOIS



**BENCHMARK/CONTROL POINTS**

**ELEVATION MEASUREMENT MARK**

THIS MONUMENT (B&E) (1042023) IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVER ROAD AND PRESERVE ROAD. THE STATION IS 21.4 FEET SOUTH OF THE CENTERLINE OF PRESERVE ROAD AND 17.3 FEET EAST OF THE CENTERLINE OF SAVER ROAD. THE MONUMENT IS A 3.0 HIGH BRASS DISK ON A LIGHT POLE BASE, 0.4 FEET ABOVE ROAD GRADE.  
(ELEVATION ABOVE NAVD 83)

**CONTROL POINTS**

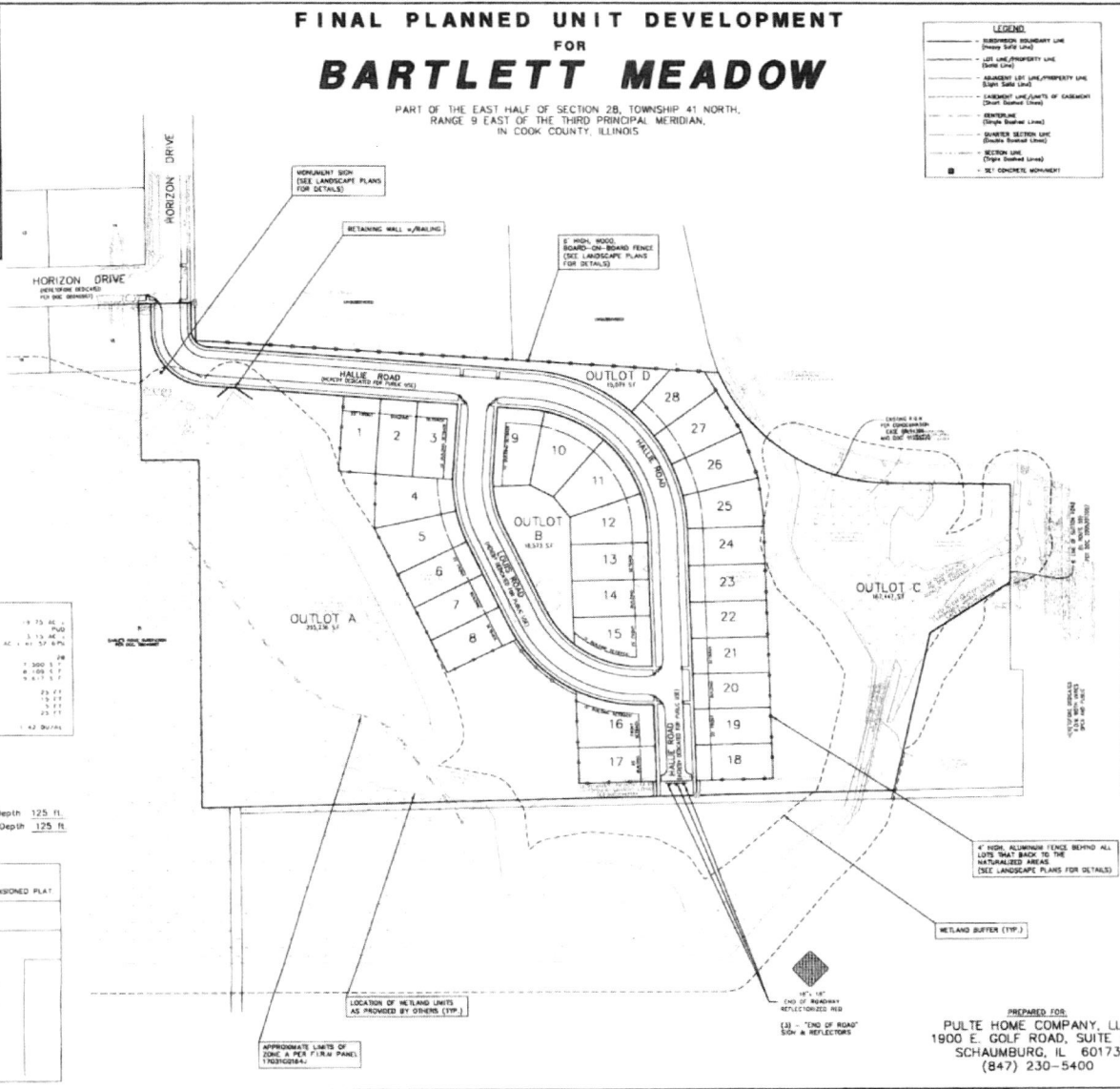
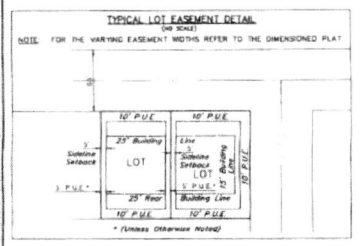
CP #102 SET "A" IN TOP OF A CONCRETE CURB IN FRONT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 18 FEET NORTH OF THE EAST-NORTHWEST CORNER OF SAVER ROAD AND APPROXIMATELY 63 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF HORIZON DRIVE.  
ELEVATION: 120080.33  
ELEVATION: 783.85 NAVD 83

CP #103 SET "A" IN TOP OF A CONCRETE HEADWALL ON EAST SIDE OF SUBJECT SITE APPROXIMATELY 70 FEET WEST OF THE CENTERLINE OF SUTTON ROAD (E. ROUTE 58) AND 95 FEET SOUTH OF THE NORTH LINE OF SAID SUBJECT SITE.  
ELEVATION: 120070.88  
ELEVATION: 781.88 NAVD 83

**SITE DATA**

1. TOTAL AREA	19.75 AC.
2. PROPOSED LOTS	28
3. INTERNAL R.O.W.	3.19 AC.
4. OPEN SPACE	11.57 AC.
5. USE UTILITIES/STORMWATER MANAGEMENT COMMON AREA	0.88
6. MINIMUM LOT SIZE	3,000 S.F.
7. AVERAGE LOT SIZE	4,199 S.F.
8. MAXIMUM LOT SIZE	6,417 S.F.
9. RETAINMENT WALL	29.11
10. FRONT YARD SETBACK	25.11
11. CORNER 3.0' WIDE SETBACK	1.11
12. CORNER 3.0' WIDE SETBACK	1.11
13. REAR 1.00' SETBACK	23.11
14. DRIVE DETAILS	1.42 DRIVE

No. of Lots/Units: 28 Single Family Homes  
Minimum Lot Area: 7,500 s.f. Width: 80 ft. Depth: 125 ft.  
Average Lot Area: 8,109 s.f. Width: 64.86 ft. Depth: 125 ft.



- NOTES**
- ADDITIONAL P.U.E. & E.I.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
  - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
  - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
  - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
  - ALL EASEMENTS DEPICTED ON THIS PLAN WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - ALL EASEMENTS ON THE PLAN MAP AND FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
  - STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND ILL. COUNTY REQUIREMENTS.
  - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
  - FOR PROPOSED CONTOUR GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
  - ALL REQUIRED CERTIFICATE STATEMENTS AND CITY CLERK RECORDING FEES WILL BE PROVIDED ON FINAL PLAT.
  - ALL R.O.W. DEPICTED ON THIS PLAN WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S 89°43'14" W.
  - DRAINAGE, DETENTION AND P.U.E. EASEMENTS OVER ALL OF OUTLOTS A, B, & C AND STORAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
  - ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
  - FOR THE TOWNSHIP'S DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
  - 2" STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPENING TERMINUS OF THE PLATTED PROPERTY, AS WELL AS HIGH OR STONE MONUMENTS AT ALL LOT CORNERS.

**ABBREVIATIONS**

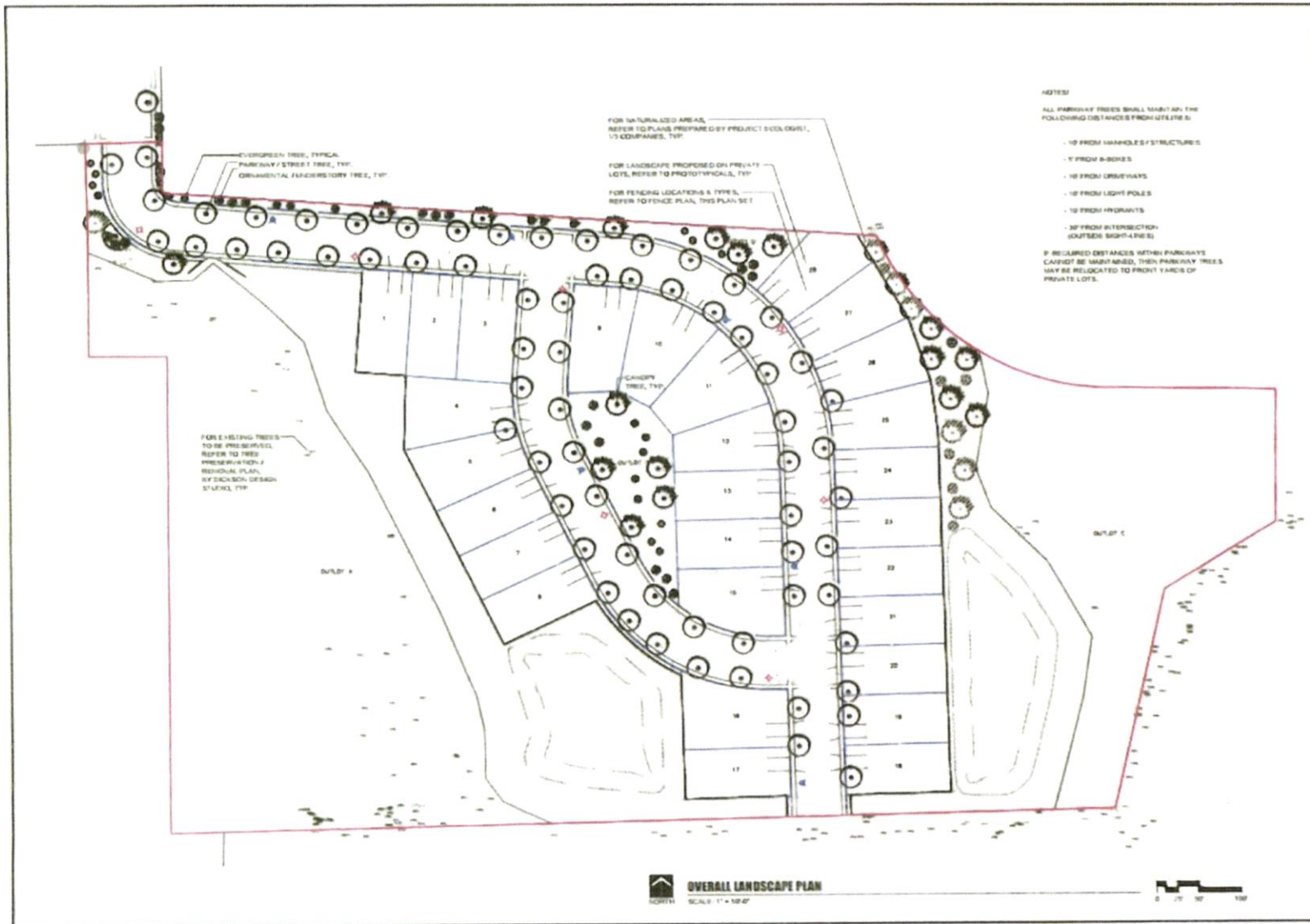
N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
SW	SOUTHWEST
DOC	DOCUMENT
F / P	FOUND IRON PIPE
F / R	FOUND IRON ROD
MON	MONUMENT
SEC	SECTION
OR L	ON LINE
REC	RECORD
L	ARC LENGTH
R	RADIUS
R.O.W.	RIGHT OF WAY
sq.	SQUARE
S.F.	SQUARE FEET
S.E.L.	SETBACK LINE
DU/AC	DWELLING UNITS PER ACRE
B/C	BACK OF CURB
B/B	BACK TO BACK
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Drive, Suite 100  
Aurora, Illinois 60502-6875  
PH: 630.892.2100 FAX: 630.892.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 602177 FILE NAME: FINAL PUD  
DRAWN BY: LAL, FLD, BH / PLS, MD  
COMPLETION DATE: 10-09-23 JOB NO. 402177  
KEY: OVERALL 'SUBPLAT' PROJECT MANAGER: CHU  
10-10-2023-10 REVISED PER ILLINOIS ARCHITECTS DATED 11/2/23

SHEET 1 OF 2  
PUD001 Copyright © 2023 CEMCON, Ltd. All rights reserved.

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400



FOR NATURALIZED AREAS, REFER TO PLANS PREPARED BY PROJECT SUDOGRIT, US CORPAGES, TYP.

FOR LANDSCAPE PROPOSED ON PRIVATE LOTS, REFER TO PROTOTYPICAL, TYP.

FOR FENCING LOCATIONS & TYPES, REFER TO FENCE PLAN, THIS PLAN SET.

FOR EXISTING TREES TO BE PRESERVED, REFER TO TREE PRESERVATION & REMOVAL PLAN, BY DICKSON DESIGN STUDIO, TYP.

- NOTES**
- ALL PARKWAY TREES SHALL MAINTAIN THE FOLLOWING DISTANCES FROM UTILITIES:
- 10' FROM MANHOLES / STRUCTURES
  - 5' FROM B-BENCHES
  - 10' FROM DRIVEWAYS
  - 10' FROM LIGHT POLES
  - 10' FROM HYDRANTS
  - 30' FROM INTERSECTION (OUTSIDE SIGHT-LINES)
- IF REQUIRED DISTANCES WITHIN PARKWAYS CANNOT BE MAINTAINED, THEN PARKWAY TREES MAY BE RELOCATED TO FRONT YARDS OF PRIVATE LOTS.

**OVERALL LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 243-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

CONTRACT NUMBER  
**SEPTEMBER 30, 2025**

REVISIONS

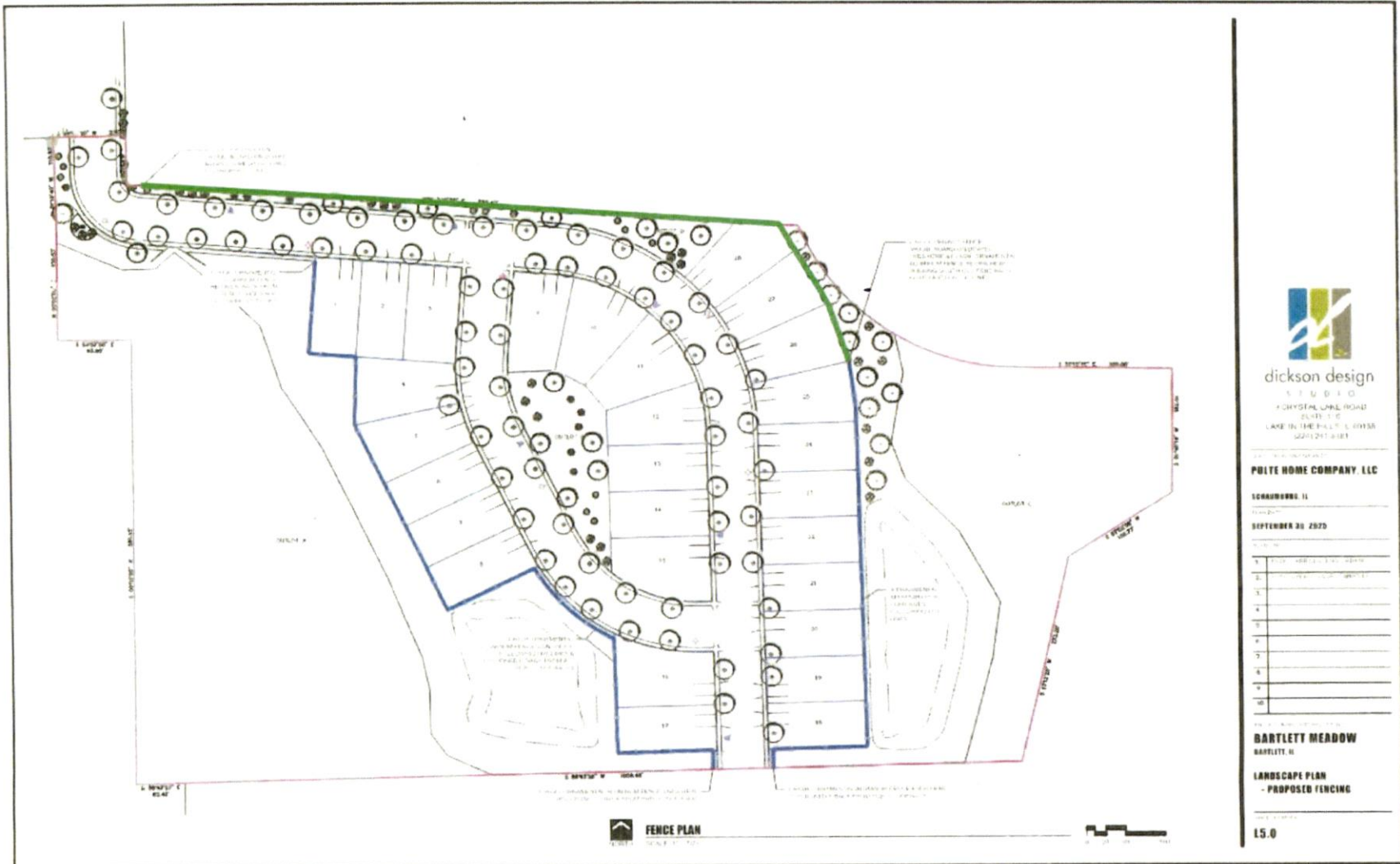
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
BARTLETT, IL  
**LANDSCAPE PLAN**  
- CONSOLIDATED OVERALL

SHEET NUMBER  
**10.3**

# Proposed Fencing Plan

- 6' high wood board-on-board privacy fence
- 4' high ornamental aluminum fence



**dickson design**  
STUDIO  
4075 STATE ROAD  
CHICAGO, IL 60630  
(773) 211-4181

**PRITE HOME COMPANY, LLC**

CHICAGO, IL

SEPTEMBER 30, 2025

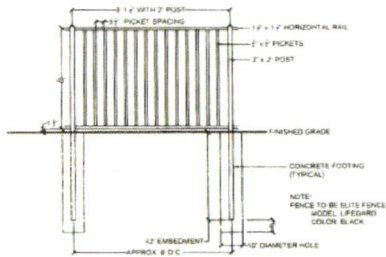
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**BARTLEY MEADOW**  
BARTLEY, IL

**LANDSCAPE PLAN**  
- PROPOSED FENCING

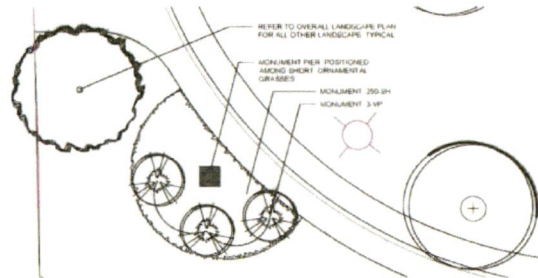
15.0

**DETAILS: SITE FEATURES**



**DETAIL: ORNAMENTAL ALUMINUM FENCE**

SCALE: 1/2" = 1'-0" LOCATION: ORNAMENTAL FENCE SEPARATES HOMES FROM NATURALIZED AREAS

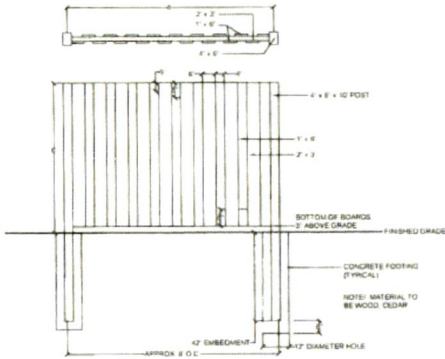


**DETAIL: MONUMENT PIER LANDSCAPE**

SCALE: 1" = 10'-0"

**SCHEDULE: PLANT & MATERIALS - MONUMENT PIER**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>ENTRANCE PIER</b>				
MONJ	UP	3'	Ornamental Trees	
MONJ	UP	3'	Ornamental Grasses	BlackStar Viburnum
MONJ	5x1	250	1 gal	SporeGelus, heterosteps
				Prave Dragnent

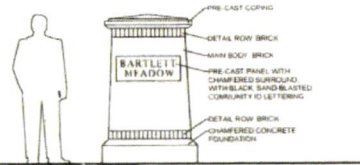


**DETAIL: PRIVACY FENCE**

SCALE: 1/2" = 1'-0" LOCATION: PRIVACY FENCE ALONG NORTH & NORTHEASTERN BORDER



**PLAN VIEW**



**ELEVATION VIEW**

**DETAIL: COMMUNITY IDENTIFICATION PIER**

SCALE: 1/2" = 1'-0"



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

SCHAUMBURG, IL

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

NO.	DESCRIPTION
1.	10/08/25 PER CIVIL ENG. UPDATE
2.	11/02/25 PER VILLAGE COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	
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10.	

PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
**- SITE FEATURES**  
**(FENCING & MONUMENT)**

SHEET NUMBER

**L4.0**

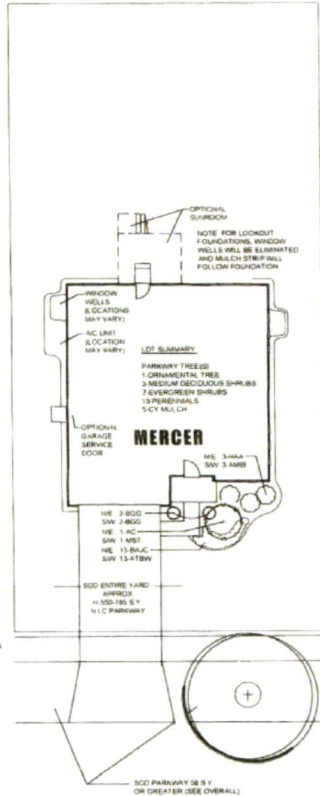
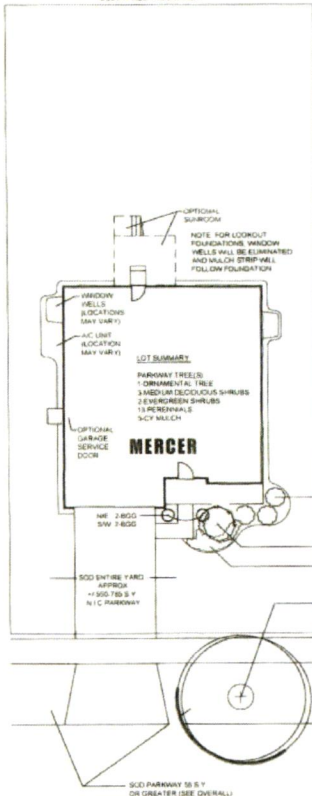
**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

KEY

NE FRONT HOUSE FACADE FACES  
NORTH / EAST ORIENTATION  
SW FRONT HOUSE FACADE FACES  
SOUTH / WEST ORIENTATION

KEY

NE FRONT HOUSE FACADE FACES  
NORTH / EAST ORIENTATION  
SW FRONT HOUSE FACADE FACES  
SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: MERCER**

SCALE 1" = 10'-0"



(LEFT WITH FULL PORCH | RIGHT WITHOUT FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**MERCER, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
HY	1	7' cal / E	Hemerocallis versicolor	Varied Yellowflag
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HA	3	30"	Hydrangea abietiformis Annabelle	Annabelle Hydrangea
BGG	2	24" wide	Bleu de France Green	Green Gem Boxwood
<b>EVERGREEN SHRUBS</b>				
PER	13	1 Gal	Hemerocallis Yellow Returns	Happy Returns Daylily
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	100 TBS	S Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
ME	1	7' cal / E	Meibomia virginica	The Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa Inocent Beauty	Inocent Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Bleu de France Green	Green Gem Boxwood
PER	13	1 Gal	Agrimonia eupatoria	Scholar's Beauty Ostraea Queen
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	100 TBS	S Y		Kentucky Bluegrass Blend Sod

**MERCER, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
AC	1	2' cal / E	Amelanchier canadensis	Shadblow Serviceberry
<b>LARGE DECIDUOUS SHRUBS</b>				
HA	3	30"	Hydrangea abietiformis Annabelle	Annabelle Hydrangea
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Bleu de France Green	Green Gem Boxwood
<b>PERENNIALS</b>				
RAE	13	1 Gal	Botanica aster + Inocentia Jim Crockett	Jim Crockett False Aster
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	100 TBS	S Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
ME	1	7' cal / E	Meibomia virginica	The Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa Inocent Beauty	Inocent Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Bleu de France Green	Green Gem Boxwood
<b>PERENNIALS</b>				
WV	13	1 Gal	Wickströmia	Butterfly Wood
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	100 TBS	S Y		Kentucky Bluegrass Blend Sod



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

1. ISSUES PER CIVIL ENG. UPDATE

2. 12/2/25 PER VILLAGE COMMENTS

3.

4.

5.

6.

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10.

PROJECT NAME AND SHEET TITLE

**BARTLEY MEADOW**  
BARTLEY, IL

**LANDSCAPE PLAN**  
- PROTOTYPICAL  
FOUNDATIONS

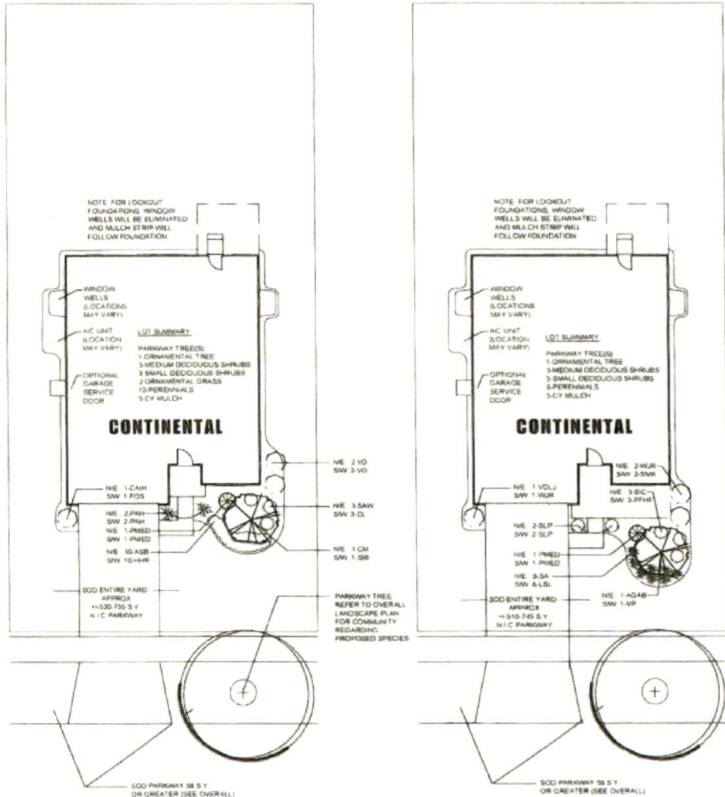
SHEET NUMBER

**L3.1**

**DETAILS: PROTOTYPAL FOUNDATION LANDSCAPE PLANS**

**KEY**  
 NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION

**KEY**  
 NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: CONTINENTAL**

SCALE 1" = 10'-0"



**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**CONTINENTAL, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
CAJ	1	2' Cal. FB	Cornus mas	Continental Cherry
<b>LARGE DECIDUOUS SHRUBS</b>				
HPL	1	30"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
<b>MEDIUM DECIDUOUS SHRUBS</b>				
CAK	1	30"	Cactus alba 'Very Hot'	Very Hot Tallstem Dogwood
VD	2	30"	Viburnum dentatum	Arsenwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
SAW	2	18"	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PRSD	1	30" wide	Pinus mugo 'Erii'	Erii Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
FAH	2	1 Gal	Pennisetum alopecuroides 'Hammer'	Dwarf Fountain Grass
<b>PERENNIALS</b>				
ASB	10	1 Gal	Alumina 'Summer Beauty'	Summer Beauty Ornamental Onion
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	520 TSS	5 Y		Kentucky Bluegrass Blend Sod

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
GR	1	2' Cal. FB	Syringa reticulata 'Very Hot'	Very Hot Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	1	36"	Fatsia japonica	Dwarf Fatsia
<b>MEDIUM DECIDUOUS SHRUBS</b>				
FOS	1	30"	Forsythia osae 'Summer'	Summer Early Forsythia
VD	2	30"	Viburnum dentatum	Arsenwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	2	18"	Daphne genkwa	Nottingham Viburnum
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PRSD	1	30" wide	Pinus mugo 'Erii'	Erii Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
FAH	2	1 Gal	Pennisetum alopecuroides 'Hammer'	Dwarf Fountain Grass
<b>PERENNIALS</b>				
HSP	10	1 Gal	Hemerocallis 'Hopper Hobnob'	Happy Returns Daylily
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	520 TSS	5 Y		Kentucky Bluegrass Blend Sod

**CONTINENTAL, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
AGB	1	2' Cal. FB	Amelanchier x grandiflora 'Autumn Balance'	Autumn Balance Serviceberry
<b>LARGE DECIDUOUS SHRUBS</b>				
CAJ	1	30"	Cornus alba 'Very Hot'	Very Hot Tartarian Dogwood
<b>MEDIUM DECIDUOUS SHRUBS</b>				
VDLJ	1	30"	Viburnum dentatum 'Little Joe'	Little Joe Arsenwood Viburnum
WGR	2	30"	Wegelia florida 'Java Red'	Java Red Weigela
<b>SMALL DECIDUOUS SHRUBS</b>				
SC	3	18"	Skechtophora incna 'Crisper'	Crisper Skechtophora
SLP	2	18"	Spirea japonica 'Little Princess'	Little Princess Spirea
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PRSD	1	30" wide	Pinus mugo 'Erii'	Erii Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
SA	8	1 Gal	Saxifraga autumnalis	Autumn Mhor Grass
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	510 TSS	5 Y		Kentucky Bluegrass Blend Sod

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2' Cal. FB	Viburnum prunifolium	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	1	30"	Viburnum coccineum 'Compactum'	Dwarf Keweenaw Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
SAK	2	30"	Syringa patula 'Miss Kim'	Miss Kim Lilac
WGR	1	30"	Wegelia florida 'Java Red'	Java Red Weigela
<b>SMALL DECIDUOUS SHRUBS</b>				
PIHF	3	18"	Potentilla fruticosa 'Happy Face'	Pink Paradise Potentilla
SLP	2	18"	Spirea japonica 'Little Princess'	Little Princess Spirea
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PRSD	1	30" wide	Pinus mugo 'Erii'	Erii Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
LSL	8	1 Gal	Lolium spicata	Cresping Lilyturf
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	510 TSS	5 Y		Kentucky Bluegrass Blend Sod



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 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

SCHAUMBURG, IL

PLAN DATE

SEPTEMBER 30, 2025

REVISIONS

NO.	DESCRIPTION
1.	ISSUES PER CIVIL ENG. UPDATE
2.	ISSUES PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE

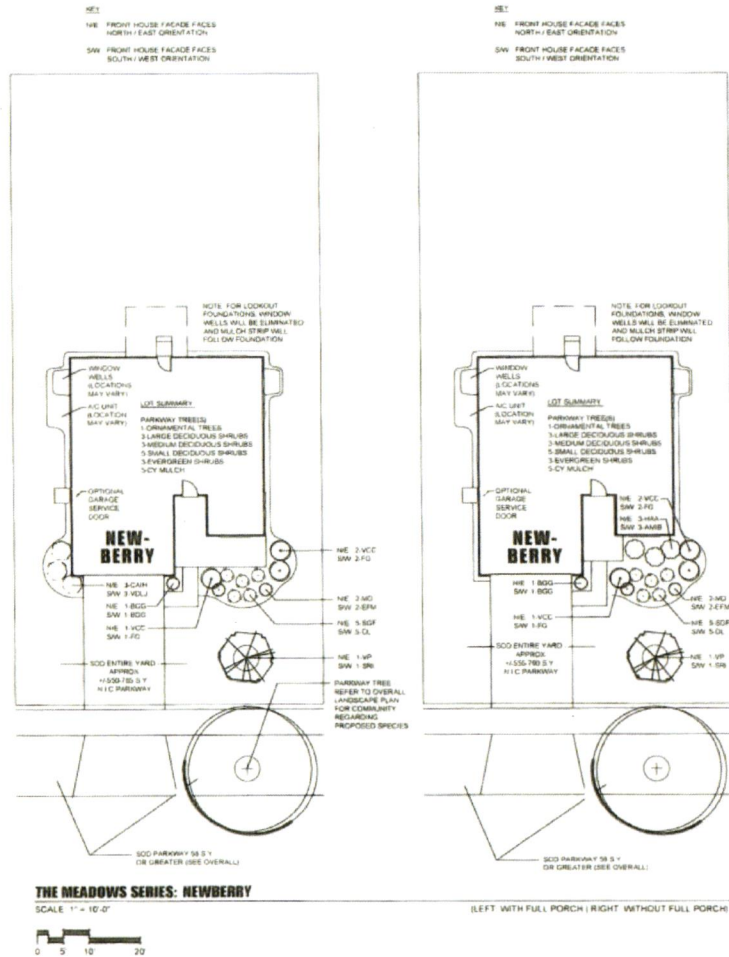
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
**- PROTOTYPAL**  
**FOUNDATIONS**

SHEET NUMBER

**L3.2**

**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**



**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**NEWBERRY, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2" cal / 6'	Viburnum prunifolium	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	3	36"	Viburnum cassinii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
CSH	3	36"	Cornus alba 'Variegata'	Variegated Dogwood
<b>SMALL DECIDUOUS SHRUBS</b>				
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus + Green Gable	Green Gable Boxwood
MD	2	24" wide	Microbiota decora var.	Siberian Cypress
<b>MATERIALS</b>				
	5	C / Y		Shredded Hardwood Mulch
	550 750	S / Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
IRS	1	2" cal / 6'	Springa reticulata 'Variegata'	Variegated Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
VDL	3	36"	Viburnum dentatum 'Little Jax'	Little Jax Arrowwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Diervilla lonicera	Northern-bush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus + Green Gable	Green Gable Boxwood
EFM	2	24" wide	Eudonymus fortunei 'Moonshadow'	Moonshadow Euonymus
<b>MATERIALS</b>				
	5	C / Y		Shredded Hardwood Mulch
	550 750	S / Y		Kentucky Bluegrass Blend Sod

**NEWBERRY, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2" cal / 6'	Viburnum prunifolium	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	3	36"	Viburnum cassinii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HV	3	30"	Hydrangea abrotanifera 'Annabelle'	Annabelle Hydrangea
<b>SMALL DECIDUOUS SHRUBS</b>				
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus + Green Gable	Green Gable Boxwood
MD	2	24" wide	Microbiota decora var.	Siberian Cypress
<b>MATERIALS</b>				
	5	C / Y		Shredded Hardwood Mulch
	550 750	S / Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
IRS	1	2" cal / 6'	Springa reticulata 'Variegata'	Variegated Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
ALB	3	30"	Alnus melanocarpa 'Vigorsii Beauty'	Vigorsii Beauty Black Chickadee
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Diervilla lonicera	Northern-bush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus + Green Gable	Green Gable Boxwood
EFM	2	24" wide	Eudonymus fortunei 'Moonshadow'	Moonshadow Euonymus
<b>MATERIALS</b>				
	5	C / Y		Shredded Hardwood Mulch
	550 750	S / Y		Kentucky Bluegrass Blend Sod

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STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8781

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

PROJECT NAME AND SHEET TITLE  
**SCARBOROUGH, IL**  
PLAN DATE  
**SEPTEMBER 30, 2025**

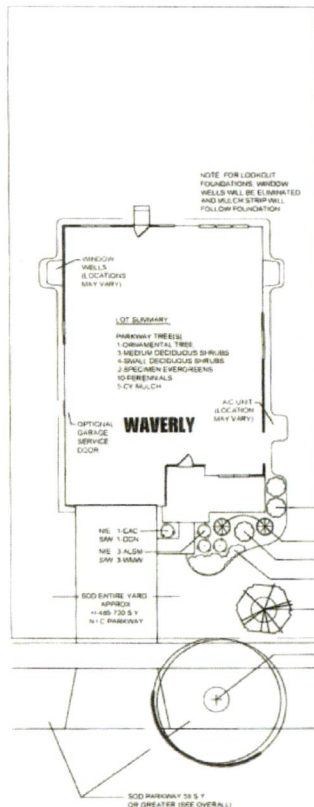
REVISIONS

1	12/09/25 PER CIVIL ENG. UPDATE
2	12/27/25 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
BARTLETT, IL  
**LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS**  
SHEET NUMBER  
**L3.3**

**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

KEY  
 NE FRONT HOUSE FACADE / FACES  
 NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE / FACES  
 SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: WAVERLY**  
 SCALE 1" = 10'-0"



(LEFT WITH FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**MERCER, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
CCW	1	8' High	<i>Cornus amomum</i> var. <i>sericea</i>	Thornless Cockspur Hawthorn
SHS	2	7 Gal / 20"	<i>Septoria nidiverna</i>	Broomrape Spirea
<b>MEDIUM DECIDUOUS SHRUBS</b>				
AMS	2	30" High	<i>Arnoea melanocarpa</i>	Yucca Beauty Black Chokeberry
HP1	1	7 Gal / 20"	<i>Hydrangea paniculata</i>	Limelight Hydrangea
<b>SMALL DECIDUOUS SHRUBS</b>				
ALSM	3	5 Gal / 24"	<i>Arnoea melanocarpa</i>	UGONNARIS
CAC	1	5 Gal / 24"	<i>Cornus amomum</i>	speculatus
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	<i>Pinus mugo</i>	Eric Dwarf Mugo Pine
<b>PERENNIALS</b>				
OS	10	1 Gal	<i>Ornithogalum fidele</i>	Snowflake
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	485-720	S Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
BRF1	1	8' High	<i>Betula nigra</i>	Little King
<b>LARGE DECIDUOUS SHRUBS</b>				
WDF	2	7 Gal / 20"	<i>Viburnum dentatum</i>	Dwarf Form Arrowwood Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
POCSM	2	30" High	<i>Physocarpus opulifolius</i>	'Doronic' May
WAD	1	30" High	<i>Rosa x 'Rugosa'</i>	Rose x 'Rugosa'
<b>SMALL DECIDUOUS SHRUBS</b>				
UDN	1	5 Gal / 24"	<i>Deutzia gracilis</i>	'Rosa'
WDF	3	5 Gal / 24"	<i>Viburnum dentatum</i>	Dwarf Form Arrowwood Viburnum
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	<i>Pinus mugo</i>	Eric Dwarf Mugo Pine
<b>PERENNIALS</b>				
SDR	10	1 Gal	<i>Stachys dentata</i>	Creeper Betony
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	485-720	S Y		Kentucky Bluegrass Blend Sod



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8161

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

SCANNING, IL

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

NO.	DESCRIPTION
1.	1809/25 PER CIVL. ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
 - PROTOTYPICALS  
 FOUNDATIONS

SHEET NUMBER

**L3.4**

# Bartlett Meadow – Bartlett, IL Proposed Elevations and Floor Plans



December 23, 2025

# Floor Plans

	Square Footage	Bedrooms	Garage	Elevations
Newberry	2,391 – 2,568	3 - 4	2	5
Mercer	2,602 – 2,783	4 – 5	2	4
Continental	2,875 – 3,160	4 - 5	2	5
Waverly	3,261 – 3,826	4 – 6	2	5

## Building Details

- Maximum Building Height of 30' (measured to midpoint of the roof)
- Building Materials to be predominantly vinyl with accents of full depth brick and cultured stone (as depicted on the elevations)

# Meadows - Newberry



CR201

# Meadows - Newberry



FH102



FH201

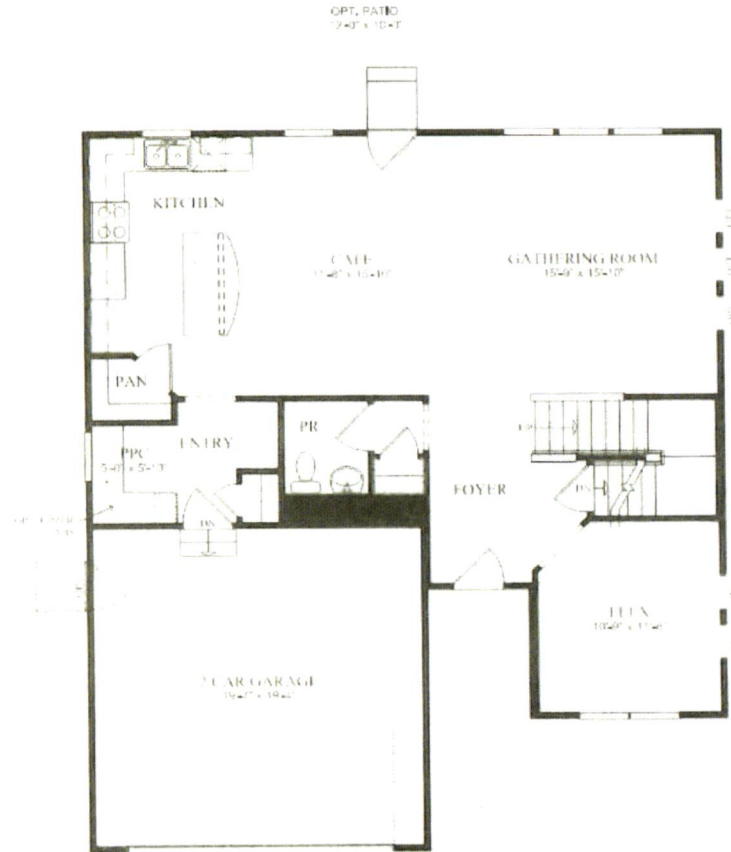


HR206

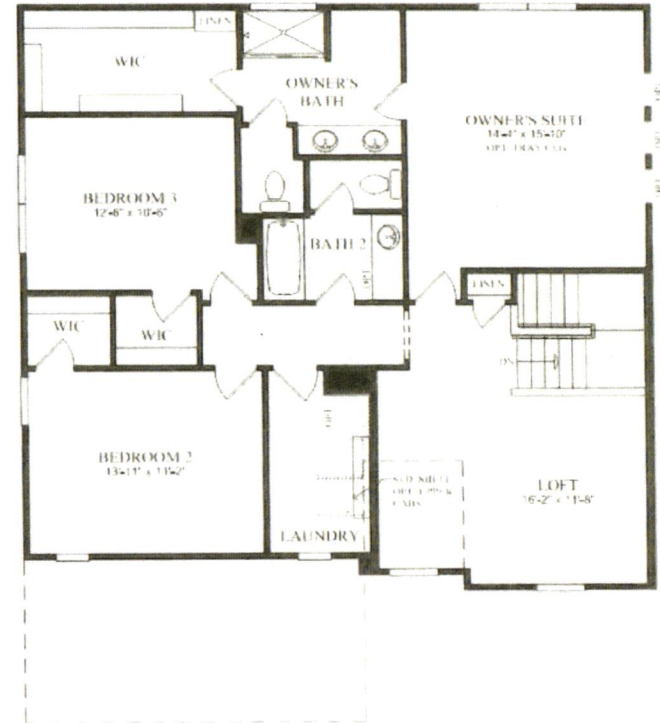


NC201

# Meadows - Newberry



First Floor



Second Floor

# Meadows - Mercer

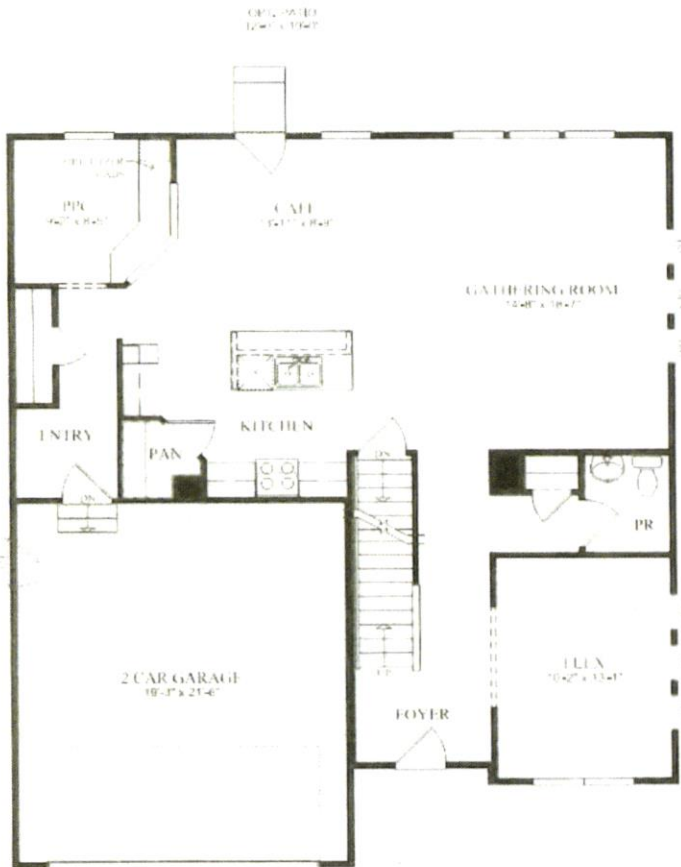


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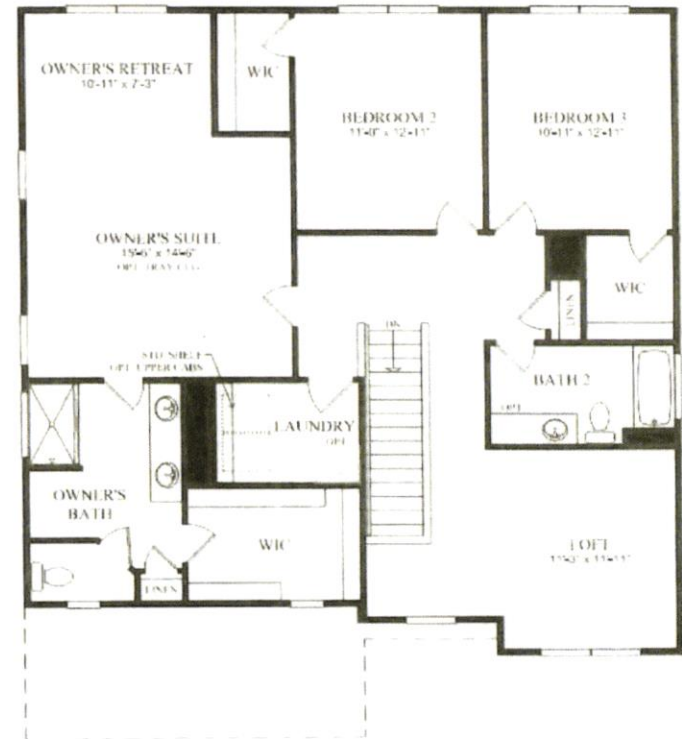
# Meadows - Mercer



# Meadows - Mercer



First Floor



Second Floor

# Meadows - Continental

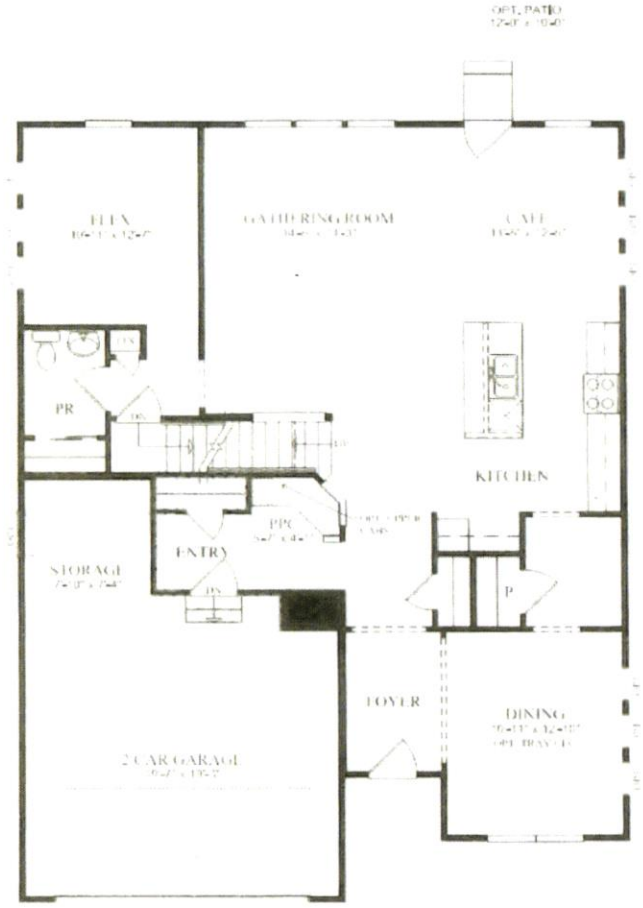


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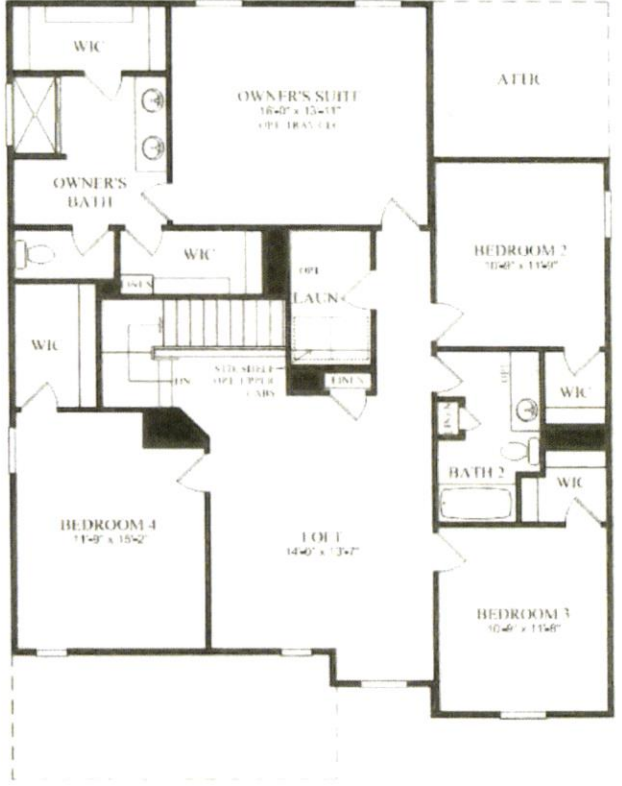
# Meadows - Continental



# Meadows - Continental



First Floor



Second Floor

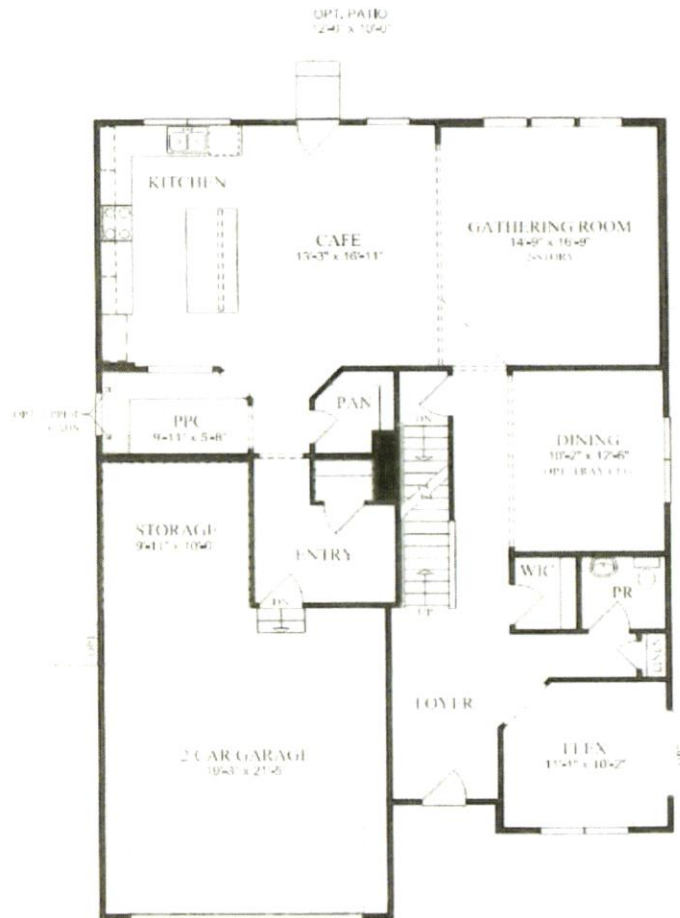
# Meadows - Waverly



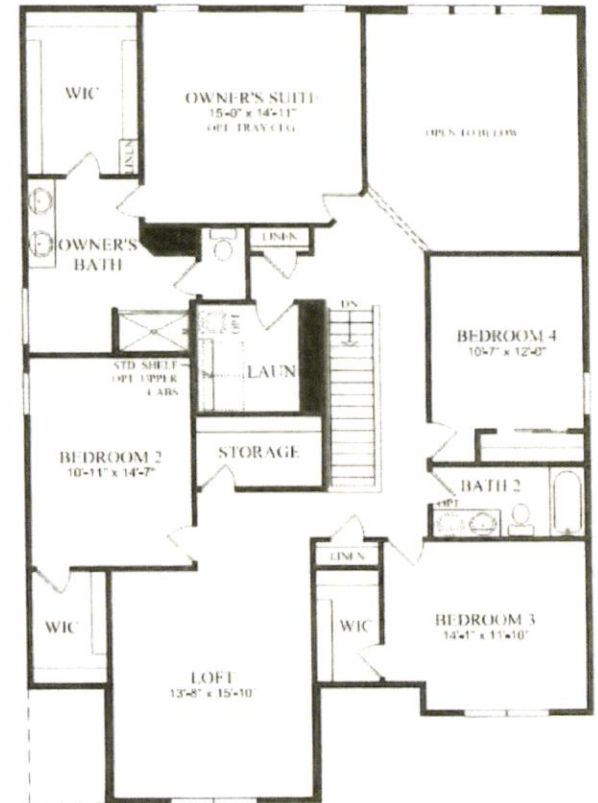
# Meadows - Waverly



# Meadows - Waverly



First Floor



Second Floor

# Single Family Monotony Code Restrictions

## I. Single Family Detached Communities

- a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.
  - 1. *No house shall have the same configuration that is within one (1) house on either side or on any of the three houses most directly across the street from the subject house.*
  - 2. *No house shall have the same color package that is within one (1) house on either side or on any house directly across the street from the subject house.*

## II. Definitions

- a. Configuration – a combination of product type, elevation, exterior fenestration (siding or stone), and/or color package.
- b. Color Package – a combination of siding, stone, trim / gutter, accent and roof colors incorporated into the exterior color fenestration of a single house.

### **Pulte Group Monotony Code** (Configuration & Exterior Colors)

X	X	X
X	SOLD HOME ELEVATION / CONFIGURATION	X
	X	
X	SOLD HOME COLOR PACKAGE	X