

VILLAGE OF BARTLETT

COMMITTEE AGENDA

FEBRUARY 6, 2018

PLANNING & ZONING, Chairman Hopkins

1. Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning from the SR-2 PUD Zoning District to the P-1 Zoning District (Lots 16 and 22), Granting a Special Use Permit for a Planned Unit Development, and an Extension of Time to Commence Construction of the Jacaranda PUD and Subdivision *[If Reconsidered]*
2. Alperin's Subdivision– Lot 7 Variations



Agenda Item Executive Summary

Item Name	Jacaranda Subdivision	Committee or Board	Committee & Board
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BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Jacaranda Subdivision, located along the east side of Gerber Road and immediately south of the Hawk Hollow Subdivision, was originally approved in 2001, but never recorded and therefore, no homes were ever built. U-46 purchased the subject property and built the Hawk Hollow Elementary School on a portion of the subject property.

Due to construction never commencing on the subject property within the required one year time frame from the approval date of the plans (2001) and no extension requested or granted, all previously approved plans regarding this development have become null and void. As a result, the Petitioner (U-46) is now requesting the following:

- Preliminary/Final PUD Plan; Final Plat of Subdivision;**
- Rezoning** from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District for future Lots 16 and 22 (the Hawk Hollow School Site);
- Special Use Permit** for a Planned Unit Development; and **Extension** to allow construction of the future Jacaranda Subdivision to commence within two years from the approval of the Final PUD Plan.

Attached is a request for a 15 lot single family PUD and Subdivision known as the Jacaranda Subdivision that is in substantial compliance with the originally approved subdivision for this property.

The Plan Commission reviewed the Petitioner's requests and conducted the required public hearing at their meeting on December 14, 2017. The Commission recommended **approval** of the Preliminary/Final PUD Plan, Final Plat of Subdivision, the Rezoning of future lots 16 and 22 from the SR-2 PUD Zoning District to the P-1 Zoning District and the Special Use Permit for a PUD. (The Village Board reviews the request for an extension to allow construction for the Subdivision to commence within two years from the approval of the Final PUD Plan.)

At the Village Board meeting on January 16, 2017, the Board denied the Petitioner's requests. Please refer to the UPDATE section of the attached memo and the additional exhibits provided by Staff for further discussion and clarification on the issues discussed by the Board.

ATTACHMENTS (PLEASE LIST)

CD Memo, Preliminary Plat from Consent Decree, Expired Final Plat 2001, Aerial Photos of School Site and Final Plat with School Site Plan for discussion purposes only, Future Land Use Plan and the 1989 Thoroughfare Plan with Insert, Approved Elementary School Site Plan 2001, Location Map, Ordinance with Exhibits, Plan Commission Minutes, Applicant Cover Letter, Application, and Wetland Letter

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance - Motion to approve Ordinance #2018- _____ An Ordinance Approving of a Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning from the SR-2 PUD Zoning District to the P-1 Zoning District (Lots 16 and 22), Granting a Special Use Permit for a Planned Unit Development and an Extension of Time to Commence Construction of the Jacaranda PUD and Subdivision
- Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	January 29, 2018
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COMMUNITY DEVELOPMENT MEMORANDUM

18-06

DATE: January 29, 2018
TO: Paula Schumacher, Village Administrator
FROM: Jim Plonczynski, Com Dev Director
RE: **(#17-23) Jacaranda Subdivision**

PETITIONER

Jeff King, on behalf of U-46

SUBJECT SITE

East side of Gerber Road, along Jacaranda Drive (Hawk Hollow Elementary School site)

REQUESTS

Preliminary/Final PUD Plan;

Final Plat of Subdivision;

Rezoning from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District for future Lots 16 and 22 of the proposed Jacaranda Subdivision (the Hawk Hollow Elementary School Site),

Special Use Permit for a Planned Unit Development; and

Extension to allow construction of the future Jacaranda Subdivision to commence within two years from the approval of the Final PUD Plan

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Elementary School	Municipal/Institutional Suburban Residence	SR-2 PUD
North	Single Family Residential	Suburban Residence	SR-2
South	Single Family Residential	Suburban Residence	ER-1/SR-2 PUD
East	Single Family Residential/ Park	Suburban Residential/ Open Space	PD
West	Forest Preserve/Single Family Residential	Open Space/Recreation/ Suburban Residence	P-1/ ER-1

UPDATE

At the Village Board meeting on January 16, 2018, the Staff and U-46 were asked to provide additional information regarding (a) how children are getting to school (vehicle vs. walking), (b) a clear depiction of how the drop-off/pick-up area functions, (c) clarification of the bus and passenger vehicle separation with current traffic flow

within the Hawk Hollow Elementary School site and (d) how this proposed subdivision will affect the driving patterns within the surrounding neighborhood. In addition, (e) Staff was asked to look at the necessity of Fair Oaks Road.

HAWK HOLLOW SCHOOL SITE

Attached are documents that depict the layout of the proposed subdivision with the existing and approved School Site Plan from 2001. As shown on these exhibits, the buses utilize the west lot and are physically separated from the east lot where passenger vehicle/parent drop-off occurs. Today, buses enter the west lot via the western most curb cut, stage along the front drive and then exit the site using the eastern curb cut. The one-way, counter clockwise traffic pattern is also utilized by the faculty in this west parking lot. The east parking lot is utilized by parents and some faculty via a **temporary** curb cut located on Jacaranda Drive. Vehicular movement is also one-way counter clockwise whereby parents can drop-off students directly in front of the school and then exit the site at the temporary curb cut. **Currently, all vehicular movements exiting either the east or west parking lots, proceed to Gerber Road.**

The proposed Jacaranda Subdivision provides for the road connections to be completed, the elimination of two dead end streets and provides for two additional points of access to the school site rather than the one Gerber Road intersection. In addition, the proposed subdivision would allow for the temporary curb cut at the east lot to be eliminated and the stubbed curb cut along future Winston Lane to be connected. **Parents and faculty utilizing the east parking lot would enter and exit along Winston Lane as was originally intended on the approved 2001 Site Plan for the School. This completed curb cut along Winston Lane will further separate buses from passenger vehicles, allow for additional stacking of vehicles and provide a safer point of ingress/egress away from the intersection and buses.**

SUBDIVISION ORDINANCE-CONTINUATION OF STREETS

It has been the policy of the Village and as outlined in the Subdivision Ordinance, that existing streets should continue through adjoining subdivisions and to avoid dead-end streets wherever possible. This proposed subdivision would comply with this policy and provide emergency responders with better access to these neighborhoods.

FAIR OAKS ROAD

The proposed Fair Oaks Road Collector has been proposed since the 1989 Comprehensive Plan Update (Ord #89-112) and each new development in the southeast quadrant of the Village has incorporated/dedicated the necessary R-O-W for this future collector (**Fairfax Commons**, Unit 1B -1990, **Hawk Hollow Subdivision** – 1999, **Jacaranda Subdivision** – 2001 (VB approval only, not recorded), **Rizzi and Daughter's Bartlett Townhomes Subdivision** – 2002, **MTP Professional Office Center** – 2004 and the **Enclave Subdivision** – 2007).

Staff is currently reviewing updates to the **Future Land Use Plan** (see attached) which includes the **Thoroughfare Plan** (also attached). *Staff believes the discussion on*

whether Fair Oaks Road should remain on the Future Land Use Plan or be eliminated should take place during the context of the overall review of the Future Land Use Plan and Thoroughfare Plan discussion for this entire area of Bartlett when it comes before the Board and Plan Commission for review later this year.

If the Village Board decides to eliminate this proposed roadway from the Thoroughfare Plan, the dedication as shown on the proposed Jacaranda Plat of Subdivision could be vacated from the centerline of the R-O-W with half going to the HOA of this subdivision, and half to the future property owner of Lot 1, north of Jacaranda Drive and half going to the HOA and half to the School District, south of Jacaranda Drive, via Plats of Vacation that would be recorded.

Signage and Speed Limits

There are currently no signs regarding the speed limit on Jacaranda Drive, therefore the speed limit is understood to be 25 mph. Signage is provided at the entrance of the west parking lot of the school stating "Faculty and Staff Parking – No Parking beyond this point." "Buses Only." There are no signs prohibiting parking along Jacaranda drive at this time. Once the permanent curb cut along Winston Lane is opened and traffic patterns have been observed, if a traffic back-up exists, the installation of "No Parking" signs during a.m. and p.m. peak times at the school could be a viable option for the neighborhood.

Traffic volumes associated with the Hawk Hollow Elementary School and statistics regarding enrollment and by what measures children are attending this school will be provided by U-46 officials at the February 6, 2018 meeting.

ZONING HISTORY

- **September 2, 1986** – Subject property was **annexed** to the Village by Ordinance #1986-47 and automatically zoned ER-1 (Estate Residence) upon annexation.
- **June 2, 1998** – An application for the Jacaranda Estates Subdivision consisting of 49 single family lots and the rezoning of the subject property from ER-1 to SR-3 (8,100 sq. ft. lots) was **denied** by the Village Board by Ordinance #1998-52 (*An Ordinance Denying William H. Brown's Request for Rezoning and Preliminary Plat Approval*).
- **May 16, 2000** – Property owner, William H. Brown and the Village enter into a Consent Decree to settle a lawsuit filed by the Owner against the Village. Resolution #2000-55R (*A Resolution Approving Consent Decree Settling the William H. Brown V. Bartlett Lawsuit*)
- **May 16, 2000** – The subject property was rezoned from ER-1 to the SR-2 PUD Zoning District, a Preliminary Plat of Subdivision was approved for 43 single family lots and a Special Use Permit was granted to allow for the Planned Unit Development by Ordinance #2000-56 (*An Ordinance Granting a Special Use Permit for an SR-2*)

Planned Unit Development and Preliminary Subdivision Plat Approval for the Jacaranda Subdivision).

- **July 5, 2001** - School District U-46 purchased the Subject Property from the Brown Trust and petitioned the Village for Site Plan approval for a proposed Elementary School. The Site Plan which included the construction of Jacaranda Drive was approved by Ordinance #2001-88 (*An Ordinance Approving the Site Plan for The Gerber Road Elementary School*).
- **October 2, 2001** – School District U-46 filed a Final Plat of Subdivision for the Jacaranda Subdivision (15 single family lots) and a Special Use Permit for wetlands on the Subject Property which was approved by Ordinance #2001-126 (*An Ordinance Approving the Final Plat and Special Use for Wetlands for the Jacaranda Subdivision*).
- **2002** - U-46 constructed the Hawk Hollow Elementary School as shown on the approved Site Plan and conducted a public auction to sell off the balance of the property to a residential builder.
- **2002** - DuPage County Department of Environmental Concerns (DEC) refused to issue a special management permit regarding the wetlands on the property unless a Conservation Easement was recorded against the Subject Property for the future protection and maintenance of the wetland and wetland buffer.
- **2003** - The successful bidder from the public auction refused to close on the purchase of the Subject Property from School District U-46 unless and until the Special Management Permit was issued by DEC;
- **July 1, 2003** – *An Intergovernmental Agreement Regarding Certain Drainage and Wetland Maintenance and Conservation Obligations for the Jacaranda Subdivision* was approved between the Village and U-46 which included Wetland Conservation Easement Provisions as required by DEC.
- **August 10, 2009** – DEC signed off on the Wetland Enhancement Summary for the Gerber Road Elementary School. (See attached letter.)
- **2017** - The Bartlett Subdivision and PUD Ordinance provides (1) that a Preliminary PUD plan shall be effective for one year or such time extended by the Board for a Final PUD plan to be approved; otherwise, the Preliminary PUD plan must be resubmitted for review and approval; and (2) construction in accordance with a Final PUD plan must commence within one year from when the plan is approved, unless an extension is granted by the Board; otherwise, the Final PUD plan approval becomes null and void. The Preliminary PUD plan was approved in 2000, and the Final PUD Plan was approved in 2001. No extensions were requested or granted, but **the Preliminary/Final PUD plan under consideration for approval is almost identical to the Final PUD plan approved by the Village 16 +/- years ago.**

CURRENT DISCUSSION

1. The Petitioner (U-46) is requesting a **Preliminary/Final PUD Plan** review and a **Final Plat of Subdivision** for a 15 lot single family development on 20.23 acres on the east side of Gerber Road, immediately south of the Hawk Hollow Subdivision. The subject property includes the existing 8.1 acre Hawk Hollow Elementary School site which would be located on future Lot 16 of this proposed subdivision.
2. The School District is also requesting a **Rezoning** of the school site property (future Lot 16) and a small remnant parcel located at the southwest corner of the subject property (future Lot 22) from the SR-2 PUD Zoning District to the P-1 (Public Lands) Zoning District.
3. A **Special Use Permit** for a Planned Unit Development (PUD) is being requested to allow for modifications from the SR-2 bulk requirements that were previously identified on the original Final Subdivision PUD/Plat and granted in the Consent Decree as follows:

Lot 1: Lot width less than 80', corner lot side yard fronting street – 20'

Lot 3: Lot width less than 80', Lot area – 10,003 SF

Lot 4: Lot width less than 80', Lot area – 10,191SF

Lot 6: Lot width less than 80'

Lot 7: Lot width less than 80'

Lot 8: Lot width less than 80', Lot area – 10,445 SF

Lot 9: Lot width less than 80', Lot area – 10,125 SF

Lot 10: Lot width less than 80', Corner lot side yard fronting street – 20',
Lot area – 10,601 SF

All Lots: 35' Rear Yard Setbacks;

All Lots: 7.5' Side Yard Setbacks (except corner lot side yards fronting street listed above);

Rights-of-Way within Subdivision - 60' wide

(The attached Subdivision Plat reflects all of the above modifications.)

4. No changes are being proposed to the Hawk Hollow Elementary School site or the access off of Gerber Road (the existing Jacaranda Drive). As shown on the subdivision plat, Winston Lane in the existing Hawk Hollow Subdivision to the north will be extended southward through this subdivision and would connect to the existing Benson Drive to the southeast in the existing Fairfax Commons Subdivision. Connecting the roadway network has always been a policy set forth in the Subdivision Ordinance to avoid dead end streets within the Village. This road connection will allow residents vehicular access to the Hawk Hollow Elementary School without having to access Army Trail or Gerber Road.
5. The 80' wide future Fair Oaks Road right-of-way would be dedicated with the recording of this Plat of Subdivision and follows the Village's Future Land Use Plan and Thoroughfare Plan road alignment. The Village, however would not construct this roadway until the entire ROW has been obtained and when funds become available.

6. Stormwater and detention would be located on Lots 18, 19 and 21 which would be owned and maintained by the Homeowner's Association (HOA) with Lot 20 consisting of an existing wetland, a 50' wetland buffer and a Tree Preservation Easement. (A Special Use Permit was previously granted for the wetland on October 2, 2001 by Ordinance #2001-126.) No lots will encroach within the wetland or wetland buffer and existing trees located along the north property line of Lot 20 would be preserved. In addition, the builder and HOA will be required to comply with all of the DuPage County requirements pertaining to the wetland.
7. This Final Subdivision Plat is consistent with the approved plat from 2001, however the original plat was never recorded and therefore homes were never constructed. In accordance with the Village's Zoning Ordinance, once a Final Plat/PUD Plan is approved, construction must commence within one year from the approval date. The Petitioner is requesting an **Extension** to allow **two years** rather than the one year time frame **for construction to commence** since the School District must follow certain state mandated guidelines, which includes conducting a public auction for the sale of the subject property.
8. Once the School District sells the property to the successful bidder, engineering plans will be completed and then submitted to the Village for review. Other documents required by the Village (i.e. Public Improvement Completion Agreement, Sureties, Covenants, etc.) will also need to be submitted for review prior to construction commencing.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and Findings of Fact:
 - a. The successful bidder of the property shall submit Final Engineering plans to the Village for review and approval by the Village Engineer;
 - b. The successful bidder of the property shall prepare covenants, conditions and restrictions for the continued maintenance and upkeep of the common areas for review and reasonable approval by the Village Attorney prior to the issuance of a building permit;
 - c. The successful bidder of the property shall prepare and submit a Public Improvement Completion Agreement to the Village for review and approval by the Village Attorney;
 - d. Trees located on Lot 20 shall be preserved and secured in accordance with the Landscape Ordinance;
 - e. The Village agrees to record the Plat of Subdivision prior to receiving Final Engineering Plans, a Public Improvement Completion Agreement and Covenants for the Subdivision to allow the U-46 School District to auction the property to a successful bidder who will then complete all of the subdivision requirements as outlined in the Subdivision Ordinance;
 - f. The Village agrees to grant an Extension to allow construction of the future Jacaranda Subdivision to commence within two years from the approval of the Final PUD Plan

- g. Findings of Fact: Planned Unit Development (Preliminary/Final)
 - i. The subdivision is in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for Suburban Residential uses;
 - ii. The subdivision is a permitted use in the SR-2 PUD (Suburban Residence) Zoning District;
 - iii. The PUD 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;
 - iv. The PUD development shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
 - v. The PUD development shall include impact donations at the time a building permit application is submitted for each single family dwelling unit;
 - vi. Adequate utilities and drainage shall be provided for this use;
 - vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
 - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
 - ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.
 - h. Findings of Fact: (Special Use - PUD)
 - i. The single family development is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the single family 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 special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The Plan Commission reviewed the Petitioner's requests and conducted the required public hearing at their meeting on December 14, 2017. The Commission recommended **approval** of the Preliminary/Final PUD Plan, Final Plat of Subdivision, the Rezoning of future lots 16 and 22 from the SR-2 PUD Zoning District to the P-1 Zoning District and the Special Use Permit for a PUD. *(The Village Board reviews the request for an Extension to allow construction for the Subdivision to commence within two years from the approval of the Final PUD Plan.)*
3. At the Village Board meeting on January 16, 2018, the Staff and U-46 were asked to provide additional information regarding (a) how children are getting to school (vehicle vs. walking), (b) a clear depiction of how the drop-off/pick-up area functions, (c) clarification of the bus and passenger vehicle separation and current traffic flow within the Hawk Hollow Elementary School site and (d) how this proposed

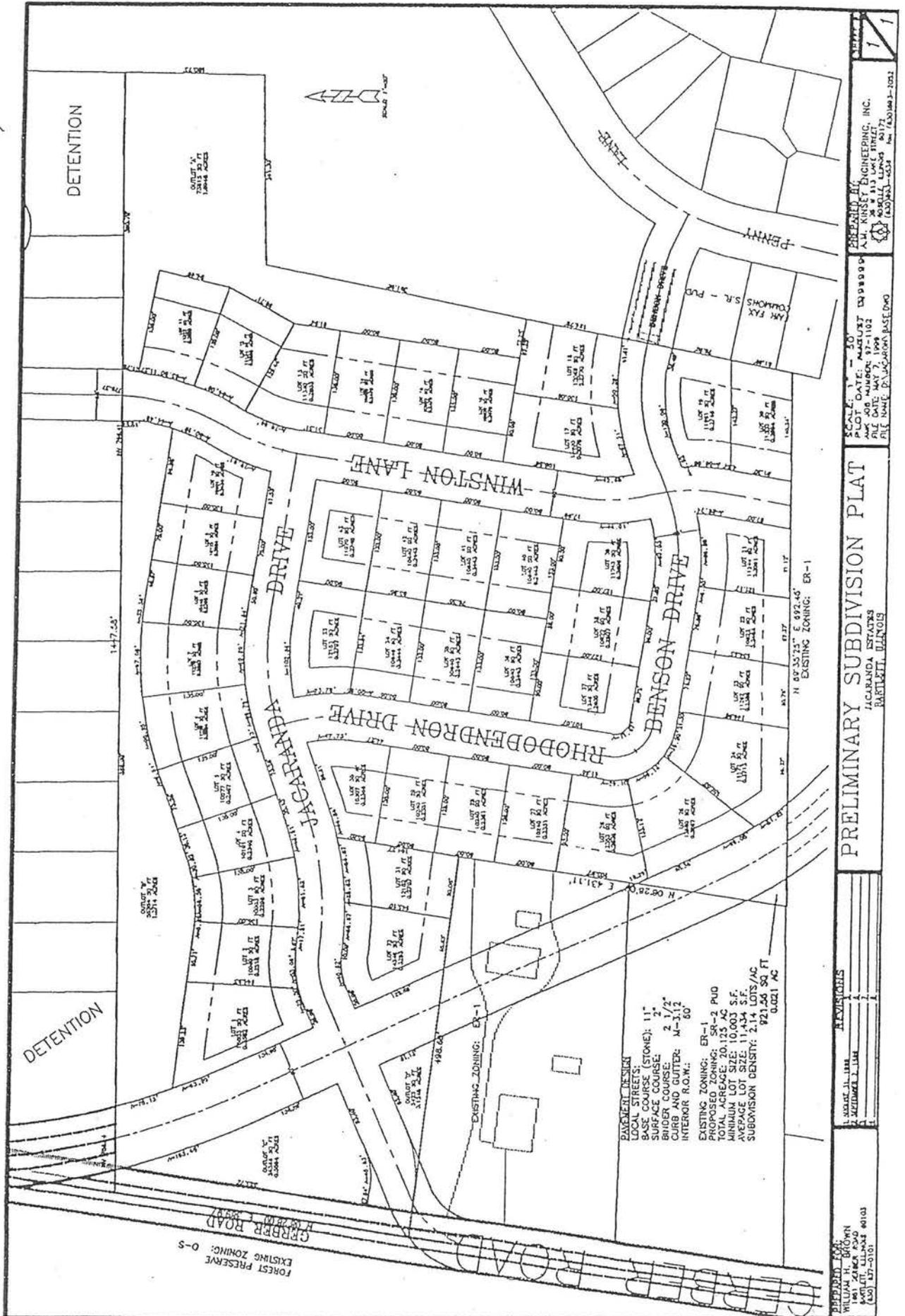
subdivision will affect the driving patterns within the surrounding neighborhood. In addition, (e) Staff was asked to look at the necessity of Fair Oaks Road. *(Staff's response to each of these comments can be found at the beginning of this memo under the UPDATE section.)*

4. Additional exhibits have been provided by the Staff regarding traffic patterns within and around the Hawk Hollow Elementary School. The Future Land Use Plan and Thoroughfare Plan are also attached. An Ordinance with Exhibits, minutes from the Plan Commission meeting and additional background information are attached for your review and consideration.

rbg/attachments

x:\comdev\mem2018\006_jacaranda_vb2.docx

PRELIMINARY PLAT FROM CONSENT DECREE EXHIBIT 3



PAVEMENT DESIGN:
 LOCAL STREETS:
 BASE COURSE (STONE): 11"
 SURFACE COURSE: 2"
 CURB AND GUTTER: M-31.2
 INTERIOR R.O.W.: 80'
 EXISTING ZONING: ER-1
 PROPOSED ZONING: SR-2 PUD
 TOTAL ACREAGE: 20.123 AC
 MAXIMUM LOT SIZE: 10,003 S.F.
 AVERAGE LOT SIZE: 1,114 S.F.
 SUBDIVISION DENSITY: 2.14 LOTS/AC
 921,568 SQ FT
 0.021 AC

PREPARED FOR: WILSON H. BROWN 8401 W. LAKESIDE (503) 577-0101	PREPARED BY: A.H. KINSEY ENGINEERING, INC. 28 W. LAKESIDE PORTLAND, OREGON 97201 (503) 253-0055
SCALE: 1" = 30' PLOT DATE: AUGUST 1999 FILE DATE: MAY 1999 FILE NAME: PAVEMENT BASE.DWG	SHEET NO. 1 TOTAL SHEETS 1
PRELIMINARY SUBDIVISION PLAT JACARANDA STRAITS PORTLAND, OREGON	
EXISTING ZONING: ER-1	

FINAL PLAT OF SUBDIVISION

JACARANDA

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF MANLIETZ, JOHNSON COUNTY, ILLINOIS.

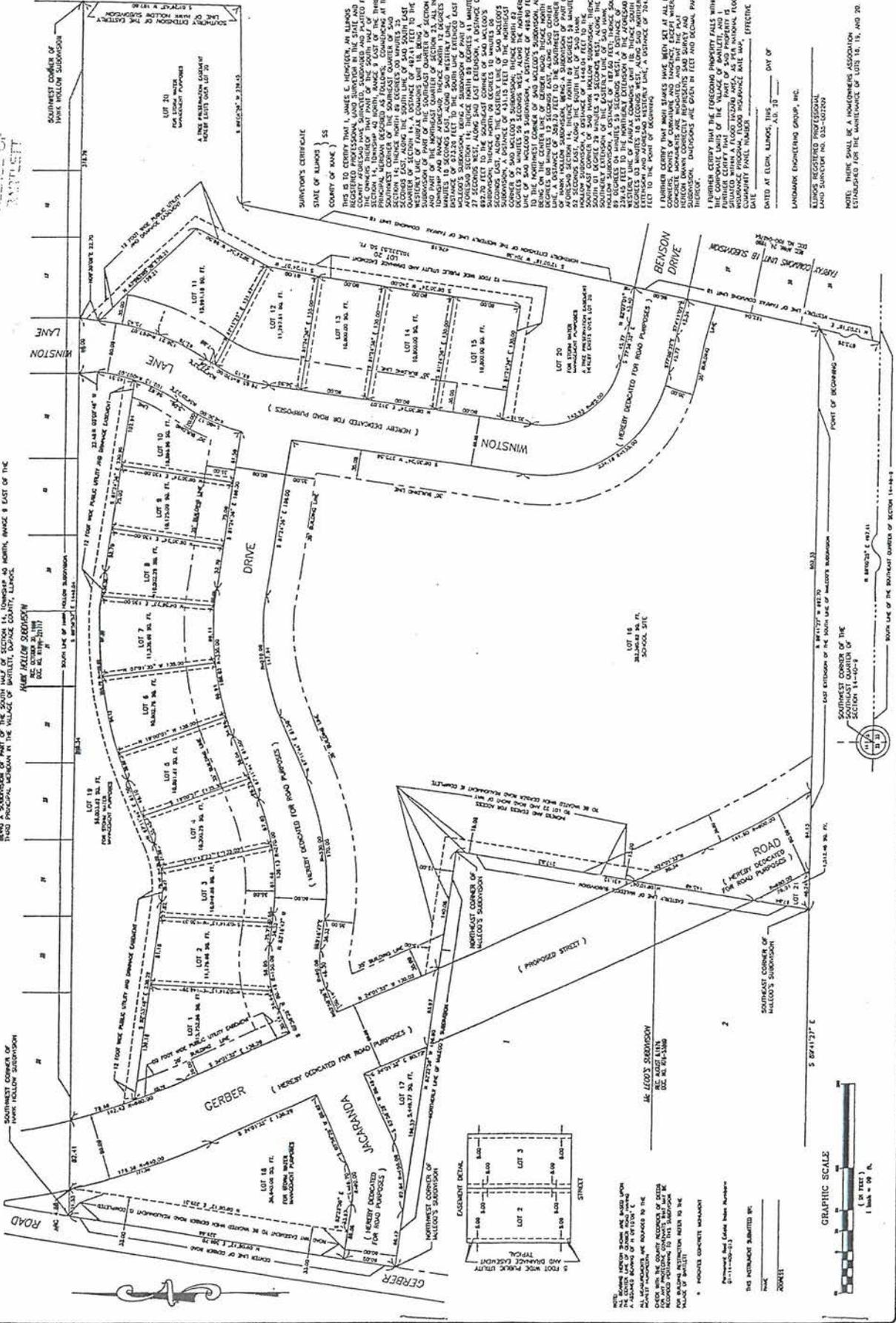
NO.	DESCRIPTION	DATE
1	FOR EXAMINATION AND RECORD	8/27/01
2	FOR EXAMINATION AND RECORD	8/27/01

PLAT OF SUBDIVISION
SCHOOL DISTRICT U-46
ELGIN, ILLINOIS

Landmark
SURVEYING & ENGINEERING, INC.
1500 WEST CHERRY STREET
ELGIN, ILLINOIS 60120
TEL: 815-708-1100
FAX: 815-708-1101

01-288
SHEET 1 OF 1

SEP 25 2001



STATE OF ILLINOIS)
COUNTY OF WAKE)
I, JAMES E. HOCKING, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE AND COUNTY OF WAKE, DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE ILLINOIS SURVEYORS ASSOCIATION. I FURTHER CERTIFY THAT THIS PLAT OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR'S ACT. I FURTHER CERTIFY THAT THIS PLAT OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR'S ACT. I FURTHER CERTIFY THAT THIS PLAT OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR'S ACT.

DATE: AUG. 25, 2001
BY: JAMES E. HOCKING
LAND SURVEYOR NO. 033-037070
LAND SURVEYOR'S ASSOCIATION
ESTABLISHED FOR THE MAINTENANCE OF LOTS 15, 14, AND 20

EXPIRED FINAL PLAT APPROVED BY
ORD. #2001-126



GERBER RD

HAWK HOLLOW DR

WINSTON LN

LENOX CT
PEAFAX LN

FAIR OAKS ROAD

JACARANDA DR
West Lot
East Lot

WINSTON

BENSON DR

PENNY LN

FAIR OAKS ROAD

SHEFORD CIR

NORWAY CT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and User Contributed



Future Land Use Plan

The Village of Bartlett

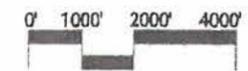
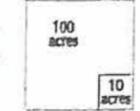
LEGEND

-  Estate Residential (0-2 du/net acre)
-  Suburban Residential (2-5 du/net acre)
-  Village Center Residential (5-7 du/net acre)
-  Attached Residential - Low Density (5-8 du/net acre)
-  Attached Residential - Medium Density (8-14 du/net acre)
-  Attached Residential - High Density (14-34 du/net acre)
-  Commercial
-  Office
-  Village Center Mixed Use
-  Mixed Use Business Park
-  Industrial
-  Municipal/Institutional
-  Open Space/Recreation
-  Utility
-  Municipal Boundary
-  Proposed Road

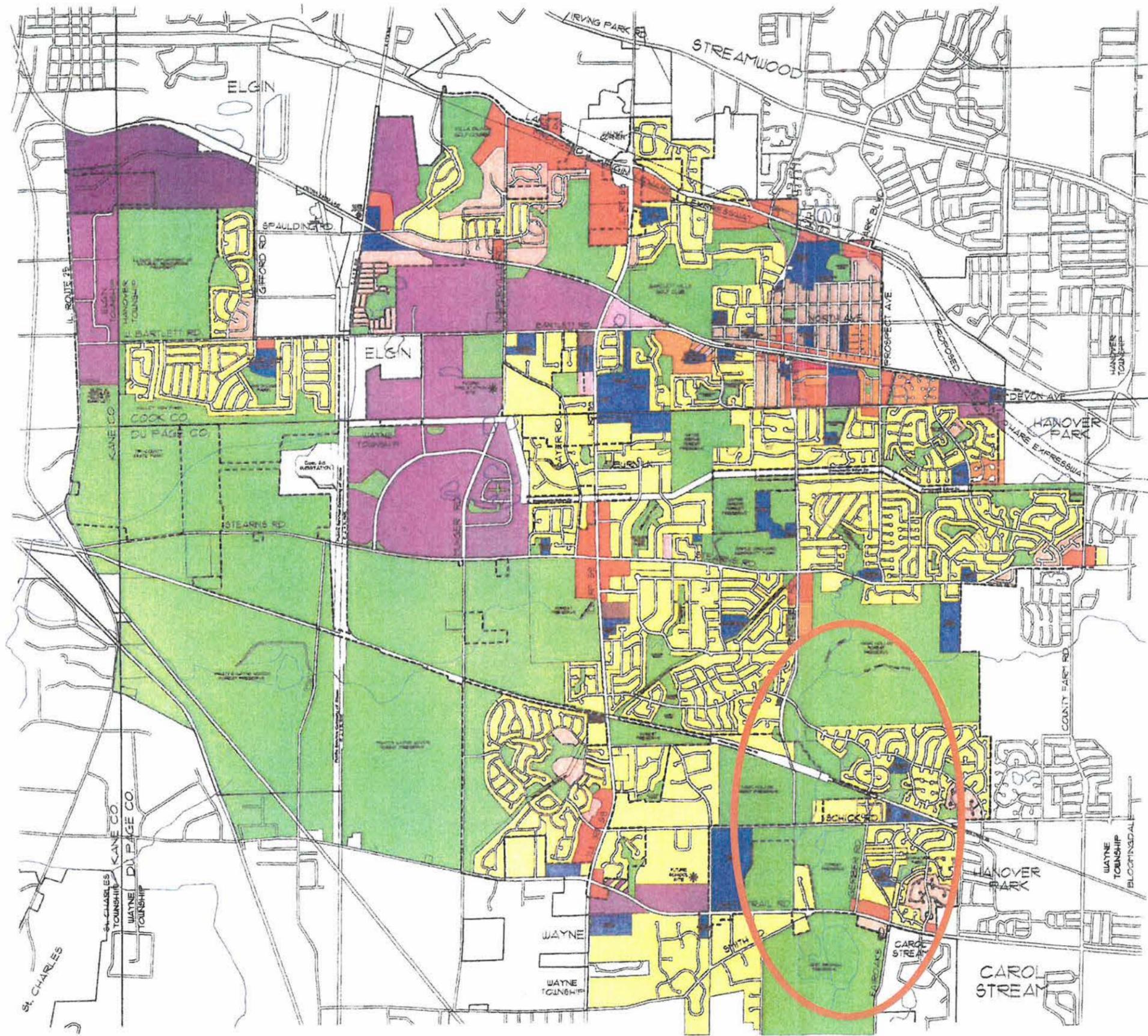
REVISIONS

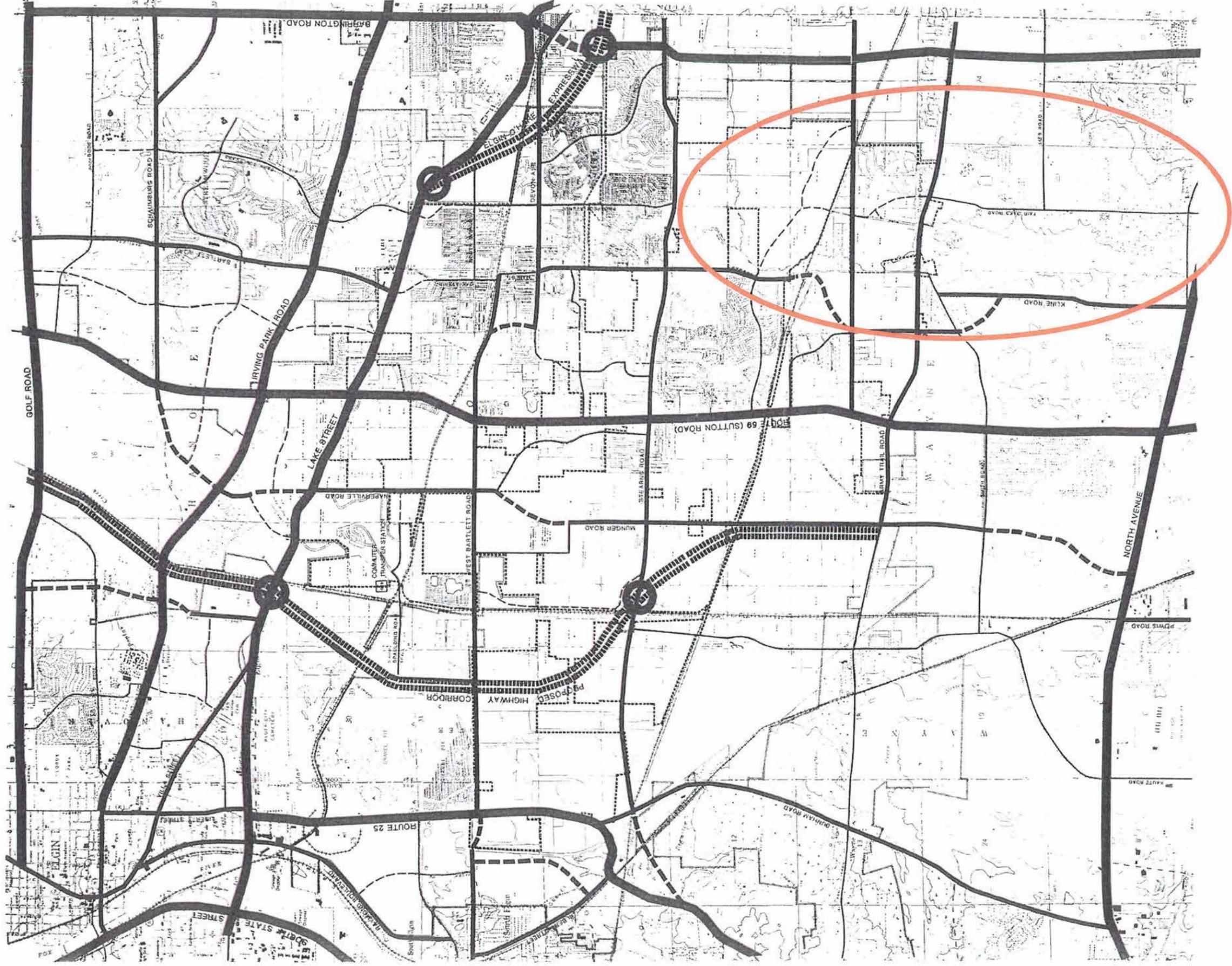
ADOPTED	9/5/95
AMENDED	11/4/97
AMENDED	3/17/98
AMENDED	8/20/02
AMENDED	12/21/04

December 2004



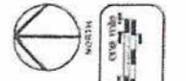
Evanston, IL 60201
(847) 869-2015





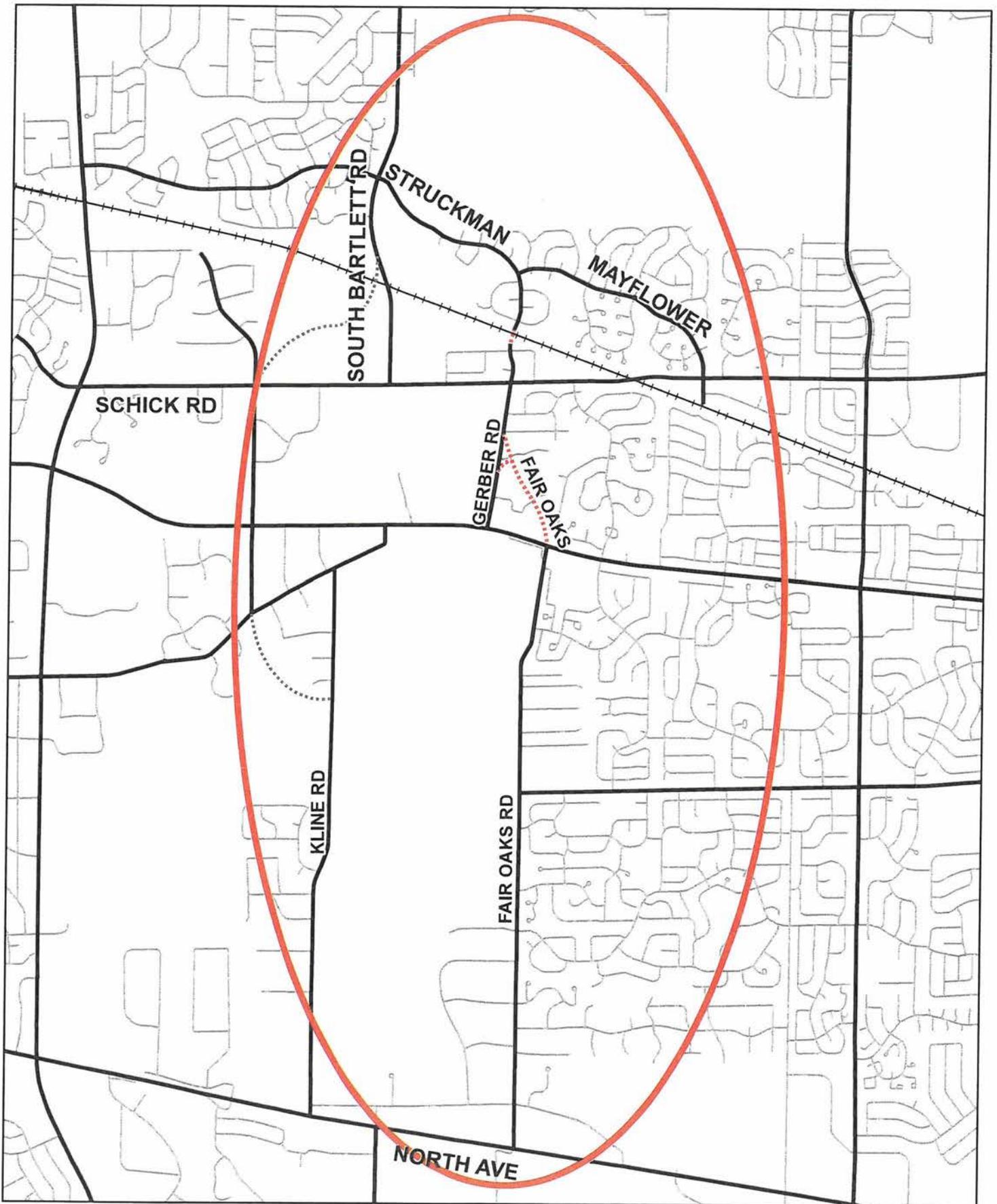
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(NEXT PAGE)**

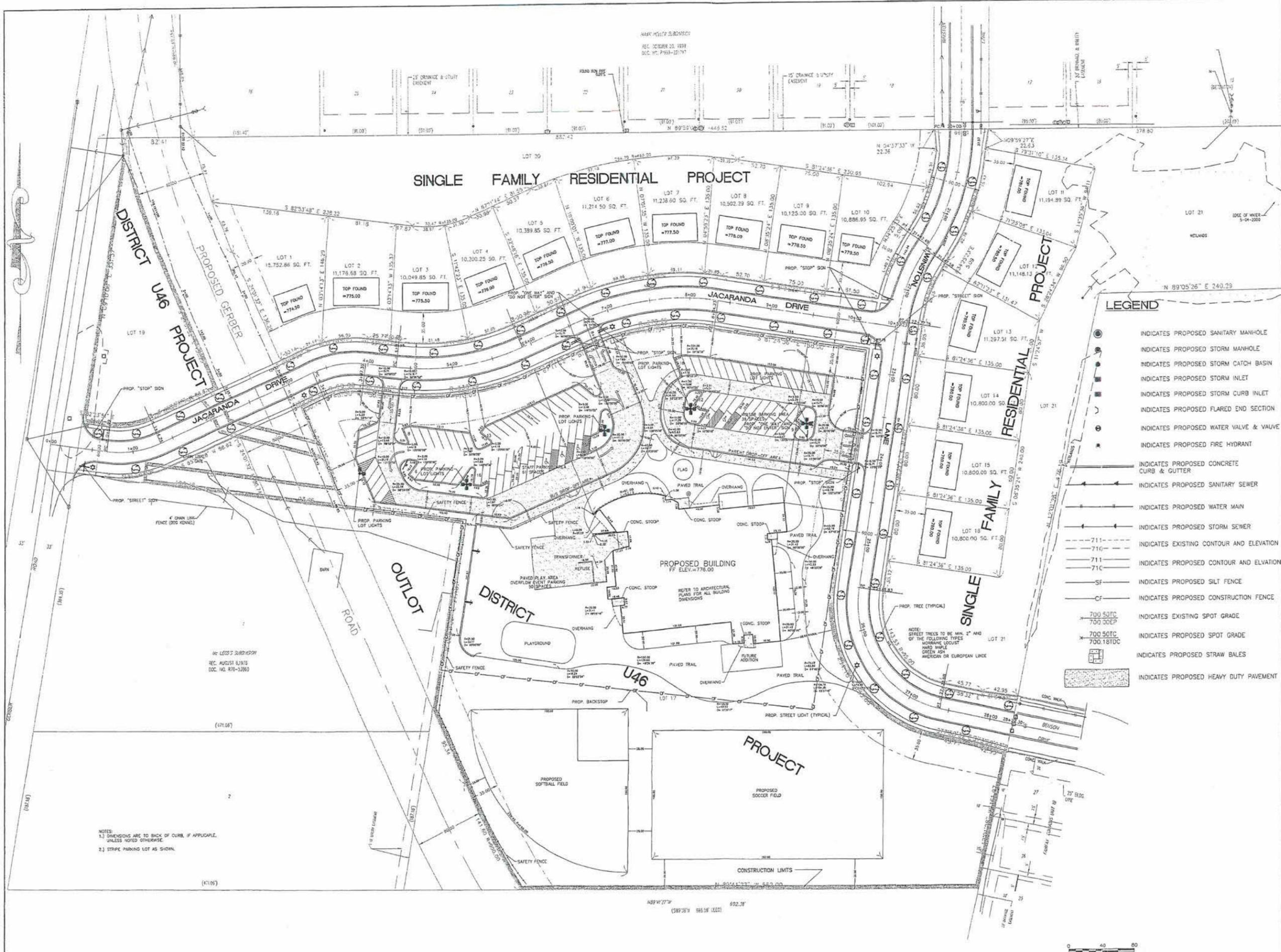
THOROUGHFARE PLAN BARTLETT COMPREHENSIVE PLAN



TESKA ASSOCIATES INC.

THOROUGHFARE PLAN - INSERT





NOTES:
 1.) DIMENSIONS ARE TO BACK OF CURB, IF APPLICABLE, UNLESS NOTED OTHERWISE.
 2.) STRIPE PARKING LOT AS SHOWN.

Mr. LEO'S SUBDIVISION
 REC. AUGUST 5, 1975
 DEC. NO. 878-13883

HARK HULLY SUBDIVISION
 REC. OCTOBER 20, 1978
 DEC. NO. 7969-22747

NO.	REVISION	REMARKS	DATE

Landmark
 ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS
 2001 W. MONROE ST., SUITE 100
 CHICAGO, ILL. 60608

COORDINATE GEOMETRY PLAN
GERBER RD. ELEMENTARY SCHOOL
FOR SCHOOL DISTRICT U-46, BARTLETT, IL

Burnidge Cassell
 Associates
 Architects
 Land Planning
 2425 Royal Boulevard
 Elgin, Illinois 60123
 Phone 847.693.5940
 Fax 847.693.6529

Architectural Station
 847.693.6529

04/18/01
 00022

2001 APPROVED ELEMENTARY SCHOOL SITE PLAN



ZONING/LOCATION MAP

Jacaranda Subdivision

Case #01-25 - Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning, Special Use Permit, and Extension

PIN: 01-14-400-013



ORDINANCE 2018 - _____

**AN ORDINANCE APPROVING OF A PRELIMINARY/FINAL PUD PLAN,
FINAL PLAT OF SUBDIVISION, REZONING FROM THE SR-2 PUD
ZONING DISTRICT TO THE P-1 ZONING DISTRICT (LOTS 16 AND 22),
GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT, AND AN EXTENSION OF TIME TO COMMENCE
CONSTRUCTION OF THE JACARANDA PUD AND SUBDIVISION**

WHEREAS, School District U-46 is the owner of approximately 20.23 acres of land located along the east side of Gerber Road in the Village of Bartlett, legally described on **Exhibit A**, and zoned SR-2 PUD (Suburban Residence) which property is commonly known as the Hawk Hollow Elementary School Site and is referred to herein as the "Subject Property"; and

WHEREAS, a special use permit for an SR-2 Planned Unit Development and a Preliminary Plat of Subdivision approval for a 43 single family home development was approved by Ordinance #2000-56 on May 16, 2000, consistent with the terms of a certain Consent Decree which settled a lawsuit filed by a prior owner of the Subject Property, the William H. Brown Trust, against the Village of Bartlett; and

WHEREAS, School District U-46 subsequently purchased the Subject Property from the William H. Brown Trust, and petitioned the Village for Site Plan approval for an elementary school on 8.1 acres of the Subject Property (the "School Site") which was approved on July 5, 2001 by Ordinance #2001-88 (the "Gerber Road Elementary School Site Plan"); and

WHEREAS, School District U-46, petitioned the Village for approval of a Final Plat of Subdivision for the Jacaranda Subdivision consisting of 15 single family lots, the School Site (Lot 16) and various outlots, and a Special Use Permit for the Wetlands, which was approved on October 2, 2001 by Ordinance #2001-126, however, because the single

family home development was not constructed, nor was an extension from the required one year time limit from the approval of the Final PUD Plan for construction to commence requested by School District U46, nor granted by the Village corporate authorities, the approval of the PUD plan and SR-2 PUD zoning on the balance of the Subject Property expired under the express terms of the Bartlett Zoning Ordinance; however, the Gerber Road Elementary School site plan approval for the School Site and wetland special use permit for the Subject Property previously granted by the Village corporate authorities did not expire and remain in place; and

WHEREAS, School District U-46 (the "Petitioner"), has filed a new petition for approval of a Preliminary/Final PUD Plan, a Final Plat of Subdivision for 15 single family lots and seven outlots, the rezoning of the School Site property (Lots 16 and 22) hereinafter collectively referred to as the "School Site Property" to the P-1 (Public Lands) Zoning District, a Special Use Permit for a Planned Unit Development (the "PUD" or the "Planned Unit Development"), and an extension to allow two years, rather than the one year time frame, for construction to commence from the approval of the Final PUD Plan on the Subject Property (the "Petition"); and

WHEREAS, the Bartlett Plan Commission conducted a public hearing and reviewed the Petition with respect to the Preliminary/Final PUD Plan, the rezoning of the School Site Property (Lots 16 and 22), and the Special Use Permit for a PUD, at its meeting on December 14, 2017 (Case #17-23) and has recommended to the Corporate Authorities that the Preliminary/Final PUD Plan, the Final Plat of Subdivision, and the Rezoning of the School Site Property be approved, and the Special Use Permit for the PUD be granted, subject to the conditions and findings of fact set forth in its report; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest to approve the Preliminary/Final PUD Plan, the Final Plat of Subdivision, the Rezoning of the School Site Property (Lots 16 and 22), and grant the Special Use Permit for a PUD recommended by the Plan Commission based on its findings of fact and conditions set forth in its report and in Sections One, Three, Four and Seven of this Ordinance; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest to grant an extension from Section 10-9-11:A of the Zoning Ordinance to allow two (2) years for construction to commence from the approval of the Preliminary/Final PUD Plan because of the statutory requirements that mandate that U-46 must conduct a public auction to sell the portion of the Subject Property identified for 15 single family lots, and outlots 17, 18, 19, 20 and 21 on the Final Plat of Subdivision for Jacaranda (collectively referred to herein as the “Jacaranda Residential PUD Property”);

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois (the “Corporate Authorities”) as follows:

SECTION ONE: That based in part on the conditions set forth in Sections Four and Seven of this Ordinance, the Corporate Authorities do hereby make the following findings of fact with respect to the Preliminary/Final PUD Plan and Final Plat of Subdivision (hereinafter defined):

- A. The Preliminary/Final PUD Plan and Final Plat of Subdivision are in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for Suburban Residential uses.
- B. Single family residential homes (and the ancillary outlots) are a permitted use in the SR-2 PUD (Suburban Residence) Zoning District and an elementary school

(an ancillary use on Lot 22) are a permitted use in the P-1 (Public Lands) Zoning District;.

- C. 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.
- D. The Planned Unit Development will not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.
- E. The Planned Unit Development shall include impact donations at the time a building permit application is submitted for each single family dwelling unit as a condition of development.
- F. Adequate utilities and drainage shall be provided for this use.
- G. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets.
- H. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties.
- I. There shall be reasonable assurance that, if authorized, this development will be completed according to an appropriate schedule and adequately maintained.

SECTION TWO: That the Preliminary and Final PUD Plan of Jacaranda prepared by Hampton, Lenzini and Renwick, Inc., dated 12/31/2015, last revised 8/24/2017 (the "Preliminary/Final PUD Plan") attached hereto as **Exhibit B**; the Final Plat of Subdivision of Jacaranda prepared by Hampton, Lenzini and Renwick, Inc., dated 12/31/2015, last revised 10/11/2017, (the "Final Plat of Subdivision"), attached hereto as **Exhibit C**; are expressly made a part of this Ordinance by this reference, and are hereby approved subject to the findings of fact and conditions set forth in Sections One, Three, Four and Seven of this Ordinance.

SECTION THREE: That based in part on the conditions set forth in Sections Four and Seven of this Ordinance, the Corporate Authorities do hereby make the following

findings of fact pertaining to the Special Use Permit for the PUD and the lot modifications attached hereto as **Exhibit D**, with respect to the Jacaranda Residential PUD Property to be developed by the Successful Bidder/Developer thereof (hereinafter defined) in strict accordance with the Preliminary/Final PUD Plan and the Final Plat of Subdivision, and the final engineering plans to be submitted by the said Successful Bidder/Developer and as may be approved by the Village Engineer:

- A. The single family development on the Jacaranda Residential PUD Property is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community.
- B. That the single family development on the Jacaranda Residential PUD Property 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.
- C. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees as set forth in this Ordinance.

SECTION FOUR: That a Special Use Permit for a Planned Unit Development for the Subject Property, consisting of (i) the Jacaranda Residential PUD Property, being the 15 single family lots (Lots 1 through 15 inclusive); outlots 17, 18, 19, 20 and 21, which shall be developed by the successful bidder/developer awarded the contract to purchase said property by School District U-46 (the "Successful Bidder/Developer"); and (ii) the School Site Property which has been developed by School District U-46 with an elementary school on Lot 16 and an ancillary use on Lot 22; in accordance with the Preliminary/Final PUD Plan and the subdivision of the Subject Property into 22 lots as depicted on the Final Plat of Subdivision (the "Subdivision") is hereby granted, subject to the findings of fact and the conditions set forth in Sections One, Three and Seven of this Ordinance and the following conditions which must be

satisfied prior to the issuance of a building permit for any of the lots that comprise the Jacaranda Residential PUD Property:

1. Public Improvement Security. The Successful Bidder/Developer shall submit (i) an irrevocable standby letter of credit, in form set forth in the Bartlett Subdivision and PUD Ordinance (the "Subdivision Ordinance") except as otherwise approved by the Village Attorney and in amounts approved by the Village Engineer (the "Letter of Credit"), issued by a federally insured financial institution which meets the minimum requirement therefor under the Subdivision Ordinance, or (ii) a performance bond and a labor and material payment bond in form set forth in the Subdivision Ordinance, except as otherwise approved by the Village Attorney, issued by a surety authorized by the Illinois Department of Insurance to issue and sign sureties in Illinois, with a financial strength rating ("FSR") of at least A- from A.M. Best Company, Inc., Moody's Investor Service, Standard & Poors Corporation, or similar rating agency (the "Performance and Payment Bonds"), or (iii) a cash bond in form set forth in the Subdivision Ordinance except as otherwise approved by the Village Attorney, to ensure that the on-site and off-site public improvements for the Jacaranda Residential PUD Property will be timely completed and fully paid for by the Successful Bidder/Developer.

2. Easements. Recording of easements approved by the Village Attorney and the Village Engineer for all drainage, detention and retention facilities and public utilities with appropriate access thereto, as set forth in the Subdivision Ordinance and as may be required based upon the final engineering plans submitted by the Successful Bidder/Developer and approved by the Village Engineer in his reasonable discretion.

3. Cash Donations. Upon submittal of an application for issuance of a building permit, the Successful Bidder/Developer therefor shall pay cash donations in accordance with the Bartlett Donation Ordinance then in effect and amended from time to time, and shall pay the sum of \$140.00 per single family lot to the Municipal Building Fund.

4. Road Improvements. The Successful Bidder/Developer shall construct all on-site road improvements that have not yet been built as depicted on the Final Plat of Subdivision for the PUD in accordance with the provisions of the Subdivision Ordinance, and the final engineering plans as may be approved by the Village Engineer.

5. The Successful Bidder/Developer shall execute and deliver to the Village a Public Improvements Completion Agreement (the "PICA") in form set forth in the Subdivision Ordinance, except as modified and approved by the Village Attorney, agreeing to construct, complete and fully pay for all of the on-site and off-site public improvements in strict accordance with the yet to be submitted final engineering plans for the Jacaranda Residential PUD Property as the same may be approved by the Village Engineer, and in compliance with the Subdivision Ordinance, which PICA shall provide, among other things, that in the event any Public Improvements, including, without limitation, erosion control, site grading, all stormwater management improvements, detention basins, retention ponds (if any), storm sewers, curbs, gutters, driveway approaches, roads, sidewalks, bike paths, street lights, sanitary sewers, water mains,

hydrants, manhole covers, appurtenances and other underground improvements, and required landscaping in any right of way or on public property (collectively, the "Public Improvements"), and/or any of the existing public improvements constructed by or for School District U-46 on the Subject Property, are damaged as a result of the on-site or off-site construction activities of the Successful Bidder/Developer, or its contractors and/or any of their respective sub-contractors, that all such damage shall be promptly repaired, or caused to be repaired, to the Village's satisfaction by the Successful Bidder/Developer without cost to the Village or to the School District U-46.

6. Protection of Public Improvements. Prior to the issuance of a building permit for the Jacaranda Residential PUD Property, the Successful Bidder/Developer shall cause to have been deposited with the Village security as provided in Section Four, paragraph 1, of this Ordinance that it will not only complete and fully pay for the Public Improvements, but also that it will maintain the Public Improvements for a period of 15 to 22 months after acceptance of the Public Improvements by the Corporate Authorities. The duration of the maintenance period (between 15 and 22 months) shall be determined by the Village Engineer based on the time of year when the project commences and is scheduled to be completed. Upon completion of the Public Improvements, the Successful Bidder/Developer shall transfer title thereto to the Village by warranty Bill of Sale in the form prescribed in the Subdivision Ordinance and shall deposit a maintenance "security" in accordance with the requirements of the Subdivision Ordinance prior to the acceptance of the Public Improvements by the Corporate Authorities.

7. All existing and new utilities and communication facilities on the Subject Property, including telephone, electric and cable television which serve and/or will serve the Jacaranda Residential PUD Property, or any part hereof, shall be installed underground. The Successful Bidder/Developer shall promptly notify all utility and communication companies of the need for such underground installation and services prior to the construction of any improvements for the development and shall provide the Village with a copy of such notice.

8. No construction of any Public Improvements on or adjacent to the Subject Property, including, but not limited to, site grading, shall commence until the Successful Bidder/Developer and all contractors hired by them to construct the Public Improvements have furnished the Village with certificates of insurance evidencing that each of them has in place commercial general liability, business auto liability, worker compensation and employer's liability insurance in such amounts and coverages as required in the Subdivision Ordinance, except as otherwise approved by the Village Attorney, and naming the Village and School District U-46 as additional insureds thereon.

9. Prior to commencing construction, the Successful Bidder/Developer shall submit an Erosion Control Plan to the Village Engineer for his review and approval. During construction the Successful Bidder/Developer shall adhere to measures for the prevention of soil erosion pursuant to the Village Erosion Control Ordinance, or the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", published in 1981, as amended, and the recommended procedures of the DuPage County Soil and Water Conservation District, whichever is more restrictive.

10. The development of the Jacaranda Residential PUD Property, and the further development of the School Site Property, shall be governed by the requirements of the Subdivision Ordinance, the Bartlett Building Code (the "Building Code"), the Bartlett Zoning Ordinance (the "Zoning Ordinance"), and the other provisions of the Bartlett Municipal Code as the same are amended from time to time and in effect and of general applicability, except to the extent that any such ordinance or code is expressly and specifically modified by this Ordinance, or other ordinances specifically related to the development of the Subject Property.

11. Sidewalks. Five (5) foot sidewalks shall be provided and installed on both sides of the street throughout the development of the Jacaranda Residential PUD Property as required in the Subdivision Ordinance.

12. Parkway Trees. Parkway trees shall be provided on both sides of the streets to be constructed on the Jacaranda Residential PUD Property spaced at intervals of 40-60 feet as required in the Subdivision Ordinance and approved by the Village Arborist.

13. Construction Traffic. All construction traffic shall enter and exit the site from Gerber Road.

14. The Jacaranda Residential PUD Property shall be developed by the Successful Bidder/Developer in strict accordance with the Preliminary/Final PUD Plan, the Final Plat of Subdivision, and the final engineering plans to be submitted by the Successful Bidder/Developer as the same may be approved by the Village Engineer.

15. Satisfaction of the additional conditions set forth in Section Seven of this Ordinance.

SECTION FIVE: That the School Site Property (Lots 16 and 22) is hereby rezoned from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District (the "Rezoning"), subject to the findings of fact and the conditions set forth in Sections One, Three, Four and Seven of this Ordinance, and the Official Zoning Map of the Village shall be amended to reflect said rezoning.

SECTION SIX: An extension of time to allow construction to commence within two (2) years from the approval of the Preliminary/Final PUD Plan is

hereby granted (the "Extension"), subject to the conditions set forth in Sections Four and Seven of this Ordinance.

SECTION SEVEN: The Preliminary/Final PUD Plan and Final Plat of Subdivision approved in Section Two, the Special Use Permit granted in Section Four, the Rezoning of the School Site Property approved in Section Five, and the Extension granted in Section Six of this Ordinance, are based upon and are hereby made contingent upon the satisfaction of the following conditions:

1. The Successful Bidder/Developer of the Jacaranda Residential PUD Property shall submit Final Engineering plans to the Village for review and approval by the Village Engineer;
2. The Successful Bidder/Developer of the Jacaranda Residential PUD Property shall prepare and submit a draft of declaration of covenants, conditions and restrictions ("CCR's") for the continued maintenance and upkeep of the residential lots (Lots 1 – 15 inclusive), and for the common areas, tree preservation, and wetlands areas on Lots 17, 18, 19, 20 and 21, for review and approval by the Village Attorney, for recording along with the fully executed Final Plat of subdivision, prior to the issuance of a building permit;
3. The Successful Bidder/Developer shall cause to be created a corporation for a homeowners association, and shall submit articles of incorporation and bylaws therefor (the "HOA Documents"), which HOA shall be responsible to enforce the existing restrictive covenants with regard to the protection of any wetland and to maintain the outlots in the Jacaranda Residential PUD Property.
4. The Successful Bidder/Developer of the Jacaranda Residential PUD Property shall prepare and submit a Public Improvement Completion Agreement to the Village for review and approval by the Village Attorney;
5. Trees located on Lot 20 shall be preserved and secured in accordance with the Landscape Ordinance;
6. The Village agrees to record the Plat of Subdivision prior to receiving Final Engineering Plans, a Public Improvements Completion Agreement, CCR's and the HOA Documents for the Jacaranda Residential PUD Property to allow the U-46 School District to auction the said property to a Successful Bidder/Developer who will then be obligated to complete all of the subdivision requirements as outlined in the Subdivision Ordinance and as modified by this Ordinance, but the approval of said documents by the Village or its designated officers, and the requirement that

certain of those documents be recorded as set forth in this Ordinance shall be a condition precedent to the issuance of any building permit;

7. The Successful Bidder/Developer shall submit a soil geotechnical report prepared by a soils/geotech engineer for each of the single family lots (and if required by the Village Engineer for any outlot upon or under which construction or installation of Public Improvements will take place), to evidence that each such lot is buildable without the removal of unsuitable soil and replacement thereof with stone, or the installation of extraordinary footings, foundations, piers, or other extraordinary measures to be implemented to make any such lot buildable, and if so recommended by the soils/geotech engineer, the certification from said engineer that its recommendations have been satisfactorily completed before a building permit will issue with respect to any such lot.
6. The Village agrees to grant an extension to allow construction of the future Jacaranda Residential PUD Property to commence within two years from the passage of this Ordinance which approves the approval of the Final PUD Plan.

SECTION EIGHT: The violation of any of the above conditions shall be cause for the revocation of the Preliminary/Final PUD Plan approval and the Special Use Permit granted herein with respect to the Jacaranda Residential PUD Property.

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: February 6, 2018

APPROVED: February 6, 2018

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2018- _____ enacted on February 6, 2018 and approved on February 6, 2018, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

EXHIBIT A

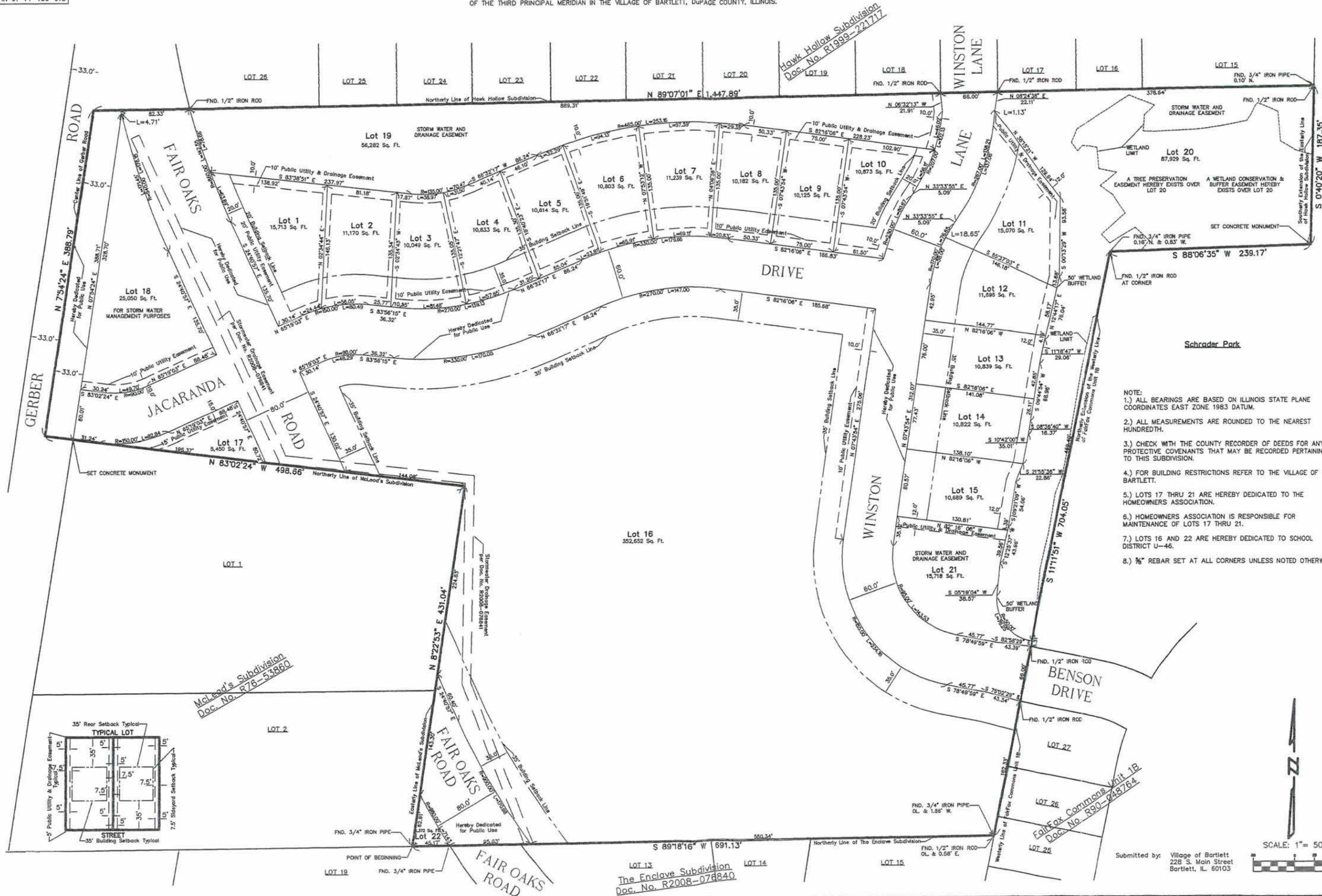
Jacaranda Subdivision

THAT PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF MCLEOD'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 14, ACCORDING TO THE PLAT RECORDED AUGUST 6, 1976 AS DOCUMENT NUMBER R76-53860; THENCE NORTH 8 DEGREES 22 MINUTES 53 SECONDS EAST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE 1983 DATUM) ALONG THE EAST LINE OF SAID MCLEOD'S SUBDIVISION, A DISTANCE OF 431.04 FEET TO THE NORTHEAST CORNER OF SAID MCLEOD'S SUBDIVISION; THENCE NORTH 83 DEGREES 02 MINUTES 24 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID MCLEOD'S SUBDIVISION, A DISTANCE OF 498.66 FEET TO THE NORTHWEST CORNER OF SAID MCLEOD'S SUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE CENTERLINE OF GERBER ROAD; THENCE NORTH 7 DEGREES, 54 MINUTES 24 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 388.79 FEET TO THE SOUTHWEST CORNER OF HAWK HOLLOW SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 14, ACCORDING TO THE PLAT RECORDED OCTOBER 20, 1999 AS DOCUMENT NUMBER R1999-221717; THENCE NORTH 89 DEGREES 07 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF SAID HAWK HOLLOW SUBDIVISION, A DISTANCE OF 1,447.89 FEET TO THE SOUTHEAST CORNER OF SAID HAWK HOLLOW SUBDIVISION; THENCE SOUTH 0 DEGREES 40 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID HAWK HOLLOW SUBDIVISION, A DISTANCE OF 187.35 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 35 SECONDS WEST, A DISTANCE OF 239.17 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF FAIRFAX COMMONS UNIT 1B, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, ACCORDING TO THE PLAT RECORDED APRIL 24, 1990 AS DOCUMENT NUMBER R90-048764; THENCE SOUTH 11 DEGREES 11 MINUTES 51 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF AND THE WESTERLY LINE OF SAID FAIRFAX COMMONS UNIT 1B, A DISTANCE OF 704.05 FEET TO THE NORTHEAST CORNER OF THE ENCLAVE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 14 AND PART OF THE NORTH HALF OF SAID SECTION 23, ACCORDING TO THE PLAT RECORDED MAY 9, 2008 AS DOCUMENT NUMBER R2008-076840; THENCE SOUTH 89 DEGREES 18 MINUTES 16 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID THE ENCLAVE, A DISTANCE OF 691.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. CONTAINING 20.228 ACRES MORE OR LESS.

AREA
20.228 ACRES
881,129 SQ. FT.
PIN 01-14-400-013

PRELIMINARY AND FINAL P.U.D. OF JACARANDA

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARTLETT, DuPAGE COUNTY, ILLINOIS.



- NOTE:
- 1.) ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE 1983 DATUM.
 - 2.) ALL MEASUREMENTS ARE ROUNDED TO THE NEAREST HUNDRETH.
 - 3.) CHECK WITH THE COUNTY RECORDER OF DEEDS FOR ANY PROTECTIVE COVENANTS THAT MAY BE RECORDED PERTAINING TO THIS SUBDIVISION.
 - 4.) FOR BUILDING RESTRICTIONS REFER TO THE VILLAGE OF BARTLETT.
 - 5.) LOTS 17 THRU 21 ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - 6.) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LOTS 17 THRU 21.
 - 7.) LOTS 16 AND 22 ARE HEREBY DEDICATED TO SCHOOL DISTRICT U-46.
 - 8.) $\frac{3}{8}$ " REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

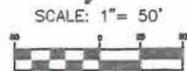


EXHIBIT B

SHEET NO. 1 OF 1

HAMPTON, LENZINI AND RENWICK, INC.
CIVIL ENGINEERS - STRUCTURAL ENGINEERS - LAND SURVEYORS
380 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
647.697.8700 WWW.HLRINC.COM
184.000000

PREPARED FOR:
School District U-46
1460 Sheldon Drive
Elgin, Ill 60120

REVISIONS:
07/27/17 Village Comments
07/27/17 Village Comments

FIELD WORK COMPLETED: 12-31-2015
PROJECT: 150381
CADD DRAWING: 150381-Survey.dwg
CADD SHEET: 150381-Plat of Survey.dwg

PLAT OF SUBDIVISION
OF PROPERTY LOCATED AT: 1681 Gerber Road
Hawk Hollow Elementary School
Bartlett, Illinois

Submitted by: Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

AREA
20.228 ACRES
881,129 SQ. FT.
PIN 01-14-400-013

FINAL PLAT OF SUBDIVISION OF JACARANDA

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARTLETT, DUPAGE COUNTY, ILLINOIS.

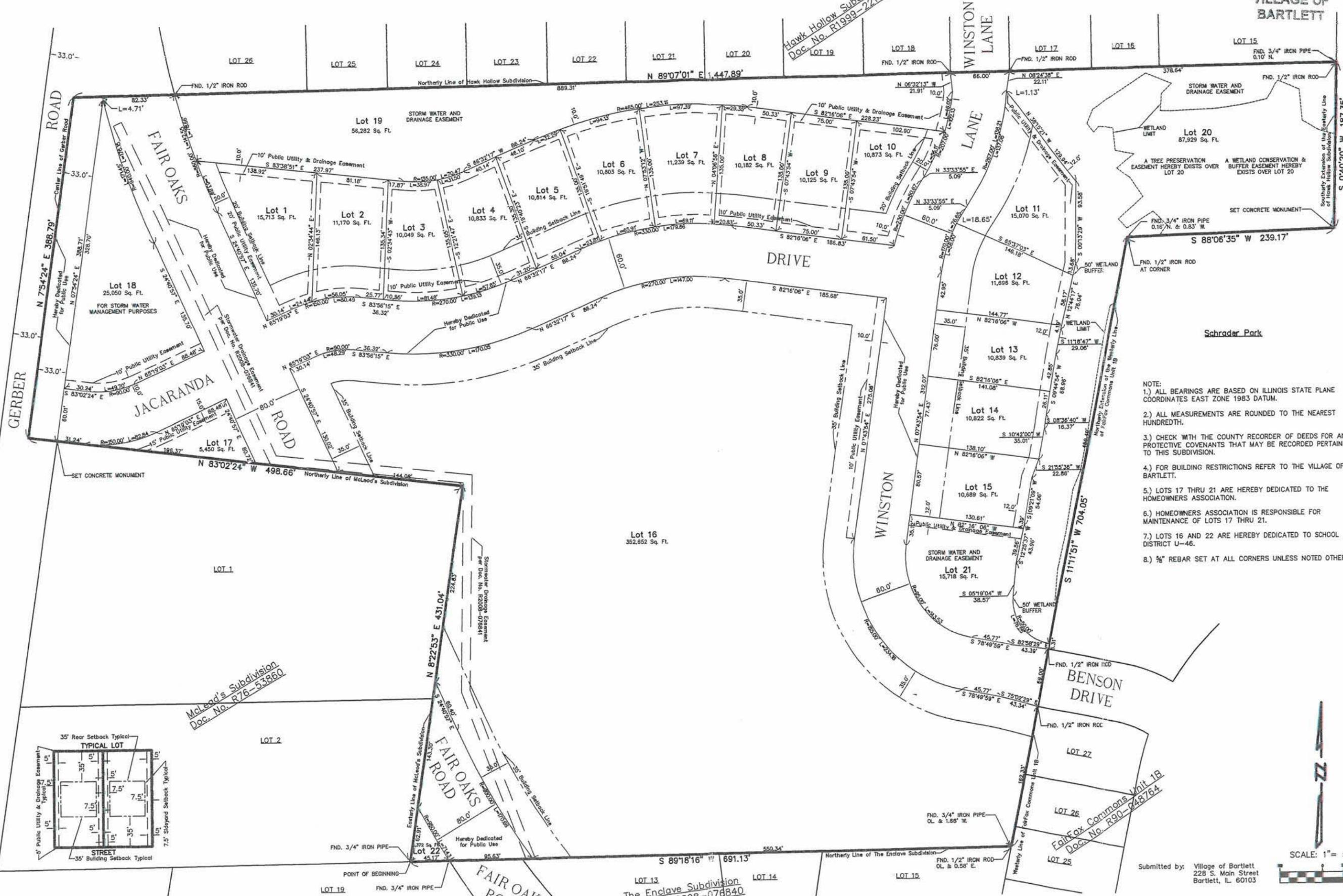
RECEIVED
COMMUNITY DEVELOPMENT

OCT 20 2017

VILLAGE OF BARTLETT

EXHIBIT C

SHEET NO.
1 OF 2



- NOTE:
- 1.) ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE 1983 DATUM.
 - 2.) ALL MEASUREMENTS ARE ROUNDED TO THE NEAREST HUNDREDTH.
 - 3.) CHECK WITH THE COUNTY RECORDER OF DEEDS FOR ANY PROTECTIVE COVENANTS THAT MAY BE RECORDED PERTAINING TO THIS SUBDIVISION.
 - 4.) FOR BUILDING RESTRICTIONS REFER TO THE VILLAGE OF BARTLETT.
 - 5.) LOTS 17 THRU 21 ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - 6.) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LOTS 17 THRU 21.
 - 7.) LOTS 16 AND 22 ARE HEREBY DEDICATED TO SCHOOL DISTRICT U-46.
 - 8.) 5/8" REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

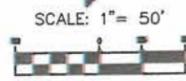
PREPARED FOR
School District U-46
1460 Sheldon Drive
Elgin, IL 60120

REVISIONS:
5/26/17 Village Comments
12/20/17 Village Comments
10/17/17 Village Comments

FIELD WORK COMPLETED: 12-31-2015
PROJECT: 150381
CADD DRAWING: 150381-Survey.dwg
CADD SHEET: 150381-Plat of Survey.dwg

PLAT OF SUBDIVISION
OF PROPERTY LOCATED AT: 1681 Gerber Road
Hawk Hollow Elementary School
Bartlett, Illinois

Submitted by: Village of Bartlett
228 S. Main Street
Bartlett, IL 60103



LOT 13
The Enclave Subdivision
Doc. No. R2008-076840

McLeod's Subdivision
Doc. No. R76-53860

Hawk Hollow Subdivision
Doc. No. R1999-221717

Fairfax Commons Unit 1B
Doc. No. R90-048764

EXHIBIT D

Jacaranda Lot Modifications Per Consent Decree and Resolution #2000-55R

- Lot 1: Lot width less than 80', corner lot side yard fronting street – 20'
- Lot 3: Lot width less than 80', Lot area – 10,003 SF
- Lot 4: Lot width less than 80', Lot area – 10,191SF
- Lot 6: Lot width less than 80'
- Lot 7: Lot width less than 80'
- Lot 8: Lot width less than 80', Lot area – 10,445 SF
- Lot 9: Lot width less than 80', Lot area – 10,125 SF
- Lot 10: Lot width less than 80', Corner lot side yard fronting street – 20',
Lot area – 10,601 SF

All Lots: 35' Rear Yard Setbacks;

All Lots: 7.5' Side Yard Setbacks (except corner lot side yards fronting street listed above);

Rights-of-Way within Subdivision - 60' wide



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

DRAFT

Case # 17-23 Jacaranda Subdivision
Preliminary/Final PUD Plan
Final Plat of Subdivision
Rezoning from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District for future Lots 16 and 22 of the proposed Jacaranda Subdivision (the Hawk Hollow Elementary School Site),
Special Use Permit for a Planned Unit Development
PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from DuPage County Economic Development and Planning

Petitioner Greg Berna (representing U-46) 2359 Lake Avenue, Crystal Lake, IL was sworn in by J. Lemberg.

R. Grill stated the subject property was **annexed** to the Village in 1986. In 1998 - A application for the Jacaranda Estates Subdivision consisting of 49 single family lots and the rezoning of the subject property from ER-1 to SR-3 (8,100 sq. ft. lots) was filed with the Village. This application was **denied** by the Village Board primarily because the 8,100 sq. ft. lot was not consistent with the trend and character of the area, perhaps looking for larger lots.

In 2000, the Property owner sued the Village. On May 16, 2000 the Village entered into a Consent Decree to settle the lawsuit filed by the Owner against the Village. Also in May 2000 the property was rezoned from ER-1 to the SR-2 District, a Preliminary Plat of Subdivision was approved for 43 single family lots.

In 2001 School District U-46 purchased the Subject Property from the property owner and petitioned the Village for Site Plan approval for a proposed Elementary School. The Site Plan included the construction of Jacaranda Drive. This site plan was approved on July 5, 2001.

In October, 2001, School District U-46 filed a Final Plat of Subdivision for the Jacaranda Subdivision (15 single family lots) and a Special Use Permit for wetlands on the Subject Property which was approved by Ordinance #2001-126 (*An Ordinance Approving the Final Plat and Special Use for Wetlands for the Jacaranda Subdivision*).

In 2002, U-46 constructed the Hawk Hollow Elementary School and conducted a public auction to sell off the balance of the property to a residential builder to construct the 15 lot subdivision. Also in 2002, DuPage County Department of Environmental Concerns (DEC) requested a Conservation Easement to be recorded on the Subject Property for the future protection and maintenance of the wetland and wetland buffer area.

In 2003, there was successful bidder from the public auction but said bidder decided not to move forward on the project. As a result, an Intergovernmental Agreement Regarding Certain Drainage and Wetland Maintenance and Conservation Obligations for the Jacaranda Subdivision was approved between the Village and U-46.



**Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017**

In August, 2009, the DEC signed off on the Wetland Enhancement Summary for the Gerber Road/Hawk Hollow Elementary School.

As of 2017, a Preliminary Subdivision was approved as well as a Final Subdivision, but they were never recorded and construction never commenced. In accordance with The Bartlett Subdivision and PUD Ordinance they had one year to start construction. No extensions were requested or granted therefore, all plans became null and void.

Today, the Petitioner is requesting A Preliminary/Final PUD Plan and a Final Plat of Subdivision for 15 single family lots. This also includes the Hawk Hollow Elementary School site and a small remnant parcel located at the southwest corner of the subject property (future Lot 22). The School District is requesting to rezone the school lot and lot 22 to a P-1 (Public Lands) Zoning District. A Special Use Permit for a Planned Unit Development (PUD) is also being requested to allow for modifications from the SR-2 bulk requirements that were previously granted in the Consent Decree and are outlined in the staff report for several of the lots.

No changes are being proposed to the Hawk Hollow Elementary School site or the access off of Gerber Road (the existing Jacaranda Drive). As shown on the subdivision plat, Winston Lane in the existing Hawk Hollow Subdivision to the north will be extended southward through this subdivision and would connect to the existing Benson Drive to the southeast in the existing Fairfax Commons Subdivision.

The 80' wide future Fair Oaks Road right-of-way would be dedicated with the recording of this Plat of Subdivision and follows the Village's Future Land Use Plan and Thoroughfare Plan road alignment. The Village, however would not construct this roadway until the entire ROW has been obtained and when funds become available.

Stormwater and detention would be located on Lots 18, 19 and 21 which would be owned and maintained by the Homeowner's Association (HOA) with Lot 20 consisting of an existing wetland, a 50' wetland buffer and a Tree Preservation Easement. No lots will encroach within the wetland or wetland buffer and existing trees located along the north property line of Lot 20 would be preserved. In addition, the builder and HOA will be required to comply with all of the DuPage County requirements pertaining to the wetland.

This Final Subdivision Plat is consistent with the approved plat from 2001, however the original plat was never recorded and never constructed. In accordance with the Village's Zoning Ordinance, once a Final Plat/PUD Plan is approved, construction must commence within one year from the approval date. The Petitioner is requesting an Extension to allow two years rather than the one year time frame for construction to commence since the School District must follow certain state mandated guidelines, which includes conducting a public auction for the sale of the subject property. The extension is not part of this commission's purview. The Village Board will need to hear the request for the extension.

Once the School District sells the property to the successful bidder, engineering plans will be completed and then submitted to the Village for review. Other documents required by the Village (i.e. Public Improvement Completion Agreement, Sureties, Covenants, etc.) will also need to be submitted for review prior to construction commencing.



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

Staff recommends approval of the Petitioner's requests subject to the conditions and Findings of Fact outlined in your report. The Petitioner is present if there are any questions or comments.

J. Lemberg stated the packet shows an approved site plan from 2001 and Exhibit B, a Final Plat of subdivision that shows part of the road north of Jacaranda Drive as Gerber. **J. Lemberg** asked if this will be officially changed to Fair Oaks. **R. Grill** stated the original Plat was never recorded and could have been just an error, on the new Plat, it will show it as Fair Oaks Road.

J. Lemberg asked if anyone on the Commission had any questions or comments.

M. Hopkins stated per the report, it states this Plat is in substantial conformance to what was presented previously. **M. Hopkins** asked **R. Grill** to describe the variances. **M. Hopkins** asked how is this different than what was presented before. **R. Grill** stated this provides more details on this Plat. Staff worked very closely with the School District to ensure the requirements of **today** were met. DuPage County requirements of the wetlands and the labels that are placed on the wetland lot are different than they were in 2001. The wetland 50 ft. buffer has also been labeled and the wetland has been outlined. The dimensions are as identical as possible to the original dimensions provided to us sixteen years ago. No rights-of-way changes; they are all identical. Lot 22 may be a new number. This has all been clarified in detail on the new Plat.

A. Hopkins questioned why connect Fair Oaks Road to Gerber Road. **R. Grill** stated back in 1990 when the subdivision to the east, Fairfax Commons was built, Fair Oaks Road, was located south of Army Trail in Carol Stream. This future roadway extension aligned with Fair Oaks Road and was recorded with this subdivision. They set aside a right-of-way that starts out 80' wide and then narrows on the recorded plat. This subdivision complied with the Thoroughfare Plan and began this collector that would travel north over the tracks to the Silvercrest Subdivision. **A. Hopkins** asked if this is something that will get done or could it be changed. **R. Grill** stated this would depend on whether the funding is available. The Village cannot construct this roadway until the entire ROW has been obtained. Several factors are involved. **A. Hopkins** stated looking at this it looks as a cut through with a strange intersection at Gerber and Fair Oaks when they connect.

J. Lemberg asked if anyone had any questions for staff.

T. Ridenour wanted to clarify that the Homeowners Association will maintain ownership and maintenance of lots 19, 20 and 21. **R. Grill** stated they will maintain lots 18, 19, 20 and 21. The School District will maintain lot 22.

G. Berna, Petitioner, was sworn in by **J. Lemberg**. **G. Berna** had nothing to add to the report.

J. Lemberg asked if anyone from the Board have any questions for the Petitioner. No one came forward.

The **Public Hearing** portion of the meeting was then opened to the Public.

Steve Hendrickson, of 1623 Fairfax Lane, had concerns regarding the traffic flow for drop off and pick up at Hawk Hollow School. The traffic on Jacaranda is backed up almost to Gerber. The plan for extending Fair Oaks is a nightmare with the playground being right there. **S. Hendrickson** also had concerns about the wetland portion by Penny Lane. Will this be rezoned? **R. Grill** stated the wetland buffer is required by DuPage County, which will be officially recorded if this is approved.



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

S. Hendrickson stated there is a sign at the end of Benson saying this is a wetland, no dumping etc. There is a cut through that is used daily, mulch and things are put there because of the constant traffic. One of the concerns is how will this be extended if it's a wetland. **R Grill** stated there is an existing larger pond area on Penny Lane that is not on this property. The wetland area that **S. Hendrickson** is concerned about is already existing and is a park. Schrader Park is the park land. **R Grill** stated with this development there will be a sidewalk connection to the street giving easier access. **S. Hendrickson** stated the traffic pattern out of the school is a nightmare with traffic backing up to Gerber. If they extend Winston through to Penny there will be three different routes getting into the school. Parents don't always treat each other nicely during pick-ups and drop offs. The school lot doesn't have enough parking for the parents and adding homes, traffic is a big concern. **S. Hendrickson** stated his last concern was if a developer has to provide a playground. At the moment they are trying to raise money to upgrade Hawk Hollow playground and it would be nice if the developer could kick in some money for this project. **R Grill** stated the Park District will look at this subdivision and they may request this, however, this is a separate district and taxing body. **R Grill** asked **G. Berna** if the School District talked to the Park District. Also, if **G. Berna** could address the traffic issues at the school for **S. Hendrickson**. **G. Berna** stated there will be a new drive that should give better flow through the lot once the design is complete that will help with the day to day traffic. **S. Hendrickson** stated the traffic will be able to get in two different ways which will cause a huge bottle neck unless this made a one way or no turns at certain times of days. If the extension of Fair Oaks goes in that will make things worse and that is a concern. **G. Berna** stated he cannot comment on the Fair Oaks extension because it something that will be done in the future. However, there should be better flow because it's a dead end road. **S. Hendrickson** asked if a second entrance is proposed for the lot at Hawk Hollow. **G. Berna** stated yes, the current drive will be relocated. **S. Hendrickson** asked if he should take his questions to the School District. **G. Berna** stated no, this will be part of the requirement with the sale of the lot. Once the School District gets approvals then the lot will be auctioned off. **S. Hendrickson** thanked everyone for their time.

J. Lemberg asked if anyone else from the audience had any questions or comments. No one came forward.

The **Public Hearing** portion of the meeting was closed.

J. Lemberg asked if anyone on the Commission had any questions or comments for Staff or the Petitioner. No one came forward.

J. Lemberg then asked for a motion to approve the Petitioner's requests for a Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning from the SR-2 PUD Zoning District to the Public Lands Zoning District for future Lots 16 and 22 and a Special Use Permit for a Planned Unit Development, the conditions and Findings of Fact.

Motioned by: T. Connor

Seconded by: J. Miaso

Roll Call

Ayes: T. Ridenour, T. Connor, J. Allen, J. Miaso, J. Kallas, M. Hopkins and A. Hopkins

Nays: None

The motion carried.



Tony Sanders, Chief Executive Officer

School District U-46

Christopher Allen, Director
Plant Operations Office
1460 Sheldon Drive, Elgin, IL 60120-8131
Tel: 847.888.5000, x5060
Fax: 847.888.7177

U-46.org

October 18, 2017

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

RECEIVED
COMMUNITY DEVELOPMENT

OCT 20 2017

VILLAGE OF
BARTLETT

Project – *Final Plat of Subdivision of Jacaranda*

Dear President and Board of Trustees:

The existing Plat is to be subdivided into the school lot and a subdivision of residential lots and improvements. The subdivision name is Jacaranda located around the existing Hawk Hollow Elementary School, 235 Jacaranda Drive.

Requesting from Village of Bartlett:

- Preliminary / Final P.U.D. SR-2 for Subdivision of Jacaranda.
- Final Plat of Subdivision of Jacaranda
- Special Use Permit P.U.D. SR-2
- Rezoning of existing School Site to P-1 Public Land.
- Extension of the allowable construction to commence within two years from approval of Final Development Plan.

School District U-46 is requesting zoning approval for the land owned by the School District around Hawk Hollow Elementary School. The parcel will be subdivided as planned when the school was first built. The reason for the Final Subdivision and zoning change to P-1 for the school site is this property was never recorded at the time the elementary school was built. The overall plan was to build the current school and sell off the other portion of land for development of residential lots.

The Village Staff and the School District have worked together to pull all requirements and documentations together to assure that this development will meet all approvals. The zoning issues upon completion will record this Subdivision for future development and designate the school site with the correct zoning classification P-1 Public Land Use. The extension of time is to allow the School District time to execute an auction of the land to developers for the Subdivision.

The school district looks forward to approval of the zoning request.

Sincerely,


Jeff King
Chief Operations Officer



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 17-23
RECEIVED
COMMUNITY DEVELOPMENT
OCT 20 2017
VILLAGE OF
BARTLETT

PROJECT NAME Final Plat of Subdivision of Jacaranda

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jeff King, School District U-46

Street Address: 355 East Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Email Address: jeffking@U-46.org

Phone Number: 847-888-5000

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: School District U-46

Street Address: 355 E Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Phone Number: 847-888-5000

OWNER'S SIGNATURE: 

Date: 10/13/17

(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) Extension of construction start to two years from one year
- Text Amendment
 - Rezoning from **SR-2 PUD** to **P1**
 - Special Use for: **PUD Permit**
 - Variation: _____

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 1681 Gerber Rd. Hawk Hallow School

Property Index Number ("Tax PIN"/"Parcel ID"): 01-14-400-013

Zoning: Existing: SR-2 PUD
(Refer to Official Zoning Map)

Land Use: Existing: Residential

Proposed: P-1

Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional

(Refer to Future Land Use Map)

Acreage: 20,228 Acres

For PUD's and Subdivisions:

No. of Lots/Units: 22

Minimum Lot: Area 10,049 sq. ft Width 80 ft. Depth 135 ft.

Average Lot: Area 10,800 sq. ft Width 80 ft. Depth 135 ft.

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

Attorney Franczek Radelet P.C. / Respicio F. Vazques 312-986-0300
300 S. Wacker Drive Suite 3400
Chicago, IL 60606

Engineer Hampton, Lenzini and Renwick, Inc. / Jeff Meindl 847 697-6700
380 Shepard Drive
Elgin IL, 60123

Other

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

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

YES - Provide single family residences and Hawk Hollow Elementary School.

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.

YES - Street easements align with other existing subdivision streets for improved fire department access and traffic flow. Also improve pedestrian access to school.

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.

YES - PUD has been designed with Village Staff to conform to all Village regulations and conditions.

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

YES - Preliminary & Final Drawings have been reviewed by all Village Departments.

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.

YES - Residential SR-2 & School Use P1 are permitted uses within this zoning District.

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

YES - Wetlands have been maintained to meet all County requirements and designed to operate in a safely and not endangering the public health and welfare.

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

YES - The subdivision will improve existing graded open land to be used and developed to be consistent with adjacent subdivisions.

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

NA

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

YES - The plans have been reviewed and approved by Village Engineering Departments.

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.

YES - Continue and connect existing streets for improved egress and traffic flow through the site and two adjacent subdivisions.

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.

YES - The subdivision provides all required buffers for wetlands within the development and surrounding properties.

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

YES - The site is currently maintained and many improvements have been completed to date. Approval of PUD will allow owner to pursue developer interest in the remaining site for final development and improvement.

FINDINGS OF FACT FOR SPECIAL USES

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

YES - The special use PUD is in keeping with the zoning district. The existing school contributes to the general welfare of the neighborhood.

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.

YES - The special use PUD is matching surrounding property developments. Existing school is improving general welfare and morals of persons residing in the vicinity.

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

YES - The special use PUD will conform to regulations and conditions reviewed and approved by Village Staff, Engineering Department and County.

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: Jeff King School District U-46

DATE: 10/13/17

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**: Greg Berna - U-46 Plant Operations

ADDRESS: 1460 Sheldon Drive
Elgin, IL 60120

PHONE NUMBER: 847 888-5060

EMAIL: gregberna@u-46.org

SIGNATURE: _____

DATE: _____



Copy to
Hanan, Greg &
Joe Creadon,
Jim

RECEIVED
AUG 25 2009
PLANT OPERATIONS DU PAGE COUNTY
ECONOMIC DEVELOPMENT & PLANNING
Robert J. Schillerstrom, County Board Chairman

ECONOMIC DEVELOPMENT ♦ WORKFORCE DEVELOPMENT ♦ BUILDING & ZONING ♦ STORMWATER PERMITTING
WETLANDS PROTECTION ♦ TRANSPORTATION PLANNING ♦ TRAILING ♦ LAND USE ♦ TRAILS

421 N. County Farm Road
Wheaton, IL 60187

(630) 407-6700 Phone
(630) 407-6702 Fax
www.dupageco.org/edp

August 10, 2009

Mr. Brian Goralski
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103



AUG 19 2009
CFO/COO

Re: Wetland Enhancement Summary for Gerber Road Elementary School
Stormwater Permit 02-03-3639 / T05225

Dear Mr. Goralski:

The wetland enhancement for the above referenced location has successfully met the requirements set forth in the DuPage County Stormwater permit #02-03-3639 / T05225. The original permit required native plantings in the wetland buffer zone to compensate for impacts from the development of an elementary school. No further monitoring obligations are required by the developer under the terms and conditions of the permit. Please note that long-term maintenance of the wetland is the responsibility of the owner. Please transfer all applicable maintenance documents to the property owner.

Please note that the County has no objection to the 100% release of any bonds for the above referenced wetland enhancement project. The developer is also accountable for attaining the necessary sign offs from any applicable federal, state or local agencies that may be involved with this project.

If you have any further questions regarding this notice, please to contact me at (630) 407-6680.

RECEIVED
COMMUNITY DEVELOPMENT

Respectfully,

Mary Beth Falsey
Wetland Specialist

MAY 02 2009

VILLAGE OF
BARTLETT

Cc: Jeff King, SCHOOL DISTRICT U-46, 355 E. Chicago St., Elgin, IL 60120
Michael Shamsie, P.E., Landmark Eng. Group, Inc., 2295 Valley Creek Dr., Elgin, IL 60123
Karen Laskowski, DEC
Jennifer Boyer, DEC

COMMUNITY DEVELOPMENT MEMORANDUM

18-007

DATE: January 26, 2018

TO: Paula Schumacher, Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **(#17-25) Lot 7 Alperin's First Addition to the Village of Bartlett Subdivision**

PETITIONER

Jim Kampert, Kathleen Knodell and Linda Ferguson

SUBJECT SITE

West side of IL Route 59, approximately 0.4 miles north of W. Bartlett Road (Lot 7 of the Alperin's First Addition to the Village of Bartlett Subdivision)

REQUESTS

Variations:

- a) a 10 foot reduction from the required 25 foot side yard along the north property line,
- b) a 10 foot reduction from the required 25 foot side yard along the south property line,
- c) a 2,325 square foot reduction from the required 40,000 square foot required lot size, and
- d) a 42 foot reduction from the required 140 foot lot width

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Estate Residential	ER-2
North	Single Family	Estate Residential	ER-2
South	Single Family	Estate Residential	ER-2
East	Vacant/Golf Course	Open Space/Recreation	ER-2
West	Vacant	Open Space/Recreation	ER-2

DISCUSSION

1. This lot was part of the original Bartlett boundaries of 1891 and according to the 1941 Zoning Map was zoned F-Farming. The subject property is located in the Alperin's First Addition to the Village of Bartlett Subdivision that was platted in 1950. The 1962 zoning map showed this area as zoned R-1 Single Family Residence District.

2. As a result of the comprehensive rezoning of the Village in 1978, the property was rezoned to the ER-2 Estate Residence Zoning District which established 25' side yard setbacks, a 40,000 square foot minimum lot size requirement and 140' minimum lot width.
3. The 1978 comprehensive rezoning made the subject property lot width and lot size non-conforming. From measuring off the GIS (geographic information system) and aerials most of the 11 lots do not meet the lot size and lot width requirements of the ER-2 District. Therefore, the Petitioners are requesting the following **Variations** to bring Lot 7 into conformance:
 - a) a 2,325 square foot reduction from the required 40,000 square foot required lot size, and
 - b) a 42 foot reduction from the required 140 foot lot width
4. Section 10-10-3-A of the Zoning Ordinance states "Site and Structure Provisions: The use of any nonconforming lot for a conforming use permitted in the zoning district in which the lot is located is subject to the site and structure bulk regulations and other requirements of that zoning district except those specific requirements that directly resulted in the lot's nonconforming status."
5. Alperin's First Addition to the Village of Bartlett Subdivision is an 11 lot subdivision in which 8 of the lots currently have single family homes built on. The lots range in size from 32,000 square feet to 74,000 square feet with widths from 95' to 205'. There are no plats of survey for the other lots but most of the lots do not appear to meet the required 25 foot setback. There are 7 separate owners of the 11 lots. The owners/successors of Lot 7 also own the lot to the north (lot 6).
6. The Petitioners are also requesting the following **Variations** for a proposed home 59' wide to be constructed:
 - a) a 10 foot reduction from the required 25 foot side yard along the north property line, and
 - b) a 10 foot reduction from the required 25 foot side yard along the south property line,
7. If the variations are approved, a building permit could be issued to build a single family home.
8. The Petitioner has contacted IDOT to ensure a permit for a new driveway will be issued.

RECOMMENDATION

1. The **Zoning Board of Appeals** reviewed the Petitioner's variation requests, conducted the public hearing and recommended **approval** at their January 4, 2018 meeting based upon the following Findings of Fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals and background information are attached for your review and consideration.

alz/attachments

x:\comdev\mem2018\007_Lot 7 Alperin's Subdivision_variations_vbc.docx



Village of Bartlett
Zoning Board of Appeals Minutes
January 4, 2017

Case (# 17-25) Lot 7 Alperin's First Addition to the Village of Bartlett Subdivision

Variations:

- a) 10 foot reduction from the required 25 foot side yard along the north property line,
- b) 10 foot reduction from the required 25 foot side yard along the south property line,
- c) 2,325 square foot reduction from the required 40,000 square foot required lot size;
- d) 42 foot reduction from the required 140 foot lot width

PUBLIC HEARING

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

Petitioners **J. Kampert**, 8N650 IL Rt. 59 and **L. Ferguson**, 6N801 Willow Brook Drive, St. Charles were both sworn in by **M. Werden**.

J. Kampert stated his family have owned the properties since 1952, building on one lot and leaving Lot 7 empty. Both parents have since passed away leaving the properties to **J. Kampert** and his siblings. **J. Kampert** came and spoke with **J. Plonczynski** and **A. Zubko** regarding zoning of the Lot 7, and what can be done with it. They discussed rezoning of the property to ER-3 20,000 sq. ft. which is more conforming to Lot 7. Most other lots are zoned ER-2, with lot sizes of 40,000 sq. ft. **J. Kampert** stated the issue is that the lot is 95 to 98 feet at the building width and the variation of side setback of 25 feet on each side. Before they went in for a variation, they put the lot up for sale with a real estate broker. There has been some interest in the lot with a proposed footprint of 59 feet wide which leaves about 18 feet on each side. **J. Kampert** stated he discussed with **A. Zubko** about cleaning up the setbacks or make it more conforming to what is out there. This is somewhat of a hardship being the lot is restricted to a 45 ft. footprint on a country lot. Also, the zoning was changed in 1978. Many of the homes are closer than 25 ft. off of the lot lines. **J. Kampert** stated his home is only 19.8 ft. off of the lot line from his neighbors. The neighbors north of him are about 20 ft. off of the lot line. This wouldn't alter anything out there and would not alter the view of the surrounding properties. **J. Kampert** stated his neighbors just south of his property, are present at this meeting. None of the properties in that area are conforming to ER-2. **J. Kampert** stated this would be the right thing to do to make the change and would not alter the landscape view. This is case they are trying to make and they do have an interested party in the lot. **J. Kampert** has seen some of the plans the potential buyers have. The home is about 2000 sq. ft., similar to the homes that are currently there.

M. Werden stated this is a very unique area. He has been on the Zoning Board since 1979 and this has always been a zoning nightmare. Originally this was Cook County rural zoning and that the width of the lots didn't conform to any zoning within the Village. It needed its own little island of zoning. This is very similar to the front yard setbacks on Stearns Road and Sycamore. There wasn't room for four lanes on Stearns Road because the setbacks are so close to the road. **M. Werden** stated he thinks it's remarkable what they want to do with the lot being with what they have to work with.

M. Werden asked if any of the Commissioners had any questions for Staff. **G. Koziol** asked Staff if any of the other homes out there if they were going to do any building they would come to the Village



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for review and a grandfather type issue. **A. Zubko** stated yes if anyone wanted to do any additions or alterations they would have to come to us for a variance to make it conforming. **G. Koziol** stated with this lots setback and the setback on the adjacent lots, this isn't any different than the issues with other lots in the area. Being the lots are so narrow, a house fills the majority of the width of the lot. **A. Zubko** stated 8 of the 11 lots have homes on them. She has only found 4 lot drawings and only one of the lots (the largest) meets the setback requirements. There was a variation granted on lot 4, for 7 ft. on the north side yard setback that was done in 1985. Most of the homes are 10 to 20 ft. off of the property line which is what they are looking to do as well. **G. Koziol** stated he agreed with **M. Werden** that this is a very unique situation, and he has never seen anything like it in his 15 years on the ZBA. **M. Werden** stated in order for anything to fit without a variance on this lot, it would need to be like a Chicago row house. **G. Koziol** and **J. Banno** both agreed that this is a reasonable request on the part of the owner. **J. Banno** stated he lives across the street and he didn't know that this was even a part of Bartlett. **J. Kampert** stated his father didn't either. **J. Banno** asked if this was on Bartlett water and sewer. **A. Zubko** stated no all the properties on the west side are on well & septic. There is water in front of lot 7 and the property to the south. The new lot will hook up to water but not sewer. Sewer is only on the east side of Rt. 59, but this lot will be the first lot to hook up to Bartlett water.

M. Werden opened the meeting to the Public.

Santos Urso, 8N620 IL. Rt. 59. **S. Urso** owns 4 lots, and asked if the ZBA is willing to back off on the width of the lots. He can only build one more house on his 4 acres. Will the ZBA be changing the 140 ft. lot widths to 100 ft. as they are now for tax purposes? **M. Werden** stated the ZBA looks at each case individually. This is a unique area, staff is very open to looking at different options, since it doesn't fit into any zoning criteria within the Village. Considering the depth of the lots they are extremely narrow. **S. Urso** stated his lot is 400 ft. x 400 ft., and **J. Kampert** is asking him to give up some of his free area, by allowing 10 ft. taken off of his lot line. At the moment there is 150 ft. between properties this will reduce it to 45 ft. **M. Werden** stated **S. Urso** can object to this if he chooses which is the purpose of this meeting. The ZBA does not make the final decision, just recommendations. **S. Urso** stated this would not be necessary if they would just build a smaller home. The house could be a 100 ft. deep and 50 ft. wide with a three car garage. **M. Werden** stated it may look odd but it's a possibility. **S. Urso** stated there are 4,000 sq. ft. homes that are built on a 60 ft. lot, but they are deep. This is the type of home that needs to go there and they wouldn't need approval. **M. Werden** stated whichever way the ZBA votes on this case, it will still need to be approved by the Village Board. **S. Urso** will have another opportunity to voice his opinion at the Village Board. **B. Bucaro** stated the ZBA doesn't have the authority to change anything on **S. Urso** properties without going to the Plan Commission and the Village Board. **A. Zubko** stated **S. Urso** has four separate lots and they would just be considered non-conforming on their own if they had four different owners. **M. Werden** stated the Village would not arbitrarily change a lot. Someone would need to propose an alteration, and request a change through the ZBA. **G. Koziol** stated the lots will stay the same, what is up for discussion is the footprint, placement of the house on the lot and how close the proposed structure is to the lot line. **G. Koziol** addressed **S. Urso** by stating there will be 30 ft. between structures. **S. Urso** would not be losing any of his property or trees. The new property owners may or may not need to take down trees to fit the home where they want it built. **S. Urso** stated they are asking for 10 ft. on each side and he is taking away from 140 ft. that he never had, unless he keeps the properties contiguous. **J. Kampert** stated it's an empty lot that is already subdivided. Everyone has a right to build on this, and the **Urso's** have enjoyed the open space having this lot vacant, as did his parents. **M. Werden** asked **S. Urso** how long has he lived in Bartlett? **S. Urso** replied 50 years and his house is on lot 9 and he has two garages that spread across two other lots. A three car garage and another 2



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car with a rec room above it. One garage may be between lots 8 & 9. **B. Bucaro** asked if someone wanted to buy lots 8 & 9 (tearing down the structure already built on them) they would need the approval from the Village to build a home in the middle of both lots. **A. Zubko** stated yes it would become one zoning lot. **S. Urso** asked if there are any other properties that are less than two lots. **A. Zubko** stated yes, there are eleven lots and seven owners and **S. Urso** owns four of them. **A. Zubko** stated lots 1 and 2 are the largest lots, being 200 ft. wide, all others are 100 ft. wide and separately owned.

G. Koziol made a motion to pass along a positive recommendation to the Village Board to approve Case #17-25, Lot 7, of the Alperin's Subdivision.

M. Werden closed the Public Hearing portion of the meeting.

Motioned by: **G. Koziol**

Seconded by: **J. Rasmussen**

Roll Call

Ayes: **M. Werden, G. Koziol, B. Bucaro, J. Banno and J. Rasmussen**

Nayes: **None**

The motion carried.

M. Werden advised to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.

Old Business/ New Business

None

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

Motioned by: **B. Bucaro**

Seconded by: **G. Koziol**

All in favor.

Motion Carried

The meeting was adjourned at 7:25 P.M.

November 30, 2017

James Kampert
Kathleen Knodell, Linda Ferguson
8n650 Il Rte 59
Elgin, Il 60120

Subject : Lot 7 Alperin's Variation request

Dear President and Bartlett Board of Trustees,

With this letter and application it is my task to request a variation of the side setbacks called for in the current zoning (ER-2) of (vacant) Lot 7 in Alperin's first addition to the Village of Bartlett. My sisters and I are the owners of Lot 7 as well as the family residence to the north on Lot 6, through inheritance as of my mother's passing 11/10/16. Alperin's is an 11 lot subdivision incorporated in 1950 located on the west side of Rte 59 just north of West Bartlett Road. Lot 7 has been listed for sale since September , 2017.

Several weeks ago we procured a prospective buyer for Lot 7 who has proposed a home plan 59' wide. This could not be built without either a Bartlett zoning revision or more simply a variation to ER-2 side setback requirements. The current Lot 7 setbacks rules in its ER-2 zoning require a minimum of 25' on each side of any proposed new single family home. Lot 7 has a width of approximately 95' in the logical building area, given that the 100' frontage on Rte59 is at an angle and the lot width narrows towards the rear. At 95' width the current setback rule leaves only a 45' width allowable for any proposed single family home with attached garage (25+45+25 =95) . The aggregate side setbacks actually represent greater than 50% of the total width of Lot 7 in its current zoning.

As owners, we respectfully propose that Bartlett offer relief of this rule by considering allowing variation of side setbacks on Lot 7 to be reduced to a minimum of 15' on either side and in the aggregate a minimum of 34' of setback, both sides. This would allow some play in the exact location of a building foundation. A minimum of 34' aggregate setback would still represent 36% (34 / 95) of the lot effective width. As you will note visiting the site, such a variation should not affect conformity to adjacent homes.

My family and I are pleased to work with the Village of Bartlett and I thank you very much for your close review of the points described in this letter. If you have any questions or require further documentation please feel free to call me at 630-624-0901 or email me at jkamp425@gmail.com. If a field visit to the subject Lot 7 is necessary, you may pull in to the driveway to the north and walk the lot.

Best regards

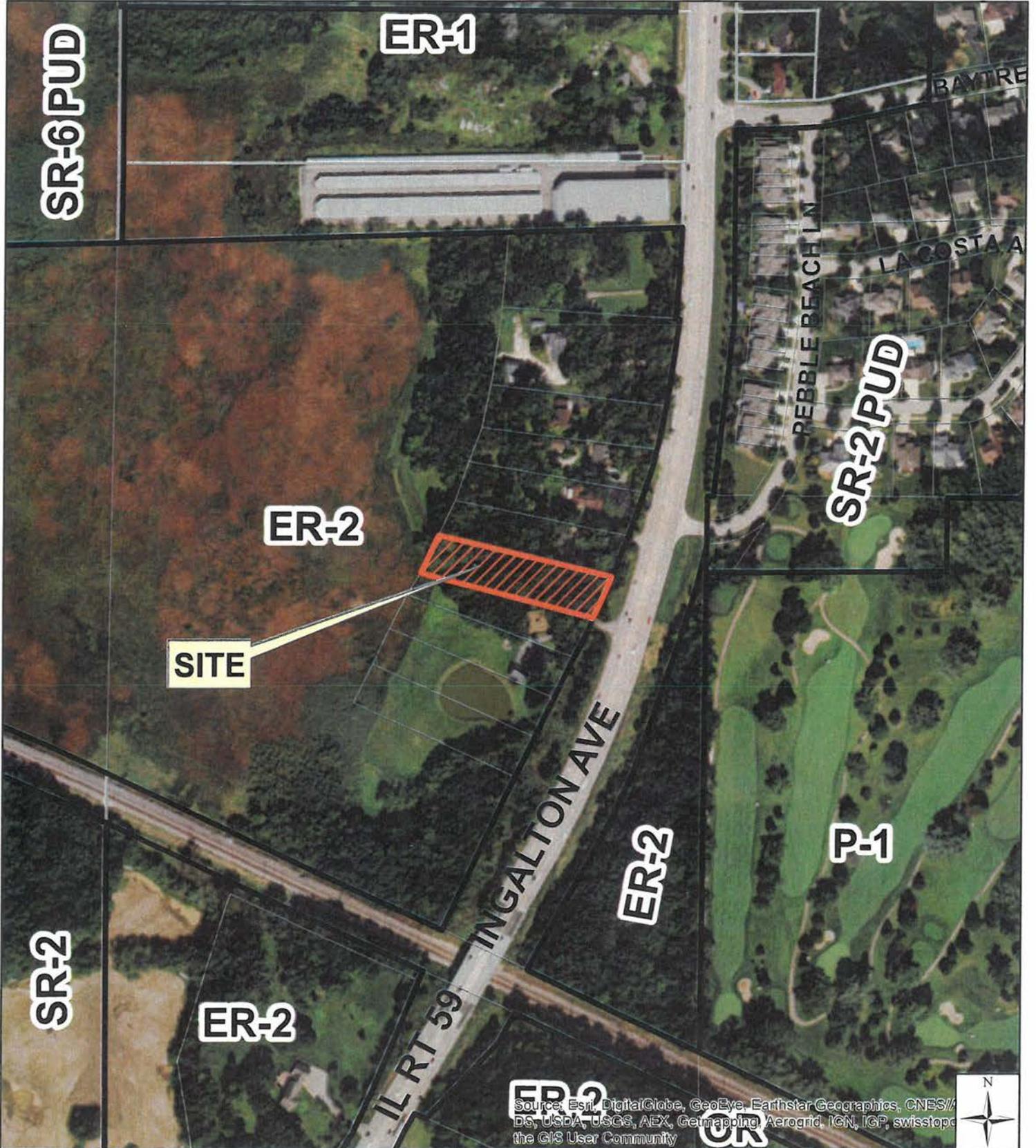
Jim Kampert

ZONING/LOCATION MAP

Lot 7 Alperin's Subdivision

Case #17-25 - Rezoning

PIN: 06-33-201-009



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, the GIS User Community





VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
 Case # 2017-25
 RECEIVED
 COMMUNITY DEVELOPMENT
 NOV 20 2017
 VILLAGE OF
 BARTLETT

PROJECT NAME: LOT 7 ALPERIN'S; ER-2 to ER-3

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: JIM KAMPERT } ELGIN P.O.
 Street Address: 8N650 IL RTE 59 } MAILING ADDRESS
 City, State: ELGIN, (technically Bartlett) IL Zip Code: 60120
 Email Address: jkamp25@gmail.com Phone Number: 630-624-0901
 Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: JAMES KAMPERT, KATHLEEN KNODELL, LINDA FERGUSON: SIBLINGS
 Street Address: SAME AS ABOVE
 City, State: _____ Zip Code: SAME
 Phone Number: _____

<i>Kathleen Knodell</i>	dotloop verified 11/16/17 9:40PM EST 20Y3-QJNP-UCZF-HZ1M
<i>Linda Ferguson</i>	dotloop verified 11/16/17 9:42PM EST 88EO-MNLF-KIZW-MMZ2

OWNER'S SIGNATURE: James J Kampert Date: 11/16/17
 (OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: (NOT FORMALLY ASSIGNED) 8N636 IL RTE 59 / ALPERIN'S FIRST ADDN TO BARTLETT, LOT 7
 Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-201-009 HANOVER TWP.
 Zoning: Existing: See Dropdown ER-2 Land Use: Existing: See Dropdown RES
 (Refer to Official Zoning Map) Proposed: See Dropdown ER-2 Proposed: See Dropdown RES
 Comprehensive Plan Designation for this Property: See Dropdown
 Acreage: 0.86 ACRE (Refer to Future Land Use Map) Number of Lots/Units: 1 LOT

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

Attorney: RAY DALTON, South Elgin, ^{ray@}raydaltonlaw.com 847-695-4100
 Surveyor: STEVE PANKOW, PLS INC., 630-778-1757, steve@plslisle.com
 Other: _____

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: James J Kampert

PRINT NAME: JAMES L. KAMPERT

DATE: 11/16/17

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: Jim KAMPERT

ADDRESS: 8N650 IL RTE 59
ELGIN, IL 60120

PHONE NUMBER: 630-624-0901

EMAIL: jkamp425@gmail.com

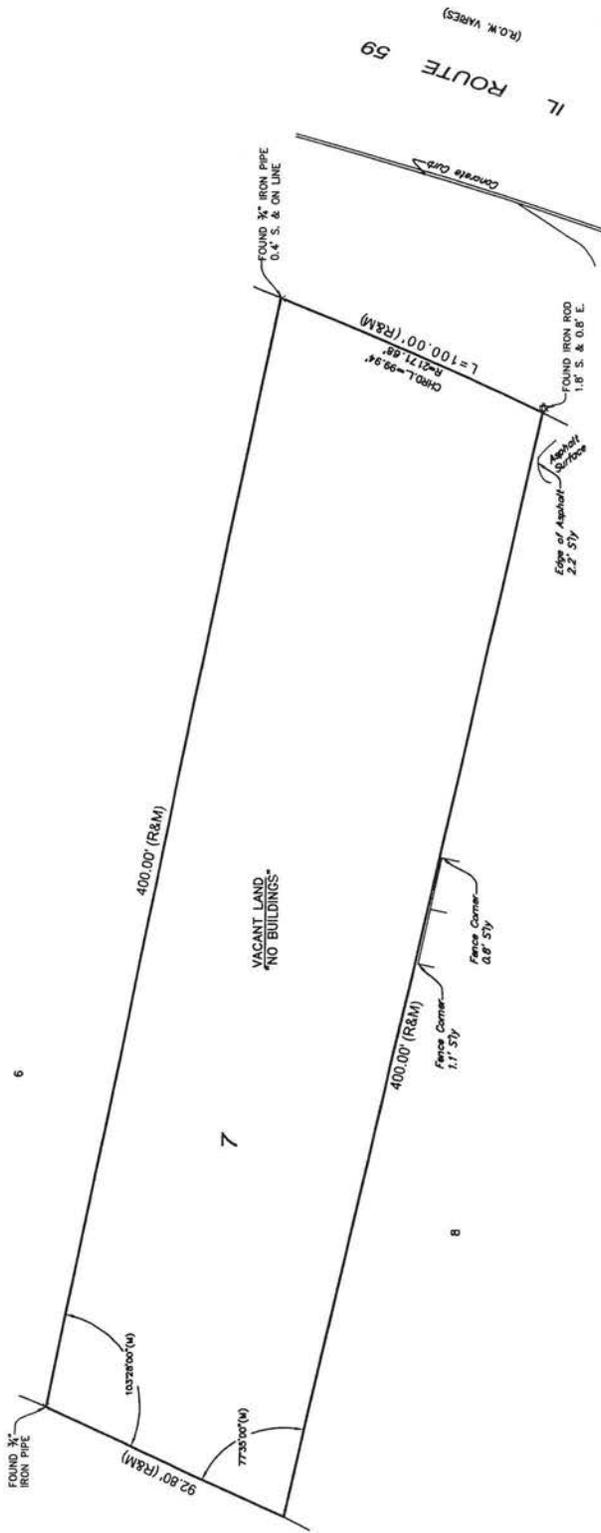
SIGNATURE: James J. Kampert

DATE: 11/16/17

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532

PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004198
E-MAIL: info@plisite.com



NOTE:
VISIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON SUBJECT LAND.

SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- RECORD DATA
- MEASURED DATA
- UTILITY POLE
- OVERHEAD WIRES

LEGAL DESCRIPTION

LOT 7 IN ALPERIN'S FIRST ADDITION TO THE VILLAGE OF BARTLETT, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREPARED FOR: KAMBERT
ADDRESS: 8165 S. ILL. RT. 59, ELGIN, ILLINOIS
BOOK & PAGE: 133/50 DATE: 11/08/17 JOB NO.: 171508B
DRAWN BY: JLK CHECK BY: DEF
REVISIONS:

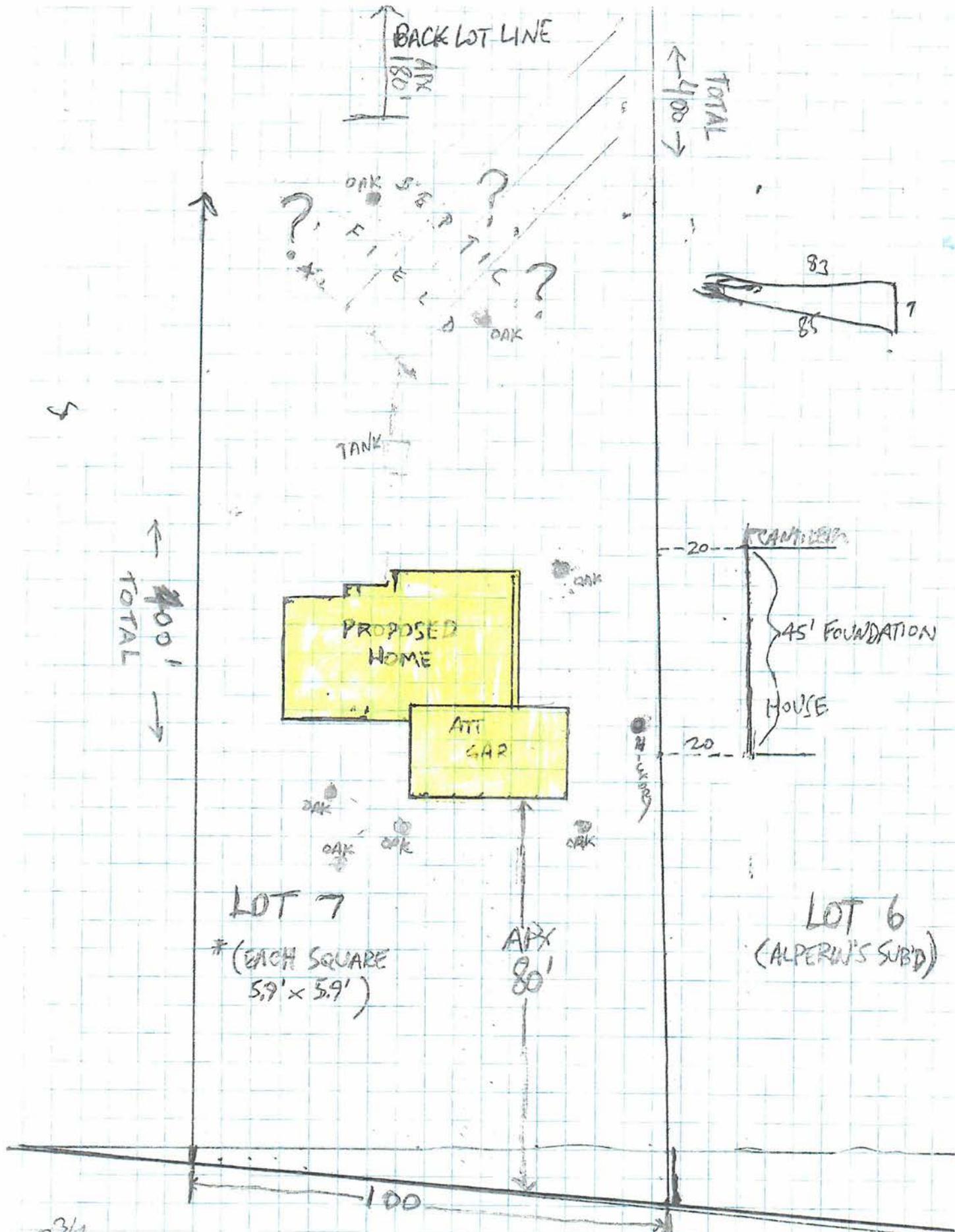


STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF. FIELD WORK COMPLETED AND DATED THIS 7TH DAY OF NOVEMBER, 2017.



PLS No. 3483
MY LICENSE EXPIRES 11/30/2018
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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* LOT 7 ALPERIN'S VARIATION REQUEST *

