

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**COMMITTEE AGENDA**  
**March 10, 2026**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
  
4. **STANDING COMMITTEE REPORTS:**
  - A. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
    1. Ruzicka & Koehler Fields Landscape Maintenance Discussion
  
  - B. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
    1. #25-13 Bartlett Meadow
  
  - C. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
    1. Review Proposed Operating Budget 2026-27
  
5. **ADJOURNMENT**



# Agenda Item Executive Summary

**AGENDA ITEM:** Ruzicka & Koehler Fields Landscape Maintenance Discussion

**BOARD OR COMMITTEE:** Committee

## BUDGET IMPACT

<b>Amount</b>	\$ 16,895	<b>Budgeted</b>	\$ N/A
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<b>Fund: General</b>	<b>Corresponding Activity Measure:</b> N/A
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## EXECUTIVE SUMMARY

When Village staff met with Baseball Little League and Raiders Football in January, one of the areas of contention was landscape maintenance. Each group shares responsibility for maintenance during their playing season. During our discussions we mentioned that we were going out to bid for our miscellaneous landscape areas and could get pricing for both parks as well.

Staff sent out a Notice to Bidders in the Daily Herald on February 12, with bids to be returned on February 26th at 10 am. Eleven (11) bids were returned, ten of which were qualified. A bid tab is attached for review. The following are the lowest bids:

- Ruzicka Field: V. Cardenas Landscaping, Inc. (prices ranged \$7,145- \$33,516.12)
- Koehler Field: V. Cardenas Landscaping, Inc. (prices ranged \$9,750- \$46,733.75)

Should the village take over landscaping, the bids are for basic grass cutting. Any field preparation work beyond that would be the responsibility of the sports associations. Staff requests direction on how to proceed with the landscape contracts for Ruzicka and Koehler Field.

## ATTACHMENTS (PLEASE LIST)

Ex: Memo, bid tab

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes  No

Description:

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Dan Dinges, Director of Public Works

Date: 3/10/2026

# Memo

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**To:** Paula Schumacher, Village Administrator  
**From:** Dan Dinges, Director of Public Works  
**Subject:** **Ruzicka & Koehler Fields Landscape Maintenance Discussion**  
**Date:** March 10, 2026

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When Village staff met with Baseball Little League and Raiders Football in January, one of the areas of contention was landscape maintenance. During our discussions we mentioned that we were going out to bid for our miscellaneous landscape areas and could get pricing for both parks as well.

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Staff requests direction on how to proceed with the landscape contracts for Ruzicka and Koehler Field.



VILLAGE OF BARTLETT

2026 Landscape Maintenance Contracts  
**BID TABULATION**  
 Due: February 26, 2026

Item No.	Site	Contract No.	Comerstone Land & Lawn, Inc.	City Escape Garden Center & Design Studio	Sebert Landscape	Langton Group	V. Cardenas Landscaping Inc.	Alvarez, Inc.	Alascher Landscaping	Mark 1 Landscape, Inc.	Uno Mas Landscaping	Yellowstone Landscape	Mieu Design LLC
			Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals
1	Bartlett Cemetery	2026-01	\$15,000.00	\$21,390.00	\$15,120.00	\$14,780.00	\$14,455.00	\$7,995.00	N/A (Addendum not included)	\$15,420.00	\$17,600.00	\$18,650.00	\$15,000.00
2	Downtown Area	2026-02	\$20,500.00	\$208,555.25	\$34,206.00	\$42,364.00	\$16,375.00	\$19,095.00	N/A (Addendum not included)	\$16,320.00	\$30,400.00	\$23,100.00	\$57,020.00
3	W Bartlett Road	2026-03	\$16,000.00	\$119,489.70	\$32,661.00	\$53,460.00	\$15,620.00	\$55,470.00	N/A (Addendum not included)	\$43,080.00	\$24,960.00	\$26,700.00	\$90,190.00
4	Coral Ponds & Bartlett Trail	2026-04	\$27,500.00	\$170,014.66	\$65,268.00	\$55,320.00	\$24,090.00	\$54,360.00	N/A (Addendum not included)	\$38,550.00	\$32,000.00	\$28,860.00	\$92,000.00
5	Various Locations/Welcom Signs	2026-05	\$7,200.00	\$65,534.94	\$28,792.00	\$27,630.00	\$11,616.00	\$27,270.00	N/A (Addendum not included)	\$17,725.00	\$24,000.00	\$32,100.00	\$50,628.00
6	Water Stations	2026-06	\$12,500.00	\$18,329.13	\$10,485.00	\$9,675.00	\$5,695.00	\$6,288.00	N/A (Addendum not included)	\$9,800.00	\$11,200.00	\$12,930.00	\$10,710.00
7	Sewer Stations	2026-07	\$5,000.00	\$20,173.11	\$10,170.00	\$7,845.00	\$6,895.00	\$5,840.00	N/A (Addendum not included)	\$8,800.00	\$6,400.00	\$6,200.00	\$9,690.00
8	Alternate 1: Ruzicka Field	2026-08	\$23,000.00	\$33,516.12	\$20,785.00	\$12,488.00	\$7,145.00	\$11,100.00	N/A (Addendum not included)	\$13,410.00	\$14,400.00	\$16,300.00	\$18,870.00
9	Alternate 2: Koehler Fields	2026-09	\$25,000.00	\$46,733.75	\$28,125.00	\$13,175.00	\$9,750.00	\$11,400.00	N/A (Addendum not included)	\$13,410.00	\$16,000.00	\$18,600.00	\$19,308.00
<b>Total for Lowest Bid Areas</b>			<b>\$12,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$62,300.00</b>	<b>\$7,995.00</b>	<b>\$0.00</b>	<b>\$16,320.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total for all Lowest Bids: **\$98,815.00**



# Agenda Item Executive Summary

**AGENDA ITEM:** #2025-13 Bartlett Meadow    **BOARD OR COMMITTEE:** Committee

## BUDGET IMPACT

**Amount** \$N/A

**Budgeted** \$N/A

**Fund:** N/A

**Corresponding Activity Measure:** N/A

## EXECUTIVE SUMMARY

The Pulte Group submitted a full development application for a single-family development on 19.75 acres located at the southwest corner of Route 59 and Lake Street.

The Subdivision/PUD Plat identifies 28 single-family lots. The floor plans would range in size from 2,391 sq.ft. to 3,826 sq.ft. with 3-6 bedrooms.

The development of the 19.75 acre property is subject to a consent decree entered in 1997.

The Planning & Zoning Commission conducted the public hearing at their March 5, 2026 meeting. The P&Z Commission **recommended approval** of the petitioner's requests.

## ATTACHMENTS (PLEASE LIST)

PDS memo, P&Z minutes, cover letter, application, location map, plat of subdivision, PUD plan, landscape plans, elevations and floor plans

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes     No

Description: Increased Residential Housing Options

## ACTION REQUESTED

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

Staff: Kristy Stone, PDS Director

Date: March 6, 2026

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**26-15**

DATE: March 6, 2026  
TO: Paula Schumacher, Village Administrator  
FROM: Andrew Barna, Associate Planner *AB*  
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, Preliminary/Final PUD Plan, Special Use for Planned Unit Development, Rezoning from B-4 to SR-4 PUD, and an Amendment to the Future Land Use Plan, 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. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's requests, and **recommended approval** at their meeting on March 5, 2026 based the above conditions and findings of fact.
- 3. The minutes from the Planning and Zoning Commission meeting and background information are attached for your review.

ab/attachments

General - PDS Team\memos 2026\015\_BartlettMeadow\_vbc.docx



Village of Bartlett  
Planning and Zoning Commission  
March 5, 2026

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**(#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**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**A. Barna** read the background information on the property stating that the development of the 19.75-acre property is subject to a consent decree entered in 1997. Town & Country 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.

The petitioner **Matt Brolley**, Pulte Home Company 1900 E Golf Rd, Schaumburg, IL and the petitioner's experts **Scott Brejcha**, V3 Companies, Inc 7325 Janes Avenue, Woodridge, IL, **Javier Millan**, Traffic Engineer KLOA 9575 W. Higgins Rd, Rosemont, IL, and **Charles Zehnal**, Staff Engineer CEMCON Ltd 2280 White Oak Cir, Aurora IL came forward and were sworn in by **B. Bucaro**.

**M. Brolley** stated that Pulte Home Company is a publicly traded home builder and have been building homes in Chicagoland since the 1960s. We closed over 1,000 homes last year. Currently, we are operating in 17 different communities in the suburbs of Chicagoland as far north as Lindenhurst and as far south as Orland Park. We focus our efforts in extraordinary school districts, which is what brings us to the Village of Bartlett. This is the not first time that we have been in the Village. We were in the Village a couple of years ago with the Eastfield project. That was 27 lots and was approved in the fall of 2020. That development is on Army Trail Road and Petersdorf Road across from Bartlett High School. We sold all 27 of those units and that project was completed in the spring of 2022. This subject site is at the southwest corner of Route 59 and Lake Street with roadway access from Horizon Drive. The site is 19.75 acres that had been farmed in the past. We have floodplains on the west and wetland on both sides of the site. The consent decree dedicated this site as B-4 for a period of 15 years, which has expired. We are here to request a change of use as contemplated by the consent decree to residential. The site is flanked on the east and west with wetlands. We are avoiding the wetlands with the site plan. We have dedicated 57% of the site as open space. We have a detention area to the south and that entire area will be planted with native plantings and will be owned and managed by the homeowner's association. To ensure that the native plantings operate without the influence of the neighbors, we have proposed a 4-foot aluminum fence that will be located adjacent to the native



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planting areas and along the north side, a 6-foot board-on-board fence to help with screening from the interchange. The site plan calls for 28 single-family homes. The lot sizes are 7,500 square feet, which does exceed the code minimum of 6,000 square feet. We are requesting 2 variations; a reduction of the rear yard setback from 45 feet to 25 feet and an increase in the maximum impervious area to 45%. As you can see on the site plan, every home except for 2, backs up to the open space. Shortening the rear yard would not bring it any closer to any other home or building. We need to keep the flood plain and wetland off of the properties and that was the only way to get that accomplished. That also coincides with the maximum impervious increase from 40% to 45%. If the 20 feet was included on the lots, we would not need the variation. The existing special management areas on either side are respected and we are enhancing the buffer. We have singular roadway access to Horizon Drive at the northwest and we are also providing a stub for the property to the south for future development.

We have 4 floorplans for the homes. The homes range in size from 2,300 square feet up to 3,800 square feet with a 3-bedroom base house condition and that can be upgraded based on needs with 2-car garages. Several of the lots do accommodate a 3<sup>rd</sup> car garage that would attach to the side of the house as an option. Buyers can choose the elevations. The base floorplan is at 2,391 square feet before options. That is the standard 3-bedroom, 2-1/2 bath with a 2-car garage. Unique to Pulte is what we call the PPC, which is a homework spot or where you pay your bills right off the kitchen. We also design-in the Pulte Drop Zone for shoes and bags that is outside the kitchen and is unique to Pulte. We also have a flex room with options to be converted into space with doors for a bedroom. The largest floorplan includes storage in the garage, which is a unique feature. Again, when you walk in, it has a Pulte drop zone and planning center off the kitchen. There is also a vaulted gathering room with a more formal dining area and a flex plan on the first floor. We pride ourselves on providing buyers optionality to make our house their home. There are a multitude of structural options that can be added with fireplaces, converting the flex room into a bedroom, a sunroom off the back, as well as converting the loft space into a game room for additional square footage if that suits your family.

Pending our successful approvals, we are going to close on the property April 26, 2026, with a grand opening for sales in November 2026 and our first residents would move in in February 2027.

**J. Borkgren** asked, why was the setback decreased 20 feet from 45 feet to 25 feet? **M. Brolley** if we were allowed to have wetland on the property, we would not need the variation. We need to keep the wetland separate from the lot so that we do not harm the neighbors. **J. Miaso** asked, where is the access road located? **M. Brolley** the access would be off of Horizon Drive. We would create a third leg of the intersection next to the townhouses. **J. Miaso** asked, what is the price point of the homes? **M. Brolley** the price would start around \$580,000 and with buyer options would close around the mid to upper \$600,000 price point. **C. Deveaux** asked, could we discuss the plan for the wetland with the consultant? **S. Brejcha** stated that Pulte is very good about being conscientious early on in the process about identifying special managements areas like wetlands, floodplains and associated buffers. Pulte's plan completely avoids the wetlands that have been delineated on the site. These wetlands are considered regulatory by the DuPage County ordinance. There is also connectivity offsite with the wetlands that would regulate them under the US Army Corp of Engineers. By avoiding the wetlands, there is no Army Corp of Engineers involvement. The 50-foot buffer associated with the wetlands in its existing condition is very degraded. The proposed development has an enhanced native planting 50-



Village of Bartlett  
Planning and Zoning Commission  
March 5, 2026

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foot buffer between the wetland line and the proposed lot. We are actually providing an enhancement to the project and the area in general. The overland storm water that will flow will be filtrated through the buffer planting prior to entering into the wetlands. We are completely avoiding the wetlands as well as enhancing them with the buffers.

**B. Bucaro** Horizon Drive and Lake Street has no traffic controls. Were there traffic studies done and what can you tell us about that? **J. Millan** stated that Lake Street is designated by the State of Illinois as a strategic regional arterial, which means that it carries a lot of traffic. The intent is to continue to flow with that amount of traffic. Going northbound exiting from Horizon Drive, which right now is only a single lane, trying to make a left out, it is difficult. To get a traffic signal there, there would need to be 8 hours of constant traffic volume of 100 vehicle per hour or more to actually warrant a traffic signal, otherwise, the State is not going to allow it. We looked at the traffic volumes and including this development as well as the potential Horizon Plaza that could be going in further north, it does not even come close to warranting a signal. Having said that, this is not the only way to exit the site. You could also go west and connect with Naperville Road and go north. There is a signal at Naperville Road and Lake Street. There is more than one way to exit and also keep in mind that 28 single-family homes would not generate that much traffic. During peak hours, there could be 24-30 total trips in and out and when that is divided over an hour, that is about 1 trip every 2 minutes.

**K. Stone** I would like to add that this lot was part of the Eagle's Ridge subdivision by Town & Country in the early 1990s. That is why that connection for this parcel has that jog for that roadway connection to Horizon Drive. **B. Bucaro** that was approved but never developed? **K. Stone** there was a lawsuit, Town & Country wanted to put townhomes there and the Village wanted commercial. As part of the consent decree, the property owner agreed to market the site for commercial uses with the intent of there being a connection to Horizon Drive and if that did not come to pass in 15 years, this property would be available to be rezoned for residential provided that the density was less than what was originally proposed. **M. Werden** asked, is there an exit to go south on Route 59? **K. Stone** there is a stub to the south in the event that the properties to the south develop, which is pretty standard for most of our developments. When properties abut vacant land, we typically try to have a connection.

**David Hull** 1250 Spaulding Rd stated that he is connected to Horizon Drive in the Eagle's Ridge subdivision. My concern is that this is a small plot of land and is right next door to a parking lot for a couple of auto dealerships on Lake Street. I am not sure if the neighbors will want to look at that or what the plans are for greenery and blocking that off. I am more concerned about the traffic that is going to be created. The traffic engineer said that we do not merit a light at Horizon Drive or the frontage road, which is actually what it is at Lake Street. It is going to be very congested. There is going to be a lot more traffic on Horizon Road, Spaulding Road and Naperville Road. It will be more difficult to get out, especially while there is construction and once the homes are built. That will create a lot of mayhem in the morning. This is a nice quiet area that we live in in Eagle's Ridge and we certainly would like to keep it that way. It is 1 lane going each direction through that subdivision and into the single-family homes that we border. I am very concerned about the traffic that we are going to get especially during construction. I appreciate open land and I know there are other locations in Bartlett that might be suitable for these homes. Those are some of my objections to this.



Village of Bartlett  
Planning and Zoning Commission  
March 5, 2026

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**Don Luwellyn** 1136 Peregrine Parkway stated, I am on the board for the Eagle's Ridge Homeowner's Association and I am not against progress, but I suggest that we look at banning turning left from the frontage road from the parking lot to the north, onto Lake Street, which is the lot for the auto dealerships. It is my understanding that when the auto dealership was approved, they agreed that they would not turn left onto Lake Street. However, the reality is, they do turn left. I am requesting that in future, we look at banning turning left from the frontage road onto Lake Street during high traffic periods, which is 7 am to 9 am and 5 pm to 7 pm to address the fact that this is a single-lane road and if you are trying to turn left during a high traffic period that will create a massive backup. I do realize that you have an engineer and landscaper to look at things. There is an area of large oak trees to the south that have been around for decades and I would like to ask that we keep those as opposed to bulldozing them down. I do realize that when you are building a road and putting in sidewalks, reality hits hard, but I would just respectfully ask if there is any way to keep the large trees that are currently in existence. Also, I do not see an emergency ingress/egress. Timberline Road has pavers in the parking lot for emergency vehicles to come off of Naperville Road and cross over the sidewalk onto the pavers to the parking lot to access Timberline Road because there is only 1 road in. Bartlett Ridge, behind the auto mall, there is a gate, which is simply a wire, behind Moretti's so that if something were to happen, emergency vehicles could enter through Moretti's. I am concerned that there is no alternate ingress/egress into Bartlett Meadows.

**Michael Murphy** 1098 Horizon Drive said, my most important concern is with inviting new neighbors, as a board, that you take responsibility for the frontage road. I would like to see the board consider dedicating the frontage road and absorb that as a dedicated street into the Village of Bartlett as part of this commitment. There is a lot of use of the frontage road and it is deteriorating. The car dealerships have turned out to be poor neighbors. There is an agreement as part of their occupancy that the car porters would not turn left on Lake Street when they come off of the frontage road. They violate that agreement continuously. The police and the Village Board are aware of that. They are just poor neighbors and have failed to abide by the agreement. During rush hour, the car dealership porters and salespeople are taking cars to and from tying up the left lane. They insist on making a left turn coming out of the frontage road onto Lake Street going back to the car dealership instead of making a right turn and going into the cloverleaf as agreed to when they took ownership. We need attention on the frontage road and for Bartlett to maintain that street. I would also look to echo what was said about the emergency ingress/egress. It is a headache trying to exit the frontage road.

**K. Stone** I will raise the concern to our Public Works Director to discuss if there are maintenance plans for that road.

**B. Bucaro** asked the petitioner, will any of the large trees on the site be saved? **M. Brolley** said, we do have a tree preservation plan as part of the project. Anything that would be removed would be to avoid impact of the wetlands or to gain roadway access to Horizon Drive. **C. Zehnal** said, there are about 7 trees just south of the entrance. Six of the trees are not part of the changes to the grading. One might be affected and we can look at mitigating any impact on that tree. If anything, it might be a change of 1 foot, but I think we can maybe pull that back and save that tree, but 6 for sure will be unaffected.



Village of Bartlett  
Planning and Zoning Commission  
March 5, 2026

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**M. Sarwas** asked, do we have rights to put up a sign on the frontage road for no left turn at certain hours?

**K. Stone** we could have the Village's traffic consultant look to see if it is necessary to put a sign in that says "no left turn" at certain times. However, IDOT has complete control of the intersection itself and they are the ones that decide when a signal is warranted and when it is not. **M. Werden** we also have a problem if there is no turn left and there are heavy-duty trucks going through the residential area. **K. Stone** anyone coming out of the car dealer parking lot according to their approved traffic circulation plan that was approved as part of their PUD approvals is that they are to be making a right-hand turn onto Lake Street, using the cloverleaves to get onto Route 59 and then getting back on Lake Street going westbound and making a left into the dealerships.

**M. Sarwas** what is our recourse if we have approved a plan and they are not following the plan? **K. Stone** we can write local ordinance tickets when we see that. We have received complaints and have reached out to the dealerships and reminded them of the agreement and police have done additional patrols.

**B. Bucaro** the land to the south is E-1. What does the future plan call for as a possible exit of that subdivision and whatever is to the south of that to have an entrance onto Route 59. **K. Stone** ER-1 is the most restrictive zoning that we have and that is what we automatically zone anything that is annexed into the Village. The Village's Future Land Use Plan calls for all properties on that stretch to be rezoned to commercial uses, but whether or not that would actually happen remains to be seen. This rezoning from commercial to residential could impact those plans in the future. **B. Bucaro** there is a possibility that at some point, that area would have an exit at Baytree Drive. If it had an exit at Baytree Drive, that could warrant a traffic signal. For the long-term plan, ideally, we would try to have a connection where there is another intersection across from it. Between the B-4 lot and the ER-1 parcels to the south, there is a sliver piece that is 7 feet wide at the narrowest points and 15 feet wide at the widest point between those 2 parcels.

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#25-13) Bartlett Meadow** for a Preliminary/Final Plat of Subdivision, Preliminary/Final PUD, Special Use for the PUD, Rezoning from B-4 to SR-4 PUD and an Amendment to the Future Land Use Plan subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: J. Miaso**  
**Seconded by: M. Werden**

**Roll Call**

**Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, A. McSwane, M. Werden, C. Deveaux, M. Sarwas, J. Borkgren**  
**Nays: None**

**The motion carried.**



RECEIVED  
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:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

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

**Date:** 12-21-25

**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)

**Land Use:** Existing: Agricultural

Proposed: PUD

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.  
*Development Application*

## 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.

Putte 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:  \_\_\_\_\_

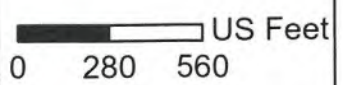
DATE: October 10, 2025



Created by Bartlett GIS  
January 2026

# 25-13 Bartlett Meadow

PIN # 06-28-400-021-0000







# 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	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Thin Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Dotted Dashed Line)
	CENTERLINE (Single Dashed Line)
	QUARTER SECTION LINE (Single Dotted Line)
	SECTION LINE (Thin Solid Line)
	SET CONCRETE MONUMENT

**TOTAL AREA OF SUBDIVISION**  
19.753 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
08-29-400-021  
VACANT LAND  
BARTLETT, ILLINOIS



### NOTES

- ADDITIONAL P.U. & D.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 PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE 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 HAWKESVILLE AND ILL. COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT 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 08°43'14" W.
- DRAINAGE, DETENTION AND FLOOD 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 TOWNSHIPS, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
- 2" STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

### ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- COCCAGEMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Q.	- ON LINE
REC.	- RECORD
L.	- ARC LENGTH
R.	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING 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. & D.E.	- UTILITIES AND DRAINAGE EASEMENT

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

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

DISC NO.: 402177 FILE NAME: FINAL PUD  
DRAWN BY: LAL, RLD, BK, / PC, MD, ---  
COMPLETION DATE: 10-09-25 JOB NO.: 402177  
XREF: OVERALL, SUBPLAT PROJECT MANAGER: CRM  
12-10-2025/AS REVISED PER VILLAGE REVIEW COMMENTS DATED 11/21/25  
03-03-2025/LAL REVISED PER LANDSCAPE ARCHITECT



### LOCATION MAP

### BENCHMARK CONTROL POINTS

**ELEVATION REFERENCE MARK:**  
NGS MONUMENT 0162 (PID DK3212); THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SAVER ROAD AND PRESERVE ROAD. THE STATION IS 27.4 FEET SOUTH OF THE CENTERLINE OF PRESERVE ROAD AND 17.5 FEET EAST OF THE CENTERLINE OF SAVER ROAD. THE DK3212 MONUMENT IS A 2.5 INCH BRASS DISK ON A LIGHT POLE BASE, 6.4 FEET ABOVE ROAD GRADE. ELEVATION: 639.69 NAVD 88

**CONTROL POINTS:**  
CP #115: FOUND "4" IN TOP OF CONCRETE CURB IN FRONT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 18 FEET NORTH OF THE EAST-WEST CENTERLINE OF HORIZON DRIVE AND APPROXIMATELY 63 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF HORIZON DRIVE. NORTHING: 1945526.48  
EASTING: 1078066.35  
ELEVATION: 785.85 NAVD 88

CP #127: SET "4" IN TOP OF A CONCRETE HEADWALL ON EAST SIDE OF SUBJECT SITE APPROXIMATELY 70 FEET WEST OF THE CENTERLINE OF SUTTON ROAD (S. ROUTE 56) AND 95 FEET SOUTH OF THE NORTH LINE OF SAID SUBJECT SITE. NORTHING: 1945075.88  
EASTING: 1079529.353  
ELEVATION: 781.88 NAVD 88

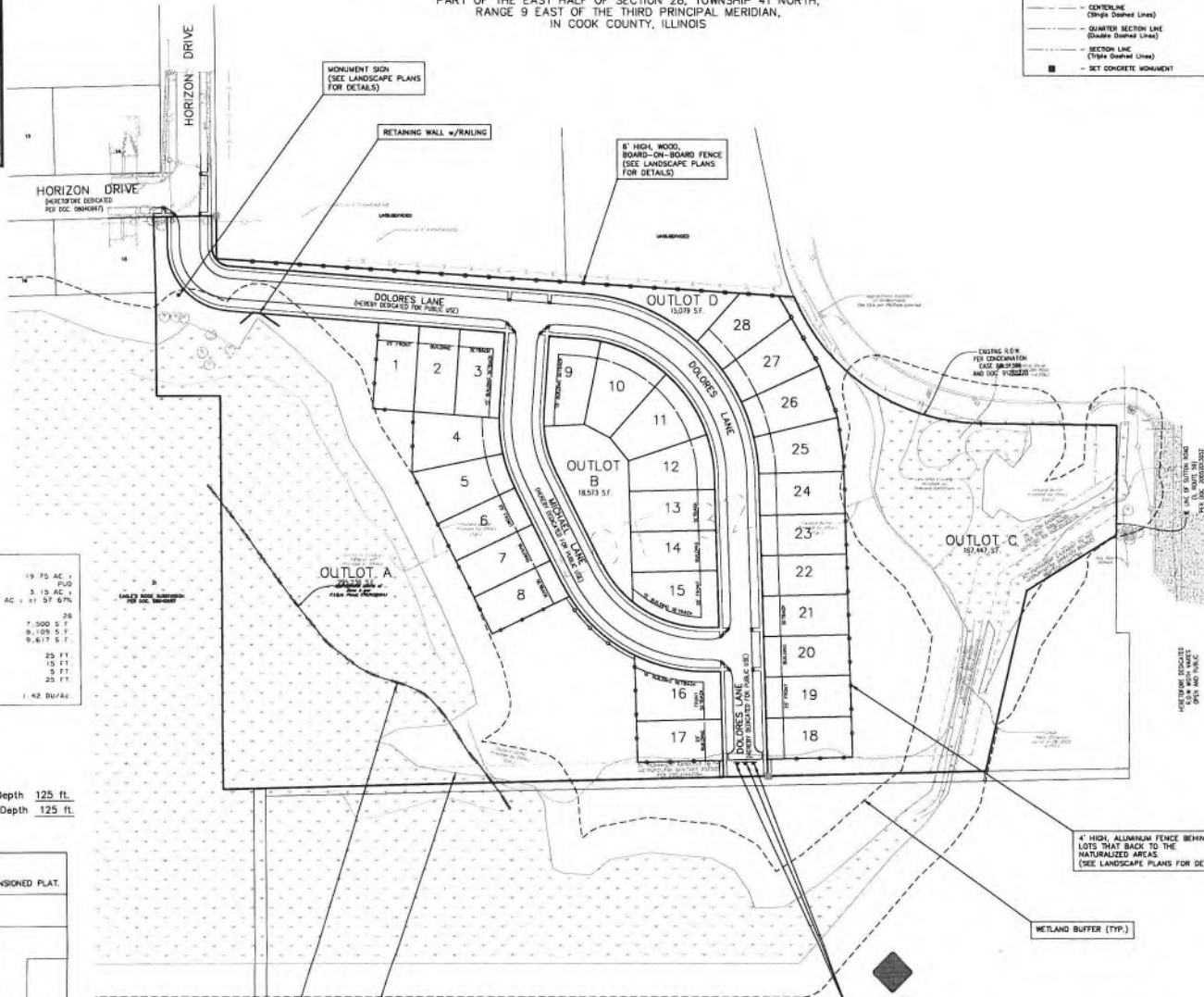
### SITE DATA

A) TOTAL AREA:	19.75 AC ±
B) PROPOSED ZONING:	P.U.D.
C) INTERNAL R.O.W.:	3.15 AC ±
A) OPEN SPACE:	11.33 AC ± (77.57 %)
(WETLANDS/STORMWATER MANAGEMENT/COMMON AREA)	
E) RESIDENTIAL UNITS:	28
F) MINIMUM LOT SIZE:	7,500 S.F.
G) AVERAGE LOT SIZE:	8,109 S.F.
H) MAXIMUM LOT SIZE:	9,617 S.F.
I) SETBACK:	
a) FRONT YARD SETBACK:	25 FT.
b) CORNER SIDE YARD SETBACK:	15 FT.
c) INTERIOR SIDE YARD SETBACK:	5 FT.
d) REAR YARD SETBACK:	25 FT.
J) GROSS DENSITY:	1.42 BU/AC

No. of Lots/Units: 28 Single Family Homes  
Minimum Lot: Area 7,500 s.f. Width 60 ft. Depth 125 ft.  
Average Lot: Area 8,109 s.f. Width 54.86 ft. Depth 125 ft.

### TYPICAL LOT EASEMENT DETAIL

NOTE: FOR THE VARYING EASEMENT WIDTHS REFER TO THE DIMENSIONED PLAT.



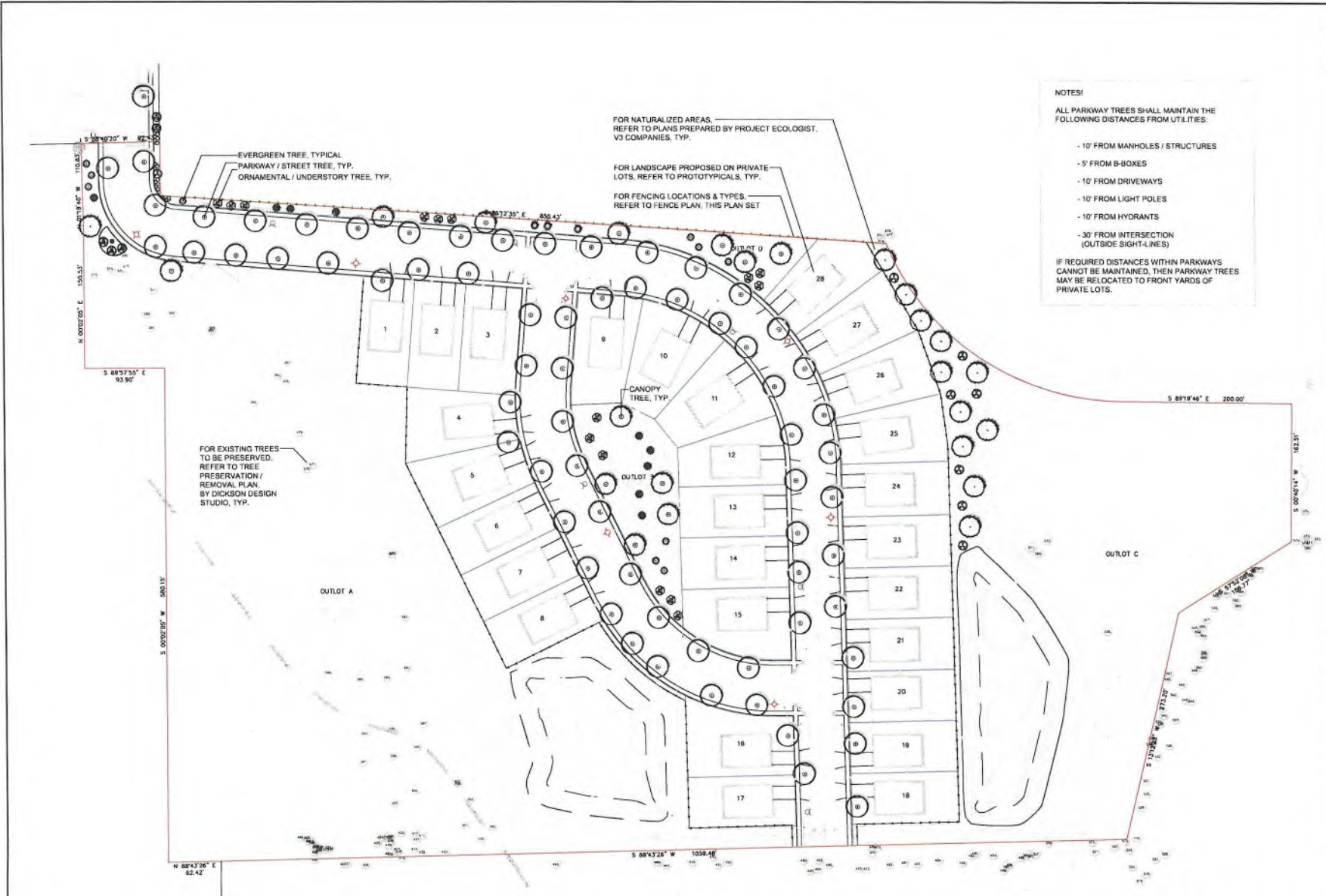
4" HIGH ALUMINUM FENCE BEHIND ALL LOTS THAT BACK TO THE NATURALIZED AREAS (SEE LANDSCAPE PLANS FOR DETAILS)

WETLAND BUFFER (TYP.)

16" x 16" END OF ROADWAY REFLECTORIZED SIGN

LOCATION OF WETLAND LIMITS AS PROVIDED BY OTHERS (TYP.)

APPROXIMATE LIMITS OF ZONE A PER F.I.R.M. PANEL 17031004W



**NOTES!**

ALL PARKWAY TREES SHALL MAINTAIN THE FOLLOWING DISTANCES FROM UTILITIES:

- 10' FROM MANHOLES / STRUCTURES
- 5' FROM B-BOXES
- 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.

FOR NATURALIZED AREAS, REFER TO PLANS PREPARED BY PROJECT ECOLOGIST, V3 COMPANIES, TYP.

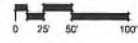
FOR LANDSCAPE PROPOSED ON PRIVATE LOTS, REFER TO PROTOTYPICALS, TYP.

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

EVERGREEN TREE, TYPICAL  
PARKWAY / STREET TREE, TYP.  
ORNAMENTAL / UNDERSTORY TREE, TYP.

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

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

1.	10/08/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
4.	
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
**- CONSOLIDATED OVERALL**

SHEET NUMBER  
**LO.3**

# Proposed Fencing Plan

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



**dickson design**  
 11111 W. 111th St.  
 Skokie, IL 60076  
 (708) 439-1111

**FULTE HOME COMPANY, LLC**

SCHAUMBURG, IL  
 SEPTEMBER 30, 2020

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**BARTLETT MEADOW**  
 BARTLETT, IL

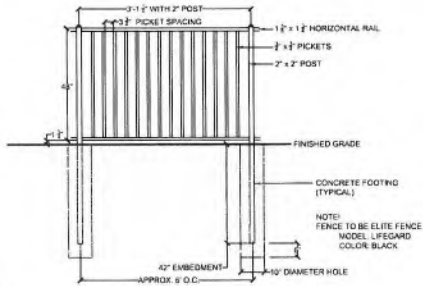
LANDSCAPE PLAN  
 - PROPOSED FENCING

15.0

**FENCE PLAN**

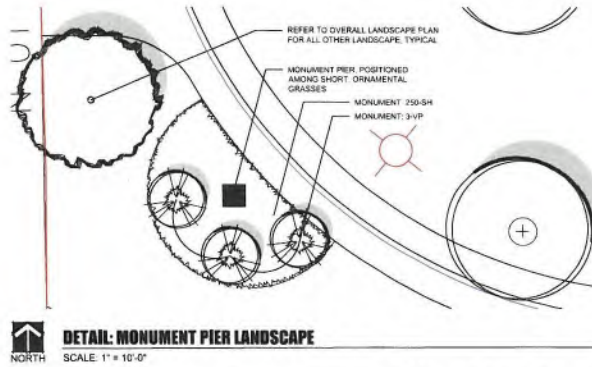


**DETAILS: SITE FEATURES**



**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"  
0 5' 10' 20'

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

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME	
<b>ENTRANCE PIER</b>					
Ornamental Trees					
MONJ	VP	3	6' high	Viburnum prunifolium	Blackhaw Viburnum
Ornamental Grasses					
MONJ	SH	250	1 gal	Sporobolus heterolepis	Prairie Dropseed



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**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

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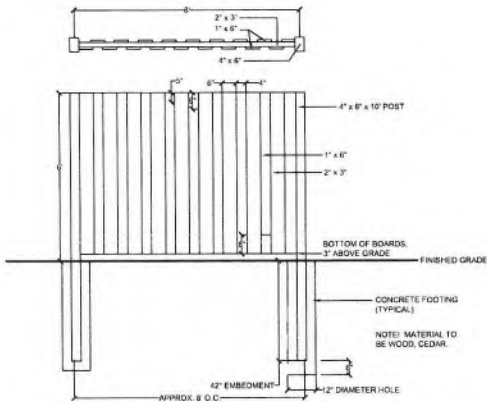
PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
BARTLETT, IL

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

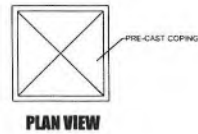
SHEET NUMBER

**L4.0**

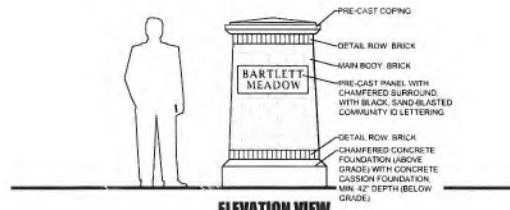


**DETAIL: PRIVACY FENCE**

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"

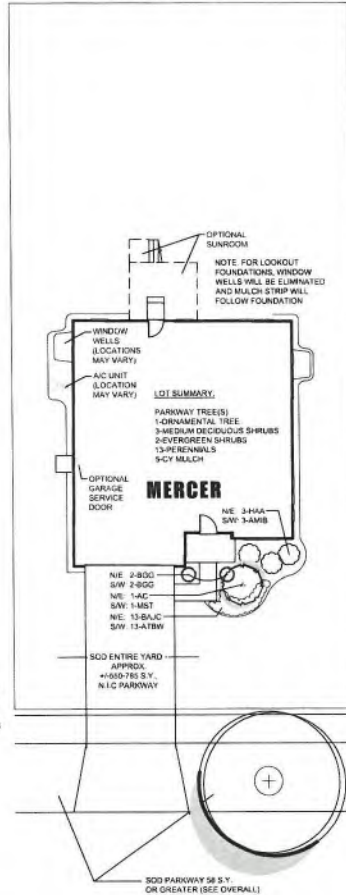
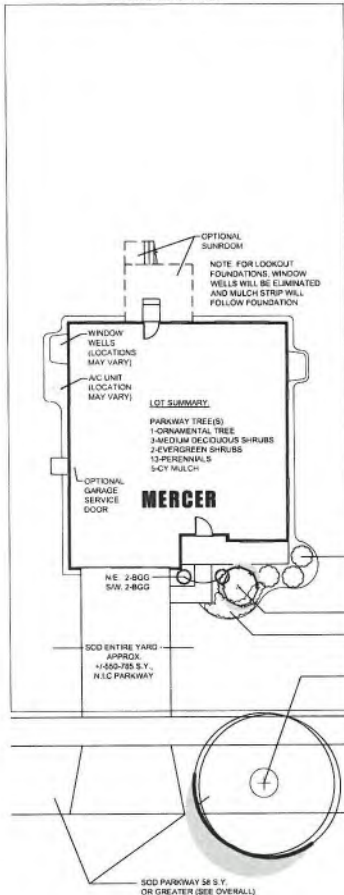
**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

**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>				
HW	2	2" cal. / 6'	Hamelis versalis	Vernal Witch Hazel
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HAA	3	30"	Hydrangea abrotanensis 'Annabelle'	Annabelle Hydrangea
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
HR	13	1 Gal	Hemerocallis 'Happy Returns'	Happy Returns Daylily
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	S.Y.	-	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
MST	1	2" cal. / 6'	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
ASB	13	1 Gal	Alum 'Summer Beauty'	Summer Beauty Ornamental Onion
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	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. / 6'	Amelanchier canadensis	Shadblow Serviceberry
<b>LARGE DECIDUOUS SHRUBS</b>				
HAA	3	30"	Hydrangea abrotanensis 'Annabelle'	Annabelle Hydrangea
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
BAJC	13	1 Gal	Boltonia aster v. litigiana 'Jim Crockett'	Jim Crockett False Aster
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	S.Y.	-	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
MST	1	2" cal. / 6'	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
ATBW	13	1 Gal	Asclepias tuberosa	Butterfly Weed
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	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

**FULTE HOME COMPANY, LLC**

SCARBURGH, IL

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

NO.	DESCRIPTION
1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
- PROTOTYPICAL  
FOUNDATIONS

SHEET NUMBER

**13.1**



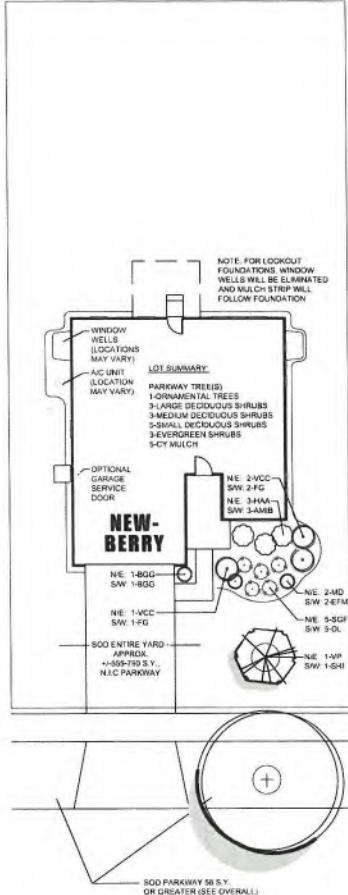
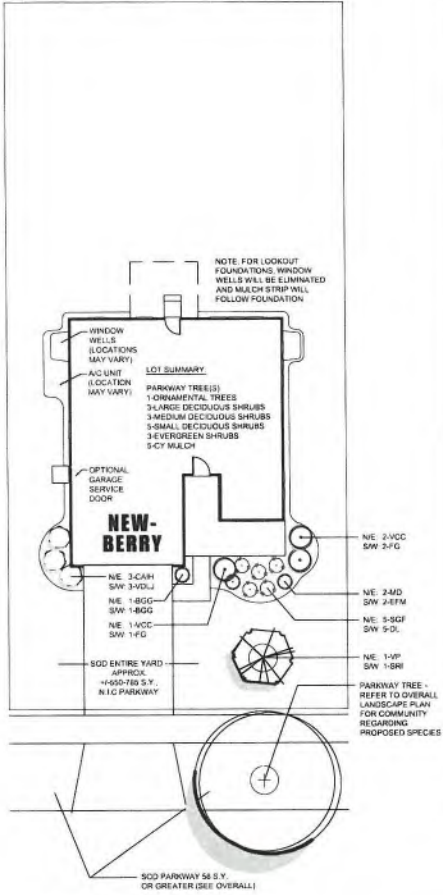
**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 S/W FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 S/W FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: NEWBERRY**

SCALE: 1" = 10'-0"



(LEFT: WITH FULL PORCH | RIGHT: WITHOUT FULL PORCH)

**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 carlesii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
CAH	3	30"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
<b>SMALL DECIDUOUS SHRUBS</b>				
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	S.Y.	-	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
SRJ	1	2" cal / 6'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
VDLJ	3	30"	Viburnum dentatum 'Little Joe'	Little Joe Arrowwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Diervilla lonicera	Northernbush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	550-785	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>ORNAMENTAL TREES</b>				
VCC	3	36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HAA	3	30"	Hydrangea aborescens '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 x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	555-790	S.Y.	-	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
SRJ	1	2" cal / 6'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
AMB	3	30"	Azota melanocarpa 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Diervilla lonicera	Northernbush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
<b>MATERIALS</b>				
	5	C.Y.	-	Shredded Hardwood Mulch
	555-790	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.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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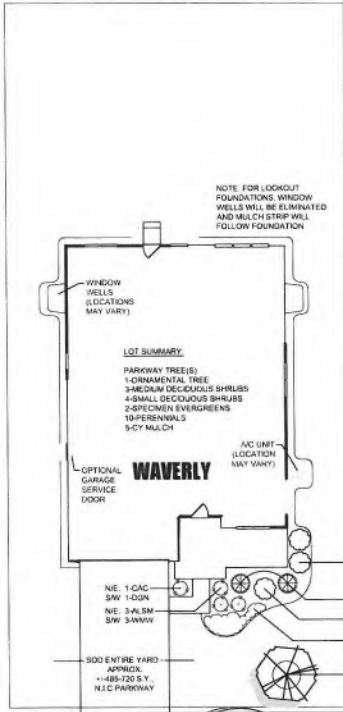
PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
 - PROTOTYPICALS  
 FOUNDATIONS

SHEET NUMBER  
**13.3**

**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

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



**LOT SUMMARY**

- PARKWAY TREE(S)
- 1-ORNAMENTAL TREE
- 3-MEDIUM DECIDUOUS SHRUBS
- 4-SMALL DECIDUOUS SHRUBS
- 2-SPECIMEN EVERGREENS
- 10-PERENNIALS
- 5-CY MULCH

**WAVERY**

A/C UNIT (LOCATION MAY VARY)

OPTIONAL GARAGE SERVICE DOOR

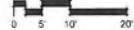
SOD ENTRY YARD APPROX. 485-720 S.Y. N.I.C. PARKWAY

PARKWAY TREE - REFER TO OVERALL LANDSCAPE PLAN FOR COMMUNITY REGARDING PROPOSED SPECIES

SOD PARKWAY 55 S.Y. OR GREATER (SEE OVERALLS)

**THE MEADOWS SERIES: WAVERY**

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>				
CCVI	1	8' high	Crataegus chrysalis var. inermis	Thornless Cockspur Hawthorn
<b>LARGE DECIDUOUS SHRUBS</b>				
SMS	2	7 Gal./06"	Spiraea nipponica 'Snowmound'	Snowmound Spirea
<b>MEDIUM DECIDUOUS SHRUBS</b>				
AMB	2	30" high	Aconia melanocarpa 'Toquos Beauty'	Inopius Beauty Black Chokeberry
HPL	1	7 Gal./06"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
<b>SMALL DECIDUOUS SHRUBS</b>				
ALSM	3	5 Gal./24"	Aronia melanocarpa 'L'CONNOR165'	Low Spine Mound Black Chokeberry
CAC	1	5 Gal./24"	Cotoneaster apiculatus	Cherry Cotoneaster
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	Pinus mugo 'Encl'	Encl Dwarf Mugo Pine
<b>PERENNIALS</b>				
ISS	10	1 Gal	Iris sempervirens 'Snowflake'	Snowflake Candytuff
<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>				
BNFV	1	8' high	Betula nigra 'Little King'	Fox Valley River Birch
<b>LARGE DECIDUOUS SHRUBS</b>				
VDF	2	7 Gal./06"	Viburnum dentatum 'Dwarf Form'	Dwarf Form Arrowwood Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
PODM	2	30" high	Physocarpus opulifolius 'Doris May'	Little Devil Common Nivebark
RKO	1	30" high	Rosa x 'Radrazz'	Knock Out Shrub Rose
<b>SMALL DECIDUOUS SHRUBS</b>				
DGN	1	5 Gal./24"	Douglas gracie 'Nikko'	Nikko Slender Douglas
WVW	3	5 Gal./24"	Weigela forestalight Wm'	Midnight Wine Weigela
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	Pinus mugo 'Encl'	Encl Dwarf Mugo Pine
<b>PERENNIALS</b>				
SOB	10	1 Gal	Stachys densiflora	Creeeping 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) 241-8181

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

**SCHAUMBURG, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

REVISIONS

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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
- PROTOTYPICALS  
FOUNDATIONS

SHEET NUMBER

**13.4**

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



# 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



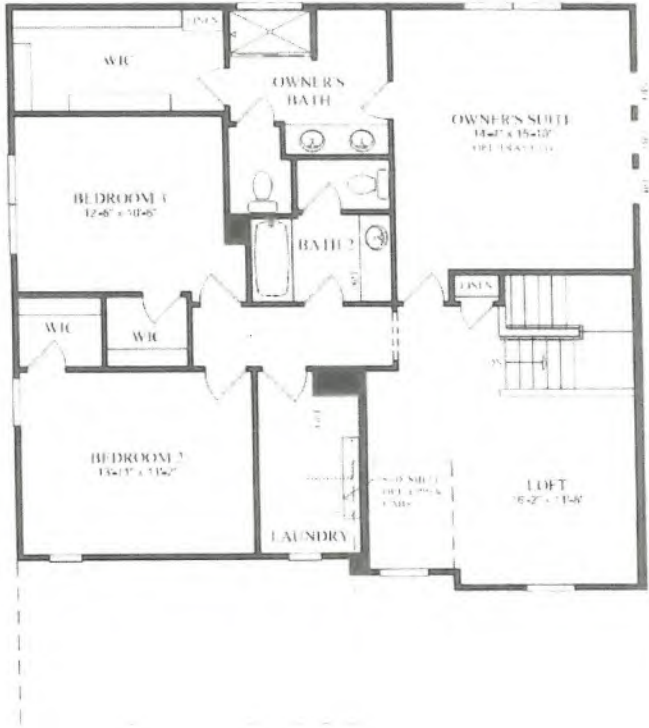
# Meadows - Newberry



# Meadows - Newberry



First Floor



Second Floor

# Meadows - Mercer

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HR203

# Meadows - Mercer



# Meadows - Mercer



First Floor



Second Floor

# Meadows - Continental

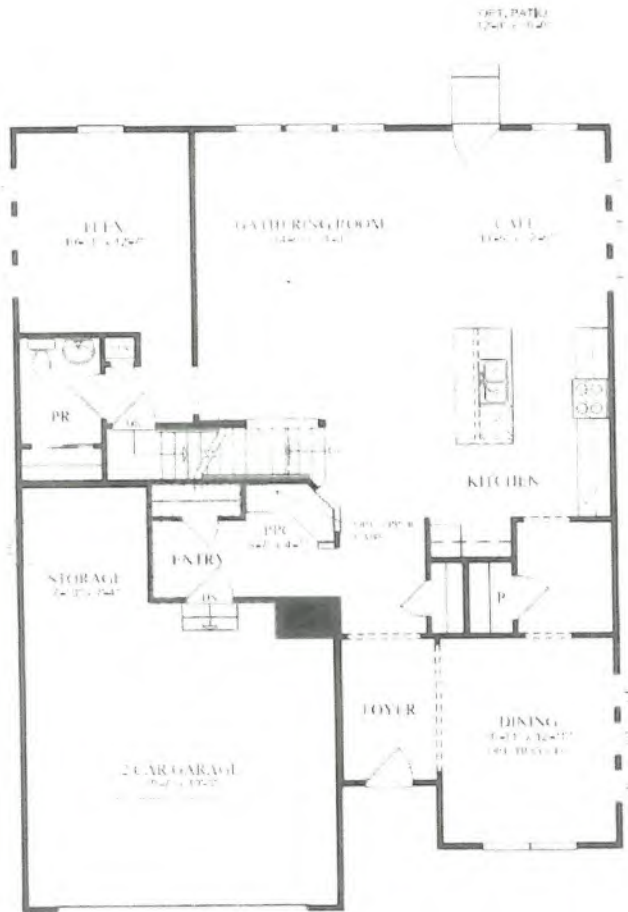


HR203

# Meadows - Continental



# Meadows - Continental



First Floor



Second Floor

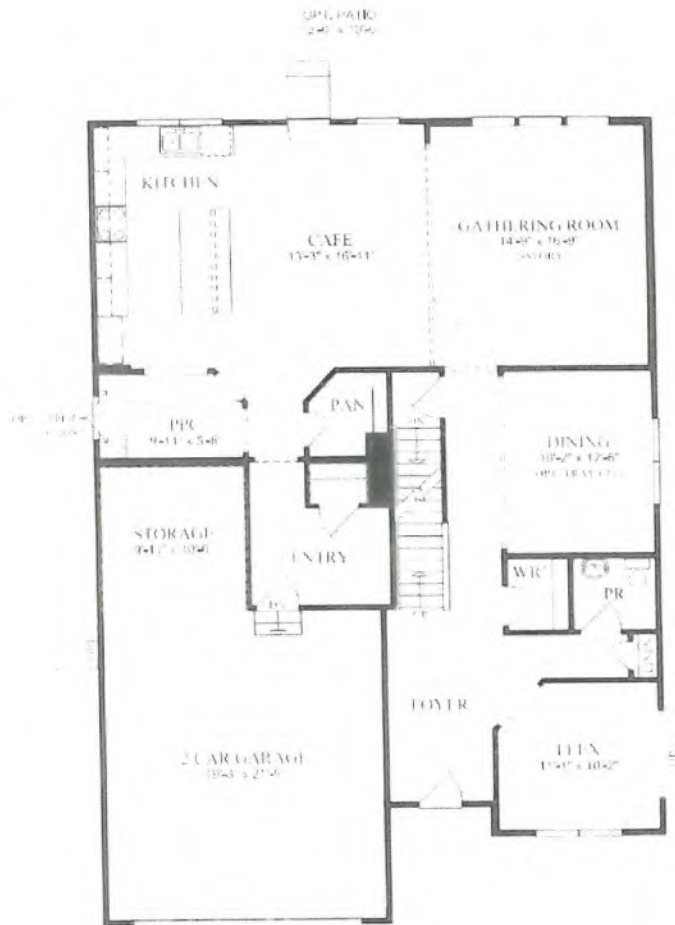
# Meadows - Waverly



# 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