



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
November 8, 2018
7:00 P.M.**

- I. Roll Call
- II. Approval of the October 11, 2018 meeting minutes
- III. (#18-21) **Southwind Business Park**
Preliminary/Final Plat of Subdivision
- IV. Old Business/New Business
- V. Adjournment



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J. Lemberg called the meeting to order at 7:03 pm.

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, A. Hopkins, T. Ridenour and D. Negele

Absent:

Also Present: R. Grill, Acting CD Director, A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the July 12, 2018 meeting.

Motioned by: J. Kallas

Seconded by: D. Negele

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele and A. Hopkins

Abstain: T. Ridenour

Nays: None

The motion carried.



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(#18-17) Express Carwash

Site Plan Review

Special Use Permit for a carwash

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Petitioner: Dan & Shawn Andre, Car Wash Pro Designers (CWPD); Nick Spallone and Attorney: Alan Jacob.

A. Zubko stated the Petitioner is requesting a Site Plan Review and Special Use Permit for a carwash to be located on a 2.88 acre parcel at 1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road. The carwash would include a tunnel wash with accompanying vacuums.

The proposed 5,500 square foot building will primarily consist of brick veneer with accented limestone veneer at the north and south ends of the building, along the lower portion of the building and vacuum area as well as the columns on the east and west facades. Metal roofing would be incorporated over the vacuum area and the north and south towers. The tallest portions of the building will be 33'-5" due to the two towers on the carwash; however, the average height of the carwash would be 19'-6", meeting the Zoning Code requirement of 25'. Rooftop mechanicals will be located behind the parapet walls and screened on all four sides. Windows would be incorporated along both the east and west elevations to provide a clear view through the building while vehicles are accessing the tunnel wash. The vacuum metal canopies will be 14'-0", meeting the Zoning Code requirement of 25'.

The Petitioner has requested one curb cut along Lake Street for access to the carwash within close proximity to the location of the existing driveway. (Lake Street is under the jurisdiction of Illinois Department of Transportation (IDOT) and the Petitioner has been in contact with IDOT regarding this access.)

Internal circulation on the site would primarily consist of a one-way clockwise vehicular pattern with all vehicles queuing at the pay stations and entering the building along the south side. Vehicles would travel through the tunnel wash and exit the building from the north side. Vehicles would then either exit the site via Lake Street or turn right to enter the vacuum area.

The Petitioner has designed the carwash to have the dryer portion of the tunnel furthest away from the residential uses to the south. The vacuums, located east of the building, would contain no motors, but would operate from a central vacuum system. This central vacuum mechanical unit, located adjacent to the trash enclosure would be located 227' from the nearest resident and contain a silencer unit. This enclosure would be screened on all four sides. It would architecturally match the building and vacuum canopies with the incorporation of a metal roof.

The Zoning Ordinance requires the number of stacking spaces provided to be "equal in number to 5 times the maximum capacity of the automobile laundry for each wash rack, plus 1 parking space for each 2 employees." A total of 25 stacking spaces would be required to meet the Zoning Ordinance. The Site Plan identifies a total of 57 stacking spaces. The Site Plan also includes 31 vacuum parking stalls, including 2 handicapped accessible parking stalls and 5 parking stalls dedicated for employees. This plan would exceed the Zoning Ordinance requirements.



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A six (6) foot high wood fence would be installed along the south property line along with landscaping that would provide a buffer between this use and the adjacent residential subdivision to the south.

General hours of operation for the carwash would be from 7:00 a.m. until 9:00 p.m. Monday through Saturday and 7:00 a.m. until 7:00 p.m. on Sunday. Three (3) employees would generally be on-site and the carwash would always have an employee available while it is open. The Petitioner anticipates peak hours to be between 7 p.m. - 9 p.m. with a maximum of 80 cars/hour.

The Staff recommends approval of the Petitioner's requests subject to the following conditions and Findings of Fact.

Alan Jacob, 950 Milwaukee Avenue, Suite 329, Glen View, IL, and Attorney for **Dan & Shawn Andre** were sworn in by **J. Lemberg**.

A. Jacob stated there was a memo issued in September, 2018 that suggested a six foot fence be installed on the south end of the property to create a buffer from this property and the adjacent property. **A. Jacob** spoke to the owner of the adjacent property, and realized that that there would only be one foot between the two fences which would make it difficult for maintenance. Therefore the petitioners are willing to plant additional evergreens to block any headlights traveling south towards adjacent properties. This seems to be the only point of contention by the adjacent property owner. Will this fence be a requirement by the Commission or will it be just buffer for lighting and sound. **A. Zubko** stated it is a requirement from the Landscape Ordinance. The only way not to put in a fences to request a variance by the Zoning Board of Appeals public hearing process. **J. Lemberg** asked if the carwash would be touchless/brushless and if the water will be recycled. **A. Jacob** stated the carwash will be brushless. **Nick Spallone** with Carwash Pro Designers stated they used an eco-friendly design that uses 15 gallons of water per vehicle versus an ordinary 70 gallons per vehicle. Recycling the water would only end up at the tail end of the wash which would be the rinse cycle which only uses 5 gallons. Putting in a system like that for 5 gallons does not make sense. **J. Lemberg** stated the plan labeled C4 shows the layout of the cars going east, have you thought of having it reversed going on the west side instead of the east side. **N. Spallone** stated yes they did however it would've been ideal to have a left turn in the drive-through; however, having a right turn in would've blocked the view of seeing the site going east. Typically their facilities are opposite but because they are so far away from the church and up against the RV area, people passing the facility would not see the carwash until after the fact. **J. Lemberg** stated a typical passenger car is 19 feet long and pickup trucks and vans are much longer has this been taken into consideration. **Joel Mathai** with Terra Consulting Group stated this is the typical size of a car and the standard size of the stacking plans that are done. **J. Lemberg** stated when cars exit there is only enough space for 1 car, what will happen when a car can't decide which way to go, will the machine stop. **N. Spallone** stated the apron is equipped with an automatic shut off so if someone remains on the apron it will shut off. **J. Lemberg** stated there seems to be a problem with cars coming into the driveway from Lake Street and then crossing over in front of the cars coming out of the carwash. The traffic on Lake Street is 40-45 mph. **N. Spallone** stated there is a 30 second delay between each vehicle exiting the wash. If there were a situation such as bumper to bumper with someone exiting the wash and someone coming in off of Lake Street passing in front of the drive path to go to the vacuums or stack, again the crash pad would kick into play where everything would stop, with a 30 second pause between vehicles. **J. Lemberg** asked what is the distance is between Lake Street and the exit of the car wash. **N. Spallone** stated about 100 feet. **J. Lemberg** again asked if he doesn't see a traffic problem in this area, **N. Spallone** replied no he doesn't. There could be 3 cars lined up comfortably it wouldn't interfere with traffic on Lake Street. A signal sign at the exit of the wash saying stop for traffic may work. **J. Lemberg** stated if this plan was on the east side of the street there wouldn't be a traffic concern. **N. Spallone** stated the reason for using the apron is because that's the one that exists. They would be open to repositioning the apron but that could be time consuming because it involves IDOT. Ideally they want the traffic pattern to be



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smooth as well. Again, they would be open to a yield sign at the exit of the wash as well as moving the apron to the center of the lot. However IDOT is notorious for an 8 month wait on almost everything.

N. Spallone stated he built a car wash on North Avenue in Villa Park that is only 35 feet from the exit of the wash, cars are always stacked and there is never any congestion.

J. Lemberg asked if anyone on the commission had any questions or comments. **M. Hopkins** stated with a 30 second gap between cars, at peak operating hours, is there any idea of the frequency cars can merge into traffic onto Lake Street? **N. Spallone** stated currently the lot has a house with a 12 ft. wide driveway. On a Friday night at rush hour he was able to back out into traffic without a problem. There is a light up the street that gives a little pause. **M. Hopkins** asked if this project still needed IDOT approval for the right-in/right-out or whether it will need a median or a pork chop along with approval by engineers. **N. Spallone** stated yes an impact study as well using KLOA. There is currently a designated turn lane that will allow people to wait and not be in oncoming traffic. **T. Ridenour** asked what the typical flow was using the vacuum first or the wash. **N. Spallone** stated 50/50. **A. Hopkins** asked what the sound decibel for the vacuums? **N. Spallone** stated the central vacuums are housed in "equipment rooms" located in the building, and another in the garbage carrel which will be roofed and encased in masonry which will make the vacuums zero decibels outside the units. **A. Hopkins** stated if someone is standing on the edge of the property line they won't hear the vacuums at all? **N. Spallone** stated no. The road itself has 65-75 decibels just from the traffic, the entrance to the building is 65 decibels from one meter. At 20 feet out its 50, 40 feet out its 42 decibels, 80 feet out its 34 decibels, 165 feet out its 26 decibels. This means, 30 decibels is a totally quiet night in the desert, 26-18 decibels is a pin drop from 1 centimeter away. Trees blowing will be louder than the noise from this building. The closest neighbor's property line is 227 feet. The area near the employee parking will have more trees planted to block sound and lighting which was requested by the neighbors closest to that area.

The Public Hearing portion of the meeting was open to the Public.

Matthew McGregor 647 Sierra Court stated he had some concerns. One was with the 2 fences being a foot apart because it would cause maintenance problems. M. McGregor was fine with the evergreen trees in place of the fence and the evergreens that will be planted near the employee parking area to block the noise and light. All of his concerns have been addressed. **A. Zubko** stated she can work with the petitioner about other options such as berms instead of a fence on fence.

Terry Witt 471 S. Western Avenue stated his concerns are with the traffic on Lake Street and the horrific crashes because of the speed limit. Perhaps the Village should suggest to IDOT that the speed limit be lowered and the timing of red lights be adjusted. Riding a bicycle in that area is dangerous and slowing the traffic could possibly prevent some horrible accidents.

Sean Bransky 1201 W. Lake Street owner of Barrington Motors Sales RV is requesting a required fence be installed between the two properties. He believes the fence would act as a sound buffer while he shows clients high-end vehicles as they may be distracted by the music, subwoofers and lights from the carwash.

Matthew McGregor asked that the car wash add signs to lower music.

N. Spallone stated when the Carwash was designed it was suggested the vacuums and refuse structure be put in the front; however, the reason it's in the rear is to act as a deflector in the event someone has loud music. There will be staff present to ensure policies are followed.

The Public Hearing portion of the meeting was closed.



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J. Lemberg asked if anyone has any other comments or questions.

J. Kallas stated he really liked the look the building and layout. Also, he would rather see evergreens in the rear near the residences than a fence on fence. It will help with maintenance of the existing fence and will look more aesthetically pleasing. **R. Grill** stated this would be a variance request and would have to be voted on by the Zoning Board of Appeals. Staff will work with the Petitioner and work out a landscape screen that everyone will be happy with while meeting the requirements of the Landscape Ordinance.

M. Hopkins asked if a condition will need to be made to approve with the appropriate evergreens or with a fence so the project can move ahead or would we happy with any outcome. **R. Grill** stated the fence cannot be eliminated at this meeting, however you can approve it as is, or approve it with a condition that Staff meets with the Petitioner to revise their plan to another alternative that meets the Landscape Ordinance. **M. Hopkins** stated he wanted to make sure the Petitioners were recognized for their efforts as the building is gorgeous, very considerate of the neighbors with sound, layout and buffering.

J. Lemberg stated under the Staff's recommendation for the following conditions H3: that the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well, and he had real concerns with this.

J. Lemberg asked if there were no other questions or comments is there a motion to approve the Petitioner's requests subject to the conditions and Findings of Fact? **J. Kallas** asked about adding the condition **R. Grill** talked about earlier. **A. Hopkins** made a motion with the condition that Staff meets with the Petitioner to revise their plan to another alternative that meets the Village Landscape Ordinance.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Roll Call

Ayes: J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele & A. Hopkins

Nays: None

The motion carried.

R. Grill addressed **S. Bransky** request for a fence between the two properties. **R. Grill** stated since the two properties are Commercial Uses the Landscape Ordinance states a fence is not required.



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(#18-20) Moretti's Wine Club

Special Use Permit to sell package liquor (wine)

Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing in Newspaper

The Petitioner is requesting a **Special Use Permit** to sell package liquor (wine) to their patrons at their existing location.

The Petitioner is proposing to start a Wine Club similar to the Cooper's Hawk Wine Club in which there is a membership to receive bottles of wine each month and also to host wine tastings.

The 22,900 square foot establishment would offer wine tastings at the bar located behind the hostess stand. The package wine would also be allowed at the restaurant tables and booths for consumption.

Parking for Moretti's and Lucky Star consists of 442 parking spaces with an overflow parking lot located at the south end of the property. This use would not require any additional parking spaces.

The current hours of operation are staying as is. Moretti's will be required to get a Class G liquor license which will be a condition upon their special use permit if it is approved.

The Staff recommends approval of the Petitioner's request subject to the following conditions and Findings of Fact.

Petitioner **James Earley**, 2330 Hammond Drive, Schaumburg was sworn in by **J. Lemberg**.

J. Earley stated this will hopefully be the seventh Village approval, with Mt. Prospect and Rosemont still in the works. **J. Earley** stated the wine will be upgraded but not at an upgraded price. He was able to get into a collaboration with Southern Wine & Spirits and they know how much Cooper's Hawk house wine has taken away from them so they are going to help subsidize Moretti's wine club. Moretti's will get wine that is rated 80 to 100 from Wine Spectator for \$15 a month for three tastings. The servers will have special training on the wines and regions. They have had great response so far. **J. Earley** stated he did join a wine tasting at Cooper's Hawk to get the feel and ended up having dinner. This will be exactly like Cooper's Hawk wine club and has worked closely with them by networking through the Illinois Restaurant Association. **J. Earley** stated he is more knowledgeable about wine than he ever has. He is very excited about the support he is getting from the world's largest wine distributor, getting close outs on great expensive wines at a reasonable price. They would rather sell the wine to Moretti's than to sell it to Binny's. Moretti's will also have Wine Ambassadors with samples of wines for tasting. They will be attending classes on a monthly basis to learn about the new wine offered each month. **M. Hopkins** stated he has been on this Board for over 23 years and this is the most enthusiastic presentation he has ever heard. **J. Earley**, thanked M. Hopkins and stated Moretti's will be donating 3 month wine memberships to charities in town.

J. Lemberg asked if any members of the Commission had any other comments or questions. **T. Ridenour** stated he is familiar with the bar behind the entrance station and asked if that area will be strictly for the Wine Club. **J. Earley** stated no, there will be a designated area with a sign above for wine tasting, just like Cooper's Hawk. Most people will do the tasting at their table and order ½ price appetizers to go with it. **D. Negele** asked if you need to be 21 to enter that area. **J. Earley** stated yes you will, nothing will change other than taking the bar stools away from that section of the bar.



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The Public Hearing portion of the meeting was open to the Public. No one came forward.

The Public Hearing portion of the meeting was closed.

J. Lemberg then asked for a motion to approve the Petitioner's request subject to the conditions and Findings of Fact.

**Motioned by: J. Miaso
Seconded by: J. Kallas**

Roll Call

**Ayes: J. Allen, J. Kallas, M. Hopkins, D. Negele, A. Hopkins & J. Miaso,
Nays: None**

The motion carried.



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Old Business/ New Business

A. Hopkins stated at the last meeting in July, with one of the items we put a condition with the motion. We passed it based on that condition, otherwise he would have changed his vote. This Commission gave a positive recommendation to the Village Board based on this condition. It was brought to **A. Hopkins** attention that **condition** was taken out and changed. He was not sure what happened at the Village from there, but wants to ensure the conditions that are made are clearer. If conditions are changed, **A. Hopkins** felt this may be something that should come back to the Plan Commission for reconsideration. If the Plan Commission doesn't give a positive recommendation the Board would have to have a super majority vote. Or, a statement if that condition is taken out, he would think the Village Board would still have to have super majority vote because the condition was removed. **A. Hopkins** stated this is not something that needed an answer, he just wanted to ensure when a condition is put in, it is followed through unless the Board changes it, which they have the power to do.

R Grill stated **T. Witt** would like to speak.

T. Witt, 471 S. Western Avenue, stated in July he attended the Chicago Metropolitan Agency for Planning open house, in August, the Village Board meeting, last week, Bike & Run Committee meeting, Monday, Economic Development Commission meeting, tonight Plan Commission meeting. **T. Witt** stated if you don't have vision to plan, no project will be very successful. He feels Bartlett is on the verge of becoming a mecca of new businesses. Bartlett sits in the middle of 4 regional bicycle trails but there is 1 gap that is between Rt. 59 and the State Park, 1.99 miles, which would cost 3.1 million dollars to build. Downtown Wheaton is where three trails meet getting 190,000 visits a year. **T. Witt** feels if the trail between Rt. 59 and the State Park were to be completed it would bring in more business to Bartlett. His two requests are: # 1 - Bike & Run Committee get a community town hall to get a Bike Plan and Bike Map. # 2 - Ask the Village Board to set aside \$50,000 out of the Brewster Creek TIF to build the Brewster Creek Trail and insist that the County of DuPage builds it, the Forest Preserve and the State to contribute to it. **T. Witt** also wanted to remind everyone to sign the petition; 'Build the Brewster Creek Trail to the State Park in Bartlett, IL' at Change.org.

J. Lemberg then asked for a motion to adjourn.

Motioned by: D. Negele

Seconded by: J. Kallas

All in favor.

The meeting was adjourned at 8:18P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
18-206

DATE: November 1, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
RE: **(#18-21) Southwind Business Park Subdivision**

PETITIONER

Dean Kelley on behalf of Bluff City LLC & 2250-60 Southwind LLC

SUBJECT SITE

Southeast corner of IL Route 25 and West Bartlett Road

REQUESTS

Preliminary/Final Plat of Subdivision

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant/Office	Commercial/Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Recreation	Open Space/Recreation	P-1
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	F*

*South Elgin- Farming

ZONING HISTORY

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200 acre parcel through a series of eminent domain proceedings.

In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65 and allowed for the development of the Bartlett Pointe West Single Family Subdivision. (This amended agreement refers to the area as the Southwind Business Park Property and encompasses the property south of West Bartlett Road, east of Route 25 and north of Koehler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the redevelopment of the Bartlett Pointe West Subdivision to multi-family uses.

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the redevelopment of the Bartlett Pointe West Subdivision to a minimum of 6,000 square foot single family lots and rezoned the property to SR-4 PUD (Suburban Residence) Zoning District.

In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the Bartlett Pointe West Subdivision Preliminary/Final PUD.

CURRENT DISCUSSION

1. The Petitioner is requesting a **Preliminary/Final Plat of Subdivision** for the 20.54 acre Southwind Business Park to create five (5) lots ranging in size from 3.14 acres to 6.65 acres.
2. The Bluff City Office Building, located on Lot 1, was approved by Ordinance #2000-72. The Village Staff is working with potential developers for Lot 4 (Circle K) and Lot 2 (Parkland Preparatory Academy). An official application has been submitted by Circle K, but at the request of the Petitioner, it has been put on hold. Staff has also received an Administrative Site Plan Review Application for the Parkland Preparatory Academy, which is currently being reviewed by the Staff.
3. There are two existing curb cuts along Route 25 - Southwind Boulevard and Benchmark Lane; and one existing curb cut off of West Bartlett Road - Southwind Boulevard; all of which will provide primary access to each of the lots. A new curb cut is proposed along West Bartlett Road, west of Southwind Blvd. as part of the Circle K development that would provide a through connection south to Benchmark Lane. This new connection would also serve as an ingress and egress easement between Lots 4 and 5. Currently, there are no new access points proposed along Route 25. (Route 25 is under the jurisdiction of Illinois Department of Transportation (IDOT) and West Bartlett Road is under the jurisdiction of Kane County. The Petitioner has been in contact with Kane County DOT regarding the access off West Bartlett Road.)

4. These parcels would be served by the existing stormwater drainage and detention system currently constructed.
5. Preliminary engineering was approved at the time the Bartlett Pointe West Subdivision was approved in 2013. As part of this plan, Southwind Boulevard and Benchmark Lane were constructed and street lights and sidewalk locations were identified. Each have been installed within the subject property per the plan.
6. To be in compliance with the Public Improvements Completion Agreement, dated November 3, 2015, the developer shall install an eleven (11') wide bike path along the south side of West Bartlett Road in accordance with the West Bartlett Road Corridor Plan. The current plan shows a 15' wide bike path easement which will be recorded as part of this plat of subdivision. The bike path will be installed as part of the Circle K development or by December 2019, whichever comes first.
7. As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request subject to the following conditions and Findings of Fact:
 - A. Installation of an 11' wide bike path along the south side of West Bartlett Road shall be completed as part of the public improvements for this subdivision by December, 2019;
 - B. Building permits shall be required for all construction activities;
 - C. The developer will be required to pay a \$0.50 per square foot of building area fee to the Bartlett Municipal Fund upon the submittal of a building permit.
2. Background materials are attached for your review and consideration.

alz/attachments

x:\comdev\mem2018\206_Southwind Business Park Subdivision_pc.docx



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

October 24, 2018

SENT VIA HAND DELIVERY

Village President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

RE: Southwind Business Center
Preliminary and Final Plat of Subdivision


Dear Village President and Board of Trustees,

Enclosed for your review is a completed Application for a Preliminary and Final Plat of Subdivision for the Southwind Business Center.

This plat is being prepared so that we may sell a 3.2 acre parcel (Lot 2) to Brookside Partners for construction of a school directly east of our office building. In addition, Lot 4 is being created for the sale to a developer for the proposed Circle K project that will be submitted to the Village for its review within the next week.

We look forward to discussing this Preliminary and Final Plat with you at the upcoming Village Board meetings. If you have any questions, please contact me at 630-497-9440. Thank you for your consideration.

Sincerely,
ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

Enclosures

2250 SOUTHWIND BOULEVARD • BARTLETT, IL 60103
630-497-9440 • FAX 630-497-3477

RECEIVED
COMMUNITY DEVELOPMENT

OCT 24 2018

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 2018-21
 RECEIVED
 COMMUNITY DEVELOPMENT
 OCT 24 2018
 VILLAGE OF
 BARTLETT

PROJECT NAME Southwind Bus. Park Plat of Subdivision

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: Bluff City LLC and 2250-60 Southwind LLC

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: _____

OWNER'S SIGNATURE: [Signature]
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

Date: 10/24/2018

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) _____
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: _____
- 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: SEC of IL-25 and West Bartlett Road

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-400-026;06-36-400-043;06-36-400-044

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

Land Use: Existing: Mixed Use Business

Proposed: PD

Proposed: Mixed Use Business

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

Acreage: 20.541

For PUD's and Subdivisions:

No. of Lots/Units: 5

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Maurides Foley Tabangay & Turner LLC
33 N. LaSalle St., Suite 1910, Chicago, IL 60602
P: 312-332-6500

Engineer Mackie Consultants, LLC - Kevin J. Matray
9575 W. Higgins Rd., Suite 500, Rosemont, IL 60018
P: 847-696-1400 Email: kmatray@mackieconsult.com

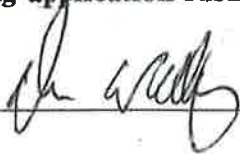
Other

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: 

PRINT NAME: Dean W. Kelley

DATE: 10/24/2018

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**: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd.

Bartlett, IL 60103

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

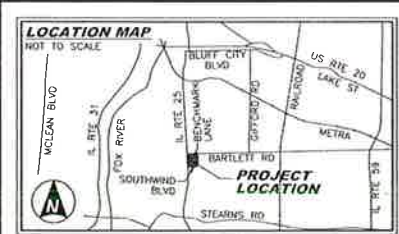
DATE: 10/24/2018

ZONING/LOCATION MAP

Southwind Business Park

Case #18-21 - Preliminary/Final Plat of Subdivision

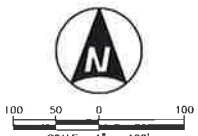




- LEGEND:**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - CB= CHORD BEARING
 - CH= CHORD LENGTH
 - L= ARC LENGTH
 - R= RADIUS
 - PUSWBPE PUBLIC UTILITY, SIDEWALK & BIKEPATH EASEMENT
 - PUE PUBLIC UTILITY & DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RECORD

AREA:
PROPERTY CONTAINS 894,763 SQUARE FEET OR 20.341 ACRES MORE OR LESS.

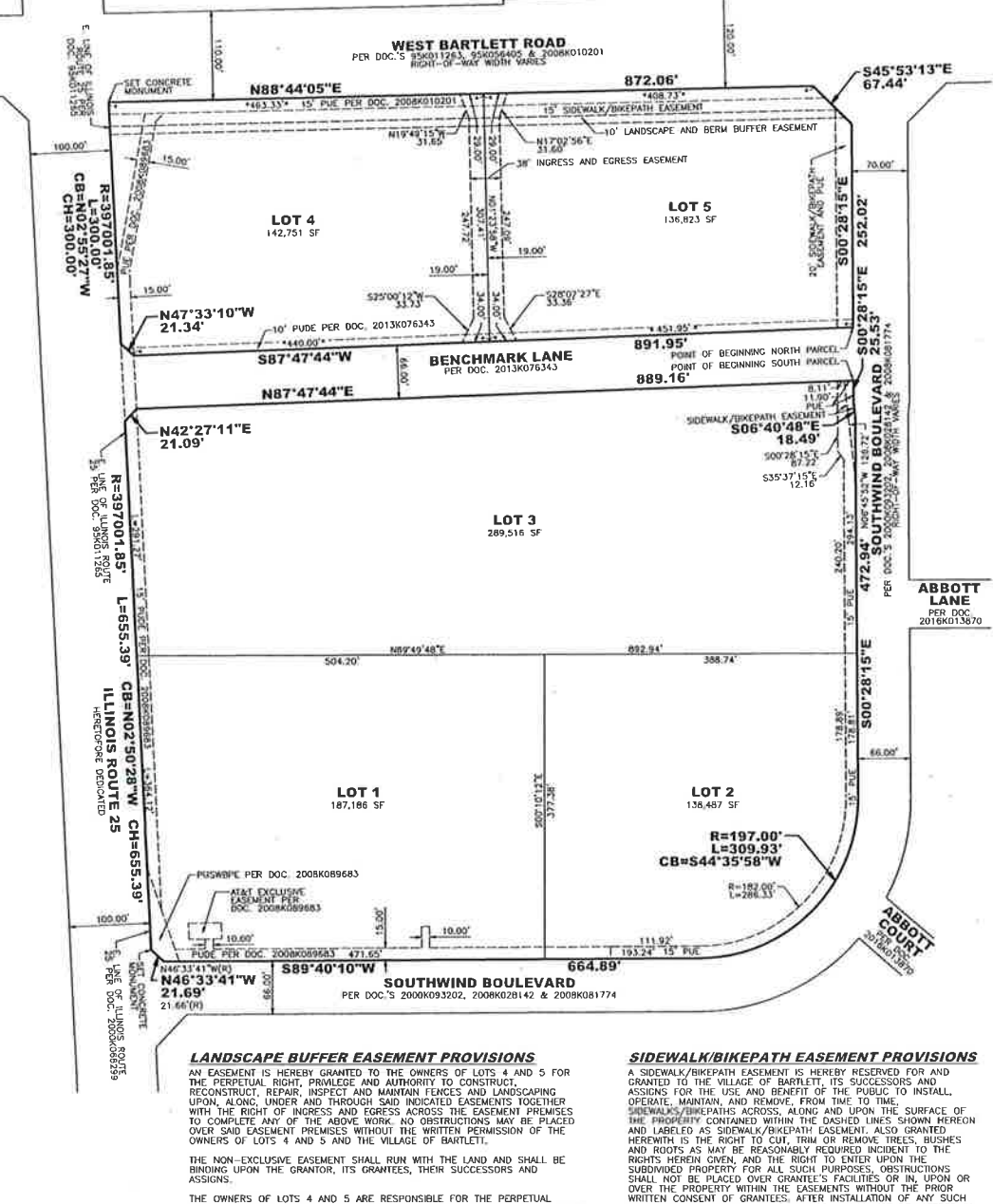
P.I.N.'s:
06-36-400-026
06-36-400-043
06-36-400-044



PRELIMINARY/FINAL PLAT OF SUBDIVISION

SOUTHWIND BUSINESS PARK

BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
COMMONWEALTH EDISON COMPANY,
SBC TELEPHONE COMPANY, GRANTEE,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELEGATE AND REMOVE FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT FOUNDATIONS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND SIGNALS IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES, OR SIMILAR DESIGNATION ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION) AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE, AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION) OR "COMMON AREA OR AREAS" AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT," CHAPTER 785 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "COMMON AREA OR AREAS," "PARKING" AND "COMMON AREA," "COMMON GROUND," "PARKING" AND "COMMON AREA," THE TERM "COMMON AREA OR AREAS," AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS HEREAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION OF NATURAL GAS IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION) AND "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATION), INCLUDING REAL PROPERTY DESIGNATED AS "COMMON ELEMENTS" AND "COMMON AREA OR AREAS" ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO RIGHTS HEREBY GRANTED, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATION STATUTES, CH. 785, SEC. 605/2(C), AS AMENDED FROM TIME TO TIME).

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

VILLAGE OF BARTLETT PUBLIC UTILITY EASEMENT PROVISIONS
A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING, WATERMANS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELL LIFT STATIONS, FIRE HYDRANTS, VALVES, VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE, WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO AND ACCESS TO THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER, IN CONNECTION WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING OR OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREBY GRANTED TO THE VILLAGE OF BARTLETT.

OWNER'S CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREBY SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, IS TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, CONTAINED ENTIRELY WITHIN THE LIMITS OF:

SCHOOL DISTRICT U-46

DATED THIS ___ DAY OF ___ A.D., 20__

BY: 2250-60 SOUTHWIND LLC
2250 SOUTHWIND BOULEVARD
BARTLETT, IL 60103

NOTARY CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF ___ A.D., 20__ AT ___ ILLINOIS.

NOTARY PUBLIC

OWNER'S CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREBY SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, IS TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, CONTAINED ENTIRELY WITHIN THE LIMITS OF:

SCHOOL DISTRICT U-46

DATED THIS ___ DAY OF ___ A.D., 20__

BY: BLUFF CITY LLC
2250 SOUTHWIND BOULEVARD
BARTLETT, IL 60103

NOTARY CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF ___ A.D., 20__ AT ___ ILLINOIS.

NOTARY PUBLIC

VILLAGE OF BARTLETT CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

THIS ___ DAY OF ___ A.D., 20__

BY: VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS ___ DAY OF ___ A.D., 20__

BY: PLAN COMMISSION CHAIRMAN

ATTEST: PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

I, _____, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE SUBJECT PLAT.

DATED THIS ___ DAY OF ___ A.D., 20__

BY: VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF COOK))

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS ___ DAY OF ___ A.D., 20__

BY: VILLAGE ENGINEER

COUNTY ENGINEER CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

ACCEPTED AND APPROVED THIS ___ DAY OF ___ A.D., 20__

COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN, I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ___ DAY OF ___ A.D., 20__

COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF KANE))

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE ___ DAY OF ___ A.D., 20__ AT ___ O'CLOCK ___ M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

IDOT CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 2 OF 7 AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___ A.D., 20__ IN ROSEMONT, ILLINOIS.

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

NOTES:
1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. DIRECT ACCESS TO AND FROM LOTS 1, 3 AND 4 TO ILLINOIS ROUTE 25 SHALL BE PROHIBITED.
8. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.

AUTHORIZATION TO RECORD CERTIFICATE
STATE OF ILLINOIS))
COUNTY OF COOK))

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

NORTH PARCEL:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF BENCHMARK LANE PER DOCUMENT 2013K076343 AND SOUTHWIND BOULEVARD PER DOCUMENT 2008K081774; THENCE ALONG THE NORTH LINE OF SAID BENCHMARK LANE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 87 DEGREES 47 MINUTES 44 SECONDS WEST, 891.95 FEET; (2) THENCE NORTH 47 DEGREES 33 MINUTES 10 SECONDS WEST, 21.34 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING ALSO THE EAST LINE OF ILLINOIS ROUTE 25 PER DOCUMENT 95K011265; THENCE NORTHERLY ALONG SAID EAST LINE, BEING A CURVE, CONVEX WESTERLY HAVING A RADIUS OF 397.00185 FEET WITH AN ARC LENGTH OF 300.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 55 SECONDS WEST, 197.00 FEET TO THE POINT OF BEGINNING AT THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, CONTAINING 279,574 SQUARE FEET OF LAND, MORE OR LESS.

SOUTH PARCEL:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BENCHMARK LANE PER DOCUMENT 2013K076343 AND SOUTHWIND BOULEVARD PER DOCUMENT 2008K081774; THENCE ALONG THE EAST AND NORTH LINES OF SOUTHWIND BOULEVARD PER DOCUMENTS 2008K081774, 2008K081774 & 2008K081774 FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 00 DEGREE 28 MINUTES 15 SECONDS EAST, 25.53 FEET; (2) THENCE SOUTH 00 DEGREES 46 MINUTES 46 SECONDS EAST, 18.48 FEET; (3) THENCE SOUTH 00 DEGREE 28 MINUTES 15 SECONDS EAST, 472.94 FEET TO A POINT OF CURVATURE; (4) THENCE NORTHERLY ALONG A CURVE CONVEX WESTERLY HAVING A RADIUS OF 197.00 FEET WITH AN ARC LENGTH OF 309.93 FEET TO A POINT OF TANGENCY; (5) THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, 664.89 FEET; (6) THENCE NORTH 46 DEGREES 33 MINUTES 41 SECONDS WEST, 21.09 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING ALSO THE EAST LINE OF ILLINOIS ROUTE 25 PER DOCUMENT 2008K081774; THENCE NORTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 25 PER DOCUMENTS 2008K081774 AND 95K011265, BEING A CURVE, CONVEX WESTERLY HAVING A RADIUS OF 397.00185 FEET WITH AN ARC LENGTH OF 655.39 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 55 MINUTES 28 SECONDS WEST TO THE SOUTH LINE OF WEST BENCHMARK LANE PER DOCUMENT 2013K076343; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTH 42 DEGREES 27 MINUTES 11 SECONDS EAST, 21.09 FEET; (2) THENCE NORTH 87 DEGREES 47 MINUTES 44 SECONDS WEST, 891.95 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, CONTAINING 615,189 SQUARE FEET OR 14,123 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE A, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17069C0260R, WITH A MAP REVISION DATE OF AUGUST 3, 2009. THEREFORE, THESE AREAS WILL BE SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___ A.D., 20__ IN ROSEMONT, ILLINOIS.

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2018

AFTER RECORDING, MAIL TO:
VILLAGE OF BARTLETT
ATTN: COMMUNITY DEVELOPMENT
228 S. MAIN
BARTLETT, IL 60103

DEVELOPER, PLAT PREPARED FOR, MAIL TAX BILL TO:

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

ABBOTT LAND & INVESTMENT CORPORATION
2250 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PH: 630-497-8700

CLIENT:	DESIGNED	DATE	SCALE	BY
	DRAWN	05-31-18	1" = 100'	GKF
	APPROVED	05-31-18		DAG
10-23-18	REVISION PER CLIENT REVIEW	SDJ		
	DESCRIPTION OF REVISION			

PRELIMINARY/FINAL PLAT OF SUBDIVISION
SOUTHWIND BUSINESS PARK
BARTLETT, ILLINOIS

SHEET **1** OF **1**

PROJECT NUMBER: 3462
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ILLINOIS FIRM LICENSE 184-007694

COMMUNITY DEVELOPMENT RECEIVED
OCT 24 2018
VILLAGE OF BARTLETT