

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JULY 21, 2020

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Eastfield Annexation, Rezoning, Preliminary/Final Subdivision, Special Use,
Amend Future Land Use
2. Southwind Business Park Preliminary/Final Plat of Subdivision
3. True North Site Plan, Special Use, Variation, Text Amendment



Agenda Item Executive Summary

Item Name: Eastfield Subdivision – Annexation, Rezoning, Preliminary/Final Plat of Subdivision, Special Use and Amendment to the Future Land Use Plan
Committee or Board: Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting to **annex and subdivide** 15.9 acres at the northwest corner of Petersdorf and Army Trail Roads for a proposed 29 lot subdivision. Upon annexation, the petitioner would be requesting to **rezone** the property from the ER-1 Estate Residence Zoning District to the SR-3 Suburban Residence District.

The development would include 27 single family lots with a minimum lot size of 10,010 square feet and an average lot size of 11,543 square feet. Lot 28 will be dedicated to the Park District for a park site. Lot 29 contains a 0.44-acre wetland, wetland buffer area, bike path easement and stormwater retention area.

A berm and 6-ft tall solid wood fence would be installed along Petersdorf Rd. to screen the homes from the Bartlett High School athletic fields to the east. In addition, a 4-ft tall black aluminum fence would be installed along the east side of Lot 29 adjacent to Lots 15-23 to provide a safety barrier between these lots and the retention pond.

A **Special Use Permit** is being requested to allow for the retention area to discharge into the wetland buffer.

The Petitioner is also requesting an **amendment to the Bartlett Future Land Use Plan** which designates the area as "Mixed Use Business Park" and "Estate Residential, 0-2 du/net acre" to "Suburban Residential, 2-5 du/net acre".

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Plats of Annexation, Preliminary/Final Plat of Subdivision, Engineering Plan, Landscape Plan, Building Elevations, Minutes of the May 21, 2019 Committee of the Whole Meeting and Concept Plan

ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 7/10/2020

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

20-083

DATE: July 10, 2020

TO: Paula Schumacher, Village Administrator

FROM: Roberta Grill, Planning & Development Services Director 

RE: **(#20-04) Eastfield Subdivision**

PETITIONER

Pulte Home Company LLC

SUBJECT SITE

Northwest corner of Petersdorf and Army Trail Rd.

REQUESTS

Annexation, Rezoning (upon annexation) from the ER-1 Estate Residence Zoning District to SR-3 Suburban Residence Zoning District, Preliminary/Final Subdivision, Special Use Permit (wetland), Amendment to the Future Land Use Plan

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Property	Vacant	Mixed Use Business Park & Estate Residential (0-2 DU/Acre)	R-2*
North	Vacant	Estate Residential & Future School Site	R-2*
South	Institutional & Residential	Institutional (Church) & Estate Residential	ER-3 / R-2*
East	Institutional	Institutional (Bartlett High School)	P-1
West	Vacant	Mixed Use Business Park	R-2*

*DuPage County Zoning

BACKGROUND

Pulte Homes submitted a Concept Plan for the subject property which was reviewed by the Committee of the Whole at their May 19, 2019 meeting. The Concept Plan was for 29 single family lots to be zoned SR-3. The Village Board Committee was receptive of the plan and indicated that the Petitioner move forward with a full submittal. *The Concept Plan and minutes of the Committee of the Whole are attached.*

DISCUSSION

1. The Petitioner is requesting **to annex, rezone and subdivide** 13.98 acres at the northwest corner of Petersdorf and Army Trail Roads for a proposed 29 lot subdivision. The Petitioner is also requesting to annex 0.996 acres north of the subdivision which will be dedicated as right-of-way to provide two access points for this subdivision.
2. The development would include 27 single family lots with a minimum lot size of 10,010 square feet and an average lot size of 11,543 square feet. Lot 28 will be dedicated to the Park District for a park site. Lot 29 contains a 0.44-acre wetland, wetland buffer area, bike path easement and stormwater retention area.
3. Upon annexation, the petitioner would be requesting to rezone the property from the ER-1 Estate Residence District to the SR-3 Suburban Residence District. The net density of the site (excluding rights-of-way) would be 2.18 dwelling units per acre.
4. The Petitioner is requesting an **amendment to the Bartlett Future Land Use Plan** which designates the area as "Mixed Use Business Park" and "Estate Residential, 0-2 du/net acre" to "Suburban Residential, 2-5 du/net acre".
5. A berm and 6-ft tall solid wood fence would be installed along Petersdorf Rd. to screen the homes from the Bartlett High School athletic fields. In addition, a 4-ft tall black aluminum fence would be installed along the east side of Lot 29 adjacent to Lots 15-23 to provide a safety barrier between these lots and the retention pond.
6. The Petitioner will also be installing a sidewalk along the west side Petersdorf Road as required in the Subdivision Ordinance. Due to the existing grading of the right of way and location of the wetland on the site, the bike path will be installed within a bike path easement on Lot 29 rather than the Army Trail Road right of way.
7. The Petitioner is requesting a **Special Use Permit** to allow the retention area to discharge into the wetland buffer.
8. The Landscape Plan, Engineering Plans and Annexation Agreement are currently under review by the Staff.

RECOMMENDATION

The Staff recommends forwarding the petition to the Plan Commission for further review and to conduct the public hearing.

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

Rosanova & Whitaker, Ltd.
Attorneys At Law

127 Aurora Avenue
Naperville, Illinois 60540
phone 630-355-4600 • fax 630-352-3610
www.rw-attorneys.com

February 10, 2020

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

RE: Pulte Homes Development and Rezoning Submission for the Property Located at 5N098 Petersdorf Rd., Bartlett, IL 60103 (the "Property")

Dear Village President & Board of Trustees,

We are pleased to offer our submittal for Preliminary/Final Plat approval, annexation and rezoning, and future land use plan amendment for the property located at the northwest corner of Army Trail Road and Petersdorf Road, commonly known as the Harbecke Property or 5N098 Petersdorf Road, Bartlett, Illinois (the "Property"). The request is made on behalf of Pulte Home Company, LLC, a Michigan limited liability company (hereinafter "Pulte"), contract purchaser of the approximately 13.92 acres of land.

The Property is currently zoned R-2 in unincorporated DuPage County, but is within the Village's planning jurisdiction. The Property is presently used for agricultural purposes and is improved with a single structure that supports the agricultural use.

Shown below are the documents we are submitting to the Village in support of our requests. It is our strong desire that this matter be scheduled for the Village's next available Village Board Committee Meeting. The submitted documents include the following:

1. Application
2. Letter of Authorization
3. Petition
4. Legal Description
5. Proof of Ownership (deed and real estate contract: redacted first page, signature page, title company acceptance page, and legal description)
6. Plat of Survey
7. Plat of Annexation
8. Plat of Annexation – Roadway
9. Plat of Dedication
10. Annexation Petition
11. Annexation Agreement
12. Site Plan
13. Preliminary/Final Plat of Subdivision
14. Preliminary/Final Engineering Plans
15. Landscape Plans
16. Building Elevations

17. Proposed Signage Plan
18. Final Stormwater Management Report / EcoCAT Report
19. Land Use Opinion Report Application
20. Wetland Delineation Report
21. List of Property Owners within 250' and governmental agencies for notice
22. Filing Fees (\$19,095.00)
 - Annexation Agreement \$200.00
 - Rezoning \$400.00
 - Final Subdivision Plat \$155/lot = \$4,495.00
 - Annexation \$1,000/acre = \$14,000.00

We believe this documentation is appropriate for a public hearing before the Village Board for recommendation on our requests. Should any additional documentation be deemed necessary, we are certainly happy to work with the Village to that end.

Please do not hesitate to call me with any questions.

Sincerely,



Rosanova & Whitaker Ltd.
Attorney for Petitioner



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # _____

(Village Stamp)

PROJECT NAME Eastpointe

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Pulte Home Company, LLC, a Michigan limited liability company

Street Address: 1900 E. Golf Road, Suite 300

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: FJH Properties, LLC, an Illinois limited liability company

Street Address: 26W660 Army Trail Road

City, State: Bartlett, IL

Zip Code: 60103-3003

Phone Number: _____

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

ACTION REQUESTED (Please check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input checked="" type="checkbox"/> Rezoning ER-1 to SR-3 |
| <input type="checkbox"/> PUD (final) | <input type="checkbox"/> Special Use for: _____ |
| <input checked="" type="checkbox"/> Subdivision (preliminary) | <input type="checkbox"/> Variation: _____ |
| <input checked="" type="checkbox"/> Subdivision (final) | |
| <input type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage): _____ | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input checked="" type="checkbox"/> Other (please describe) <u>Future Land Use Plan Amendment</u> | |

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: 5N098 Petersdorf Road

Property Index Number ("Tax PIN"/"Parcel ID"): 01-15-303-029

Zoning: Existing: ER-1
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: SR-3

Proposed: Residential

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

Acreage: 13.92

For PUD's and Subdivisions:

No. of Lots/Units: 29 Lots

Minimum Lot: Area 10,075 sq. ft. Width _____ Depth _____

Average Lot: Area 11,719 sq. ft. Width _____ Depth _____

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

Attorney Rosanova & Whitaker, Ltd.

127 Aurora Avenue, Naperville, IL 60540

Patti A. Bernhard, [REDACTED]

Engineer Cemcon, Ltd.

2280 White Oak Circle, Suite 100, Aurora, IL 60502

Other V3 Companies

7325 Janes Avenue, Woodridge, IL 60517

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:

PATRICK COOK

DATE:

2/10/20

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: Pulte Home Company, LLC

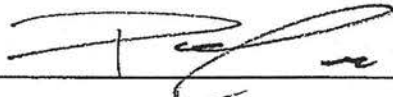
ADDRESS: 1900 E. Golf Road, Suite 300

Schaumburg, IL 60173

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE:



DATE:

2/10/20

Location Map

**2020-04 Eastfield Subdivision
Annexation, Rezoning, Special Use, Prelim/Final Plat of Subdivision
and Amendment to the Future Land Use Plan
PIN: 01-15-303-029 and Part of PIN: 01-15-303-028**

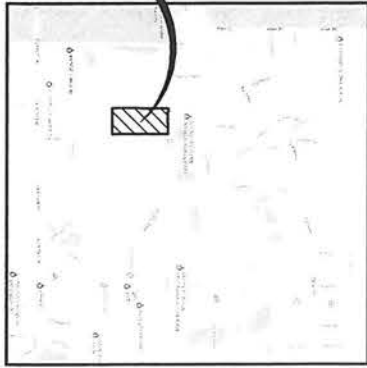


PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT

PART OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
01-15-303-029

SITE
LOCATION



VICINITY MAP

LEGEND
 - - - - - LIMITS OF ANNEXATION (Heavy Solid Line)
 - - - - - ADJACENT PROPERTY LINE (Thin Solid Line) OR RIGHT OF WAY LINE (Light Solid Line)
 - - - - - EXISTING CORPORATE LIMITS OF THE VILLAGE OF BARTLETT

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING ANNEXED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID PROPERTY LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
 1900 E. SCHAUMBURG ROAD, SUITE 300
 SCHAUMBURG, IL 60173

DATED THIS _____ DAY OF _____ 20____

OWNER

NOTIARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)
 I HEREBY CERTIFY THAT _____ WHOSE NAME IS SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL
 THIS _____ DAY OF _____ 20____

NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES: _____

UNSUBDIVIDED
 FARMSTEAD ASSESSMENT PLAT
 PER DOC. RB5-78541

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,
 THIS _____ DAY OF _____ 20____ AT O'CLOCK _____ M. AND RECORDED
 IN MAP BOOK _____ PAGE _____ AS DOCUMENT NO. _____

ANNEXATION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF _____)
 THIS IS TO CERTIFY THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY BEING ANNEXED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS BY ORDINANCE NO. _____ APPROVED ON _____
 DATED AT BARTLETT, ILLINOIS THIS _____ DAY OF _____ 2020.
 BY: _____ VILLAGE PRESIDENT

PARCEL DESCRIPTION

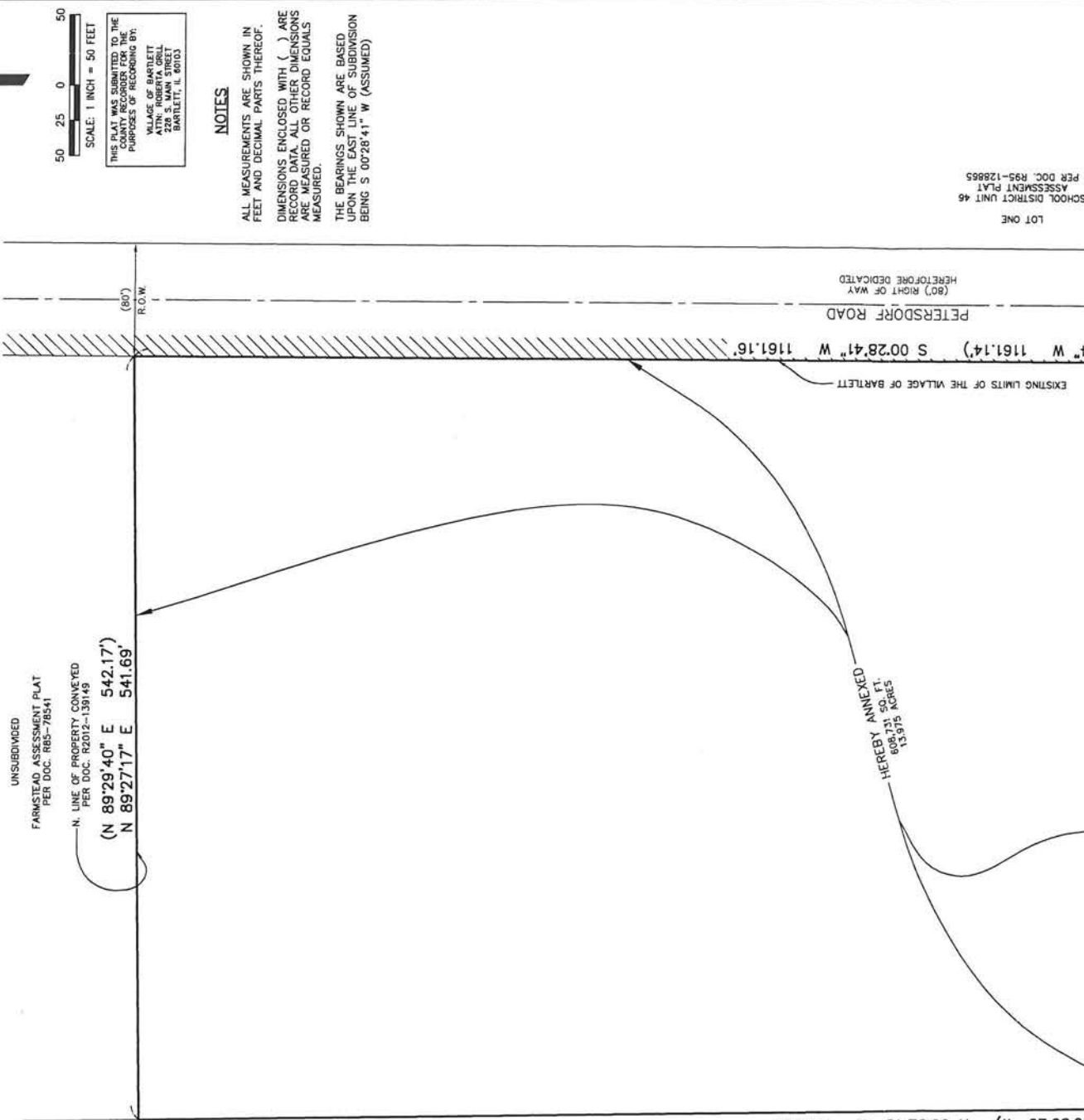
(RECORD DESCRIPTION PER DOCUMENT R2012-139149)
 THAT PART OF LOTS 1, 2, 3 AND 4 IN FARMSTEAD ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1985 AS DOCUMENT NUMBER RB5-78541, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY LINE OF PETERSDORF ROAD AS DEDICATED PER DOCUMENT NO. RB5-41668, SAID WESTERLY LINE BEING PARALLEL WITH AND 40 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND THE NORTHERLY LINE OF ARMY TRAIL ROAD, AS DEDICATED PER DOCUMENT NO. RB5888; THENCE SOUTH 88 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 207.98 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID ARMY TRAIL ROAD, A DISTANCE OF 1145.97 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID ARMY TRAIL ROAD A DISTANCE OF 542.17 FEET TO THE WEST LINE OF SAID PETERSDORF ROAD; THENCE SOUTH 00 DEGREES 28 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID PETERSDORF ROAD, A DISTANCE OF 1611.14 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF BARTLETT.
 DATED AT AURORA, ILLINOIS, THIS _____ DAY OF _____ 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 REGISTRATION EXPIRES ON NOVEMBER 30, 2020
 PRACTICE ADDRESS: 2280 WHITE OAK CIRCLE, SUITE 100 AURORA, ILLINOIS 60502-8675
 EXPIRATION DATE IS APRIL 30, 2021



LOT ONE
 SCHOOL DISTRICT UNIT 46
 ASSESSMENT PLAT
 PER DOC. RB5-128865

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 60502-8675 PH: 630.862.2100 FAX: 630.862.2199
 www.cemcon.com

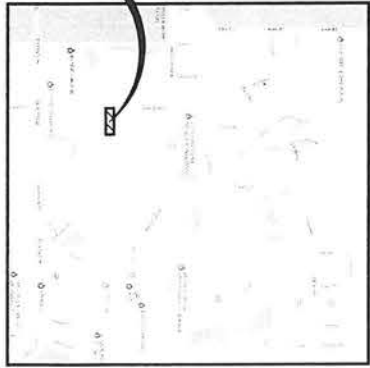
DISC NO.: 402134 FILE NAME: ANNEX-1
 DRAWN BY: A&B FLD. BK. / PG. NO.: DB3
 COMPLETION DATE: 01-31-20 JOB NO.: 402134
 REVISED 03-18-20/AB PER COMMENT LETTER DATED 03-12-20
 REVISED 04-20-20/AB PER COMMENT LETTER DATED 03-19-20
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PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT

PART OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
01-15-303-02B

SITE
LOCATION



VICINITY MAP

LEGEND
 - - - - - LIMITS OF ANNEXATION (Heavy Solid Line)
 - - - - - ADJACENT PROPERTY LINE, (Light Dashed Line)
 - - - - - RIGHT-OF-WAY LINE, OR RIGHT-OF-WAY LINE (Light Solid Line)
 - - - - - EXISTING CORPORATE LIMITS OF THE VILLAGE OF BARTLETT

UNSUBDIVDED
 FARMSTEAD ASSESSMENT PLAT
 PER DOC. R85-78541
 N 89°27'17" E 543.12'
 HEREBY ANNEXED
 43,393 SQ. FT.
 0.996 ACRES
 N. LINE OF PROPERTY CONVEYED
 PER DOC. R2012-139149
 S 89°27'17" W 541.69'

SCALE: 1 INCH = 50 FEET
 THIS PLAT WAS SUBMITTED TO THE
 PURPOSES OF RECORDING BY:
 VILLAGE OF BARTLETT
 ATTN: ROBERTA GRILL
 1000 W. WASHINGTON STREET
 BARTLETT, IL 60103

OWNER'S AND SCHOOL DISTRICT CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF
 THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS CAUSED THE
 SAME TO BE SURVEYED AND ANNEXED AS INDICATED THEREON, FOR THE
 USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY
 THAT THE PROPERTY BEING ANNEXED AFORESAID, AND, TO THE BEST OF
 OWNER'S KNOWLEDGE AND BELIEF, SAID PROPERTY LIES ENTIRELY WITHIN
 THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____ 20____

NOTARY'S CERTIFICATE
 OWNER _____
 STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I HEREBY CERTIFY THAT _____, WHOSE NAME IS
 SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME
 AS SUCH OWNER.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL
 THIS _____ DAY OF _____ 20____

NOTARY PUBLIC SEAL
 MY COMMISSION EXPIRES: _____

ANNEXED
 ASSESSMENT PLAT
 R85-78541

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
 DUPAGE COUNTY, ILLINOIS,
 THIS _____ DAY OF _____ 20____ AT O'CLOCK _____ M. AND
 IN MAP BOOK _____, PAGE _____ AS DOCUMENT NO. _____

ANNEXATION CERTIFICATE

BY: _____
 COUNTY RECORDER
 STATE OF ILLINOIS)
) SS
 COUNTY OF _____)
 THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT
 REPRESENTATION OF THE TERRITORY BEING ANNEXED TO THE VILLAGE OF
 BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS BY
 ORDINANCE NO. _____ APPROVED ON _____
 DATED AT BARTLETT, ILLINOIS THIS _____ DAY OF _____ 2020.
 BY: _____
 VILLAGE PRESIDENT

ATTEST: _____
 VILLAGE CLERK

PARCEL DESCRIPTION

THAT PART OF LOTS 1 AND 2 IN FARMSTEAD ASSESSMENT PLAT, BEING A
 SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP
 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1985 AS
 DOCUMENT R85-78541, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY LINE
 OF PETERSDORF ROAD AS DEDICATED PER DOCUMENT NO. R85-41668
 WITH THE NORTHERLY LINE OF ARMY TRAIL ROAD, AS DEDICATED PER
 DOCUMENT NO. 598398; THENCE NORTH 00 DEGREES 28 MINUTES 41
 SECONDS EAST, 1161.16 FEET ALONG SAID WESTERLY LINE TO THE NORTH
 LINE OF PROPERTY CONVEYED PER DOCUMENT R2012-139149 AND THE
 LINE OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 17
 SECONDS WEST, 541.69 FEET ALONG SAID NORTH LINE TO THE
 NORTHWEST CORNER OF SAID PROPERTY CONVEYED; AFORESAID; THENCE
 NORTH 00 DEGREES 32 MINUTES 43 SECONDS WEST, 80.00 FEET; THENCE
 NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST, 543.12 FEET ALONG
 A LINE THAT IS 80 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE
 MINUTES 41 SECONDS EAST, 80.01 FEET ALONG SAID WESTERLY LINE TO
 THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, PETER A. BLASSER, AN ILLINOIS PROFESSIONAL LAND
 SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE
 VILLAGE OF BARTLETT.
 DATED AT AURORA, ILLINOIS, THIS _____ DAY OF _____ 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-003775
 EXPIRATION DATE IS APRIL 30, 2021

LOT ONE

SCHOOL DISTRICT UNIT 46
 ASSESSMENT PLAT
 PER DOC. R95-12885

HERETOFORE DEDICATED
 (80') RIGHT OF WAY
 PETERSDORF ROAD
 N 00°28'41" E 1161.16'
 (80')

HERETOFORE DEDICATED
 (100') R.O.W.
 ARMY TRAIL ROAD
 (R.O.W. WIDTH VARIES)

POINT OF COMMENCEMENT
 INTERSECTION OF THE WLY LINE
 OF PETERSDORF RD. DEDICATED
 PER DOC. R85-41668 & THE
 N. LINE OF PROPERTY CONVEYED
 PER DOC. R2012-139149
 DEDICATED PER DOC. 598398

POINT OF BEGINNING

EXISTING LIMITS OF THE VILLAGE OF BARTLETT

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

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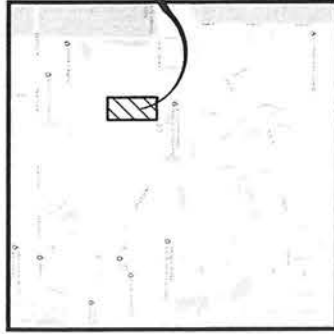
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2250 White Oak Circle, Suite 100 Aurora, Illinois
 60504-1000 Phone: 630.862.2100 FAX: 630.862.2199
 www.cemcon.com

DISC NO.: 402134 FILE NAME: ANNEX-2
 DRAWN BY: AJB FLD. BK. / PG. NO.: DB3
 COMPLETION DATE: 01-31-20 JOB NO.: 402.134
 REVISED 03-18-20/AJB PER COMMENT LETTER DATED 03-12-20
 REVISED 04-20-20/AJB PER COMMENT LETTER DATED 03-19-20
 Copyright © 2020 CEMCON, Ltd. All rights reserved.

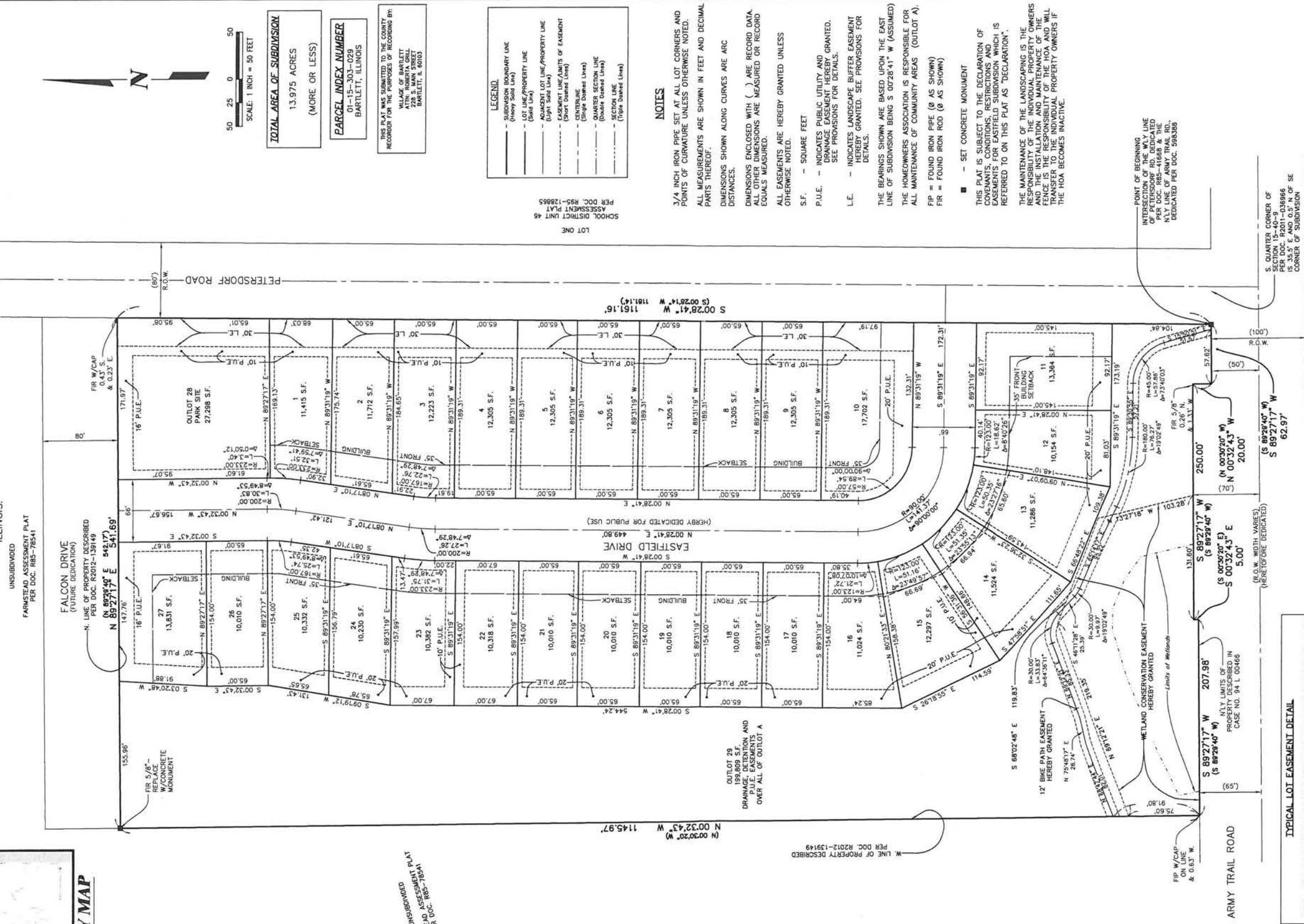
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR EASTFIELD

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SITE LOCATION



VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CONCRETE MONUMENT (Circle with Number)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Triple Dashed Line)

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES. DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

S.F. - SQUARE FEET
 P.U.E. - INDICATES PUBLIC UTILITY AND GRANTED DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.
 L.E. - INDICATES LANDSCAPE BUFFER EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.
 THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMUNITY AREAS (OUTLOT A).
 FIR = FOUND IRON PIPE (Ø AS SHOWN)
 FIR = FOUND IRON ROD (Ø AS SHOWN)

■ - SET CONCRETE MONUMENT

THIS PLAT IS SUBJECT TO THE DECLARATION OF INTERESTS IN THE COMMONS OF THE INTERSECTION OF PETERSDORF ROAD, DEDICATED PER DDC. R85-11668 & THE NLY LINE OF ARMY TRAIL RD, DEDICATED PER DDC. 996388

THE MAINTENANCE OF THE LANDSCAPING IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND THE INSTALLATION AND MAINTENANCE OF THE FENCE IS THE RESPONSIBILITY OF THE HOA AND WILL TRANSFER TO THE INDIVIDUAL PROPERTY OWNERS IF THE HOA BECOMES INACTIVE.

TOTAL AREA OF SUBDIVISION
13.975 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
01-15-303-029
BARTLETT, ILLINOIS

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY: VALUERS OF BARTLETT, ILLINOIS, INC. 220 S. MAIN STREET, BARTLETT, IL 60003

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CONCRETE MONUMENT (Circle with Number)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Triple Dashed Line)

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES. DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

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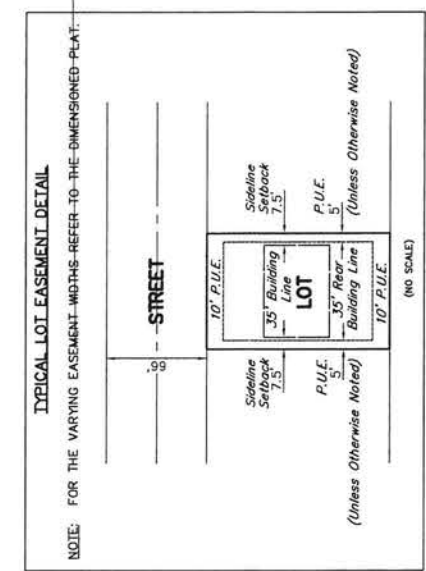
POINT OF BEGINNING INTERSECTION OF THE NLY LINE OF PETERSDORF ROAD, DEDICATED PER DDC. R85-11668 & THE NLY LINE OF ARMY TRAIL RD, DEDICATED PER DDC. 996388

QUARTER CORNER OF SECTION 15 PER DDC. R201-036966 IS 35.5' E AND 0.5' N OF SE CORNER OF SUBDIVISION

ACCESS CONTROL COVENANT

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM PETERSDORF ROAD ONTO LOTS 1-13 OR OUTLOT A OR FROM FALCON DRIVE ONTO LOTS 14-28 EXCEPT AS SHOWN IN THIS PLAT. HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT AND APPLY ONLY TO LOTS SPECIFICALLY NAMED ABOVE.

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. SCHAUMBURG ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847)230-2592



CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100, Aurora, Illinois
 630.862.2100 FAX: 630.862.2199
 www.cemcon.com

PREPARED BY: SUBPLAT
 FILE NO.: 402134
 DRAWN BY: AEB
 FIELD BK. / PO. NO.: DB3
 COMPLETION DATE: 02-03-20
 JOB NO.: 402134
 REVISED 04-24-20 V.A.B PER COMMENT LETTER DATED 3-12-20
 REVISED 08-23-20 V.A.B PER COMMENT LETTER DATED 6-09-20
 REVISED 07-10-20 V.A.B REVISED TO INCLUDE PARK SITE



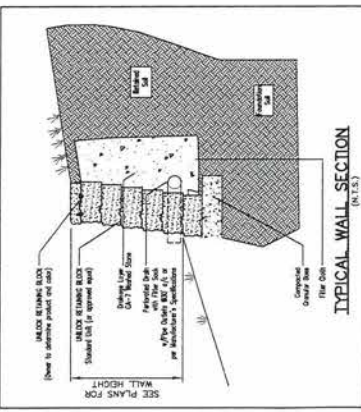
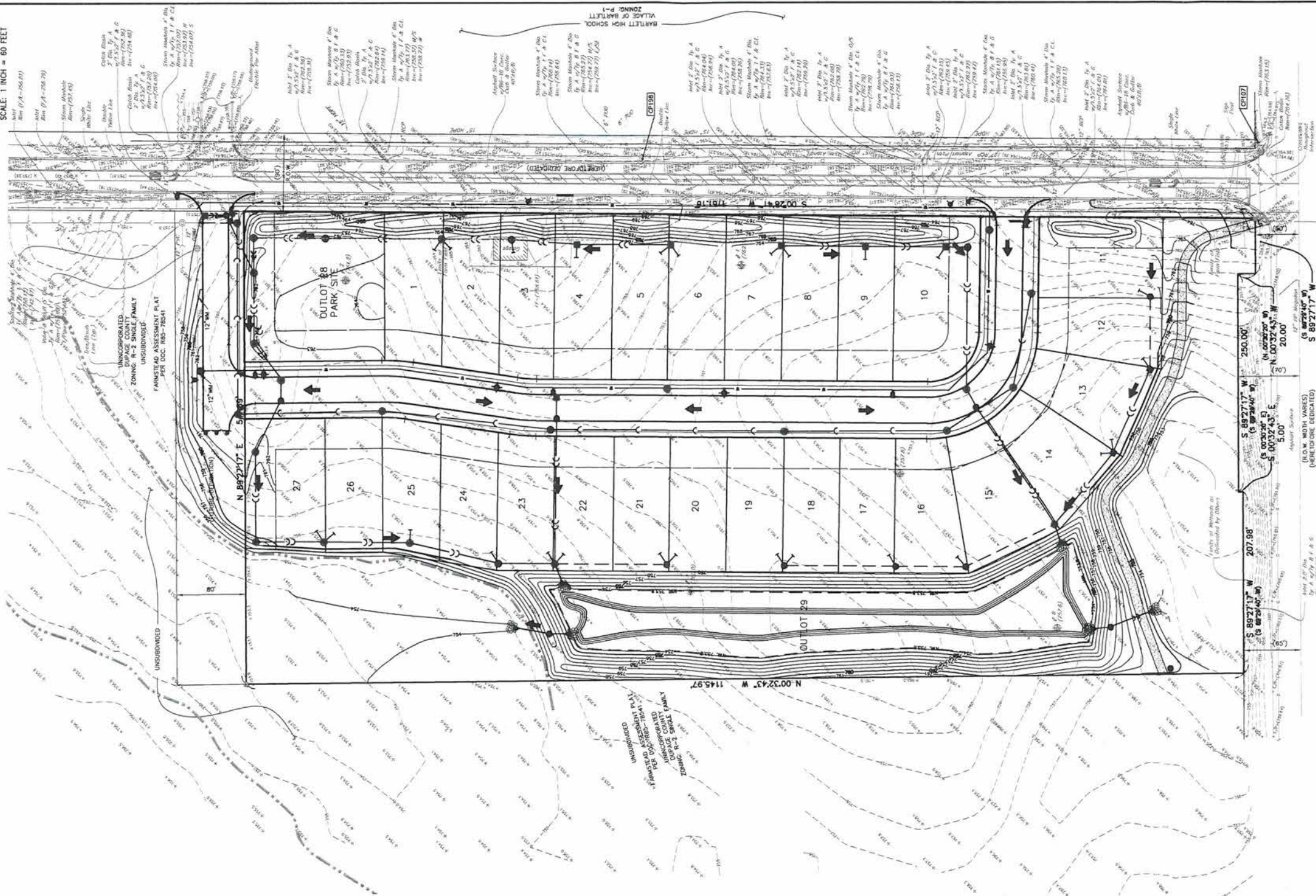
LOCATION MAP

ENGINEERING PLAN FOR EASTFIELD

SHEET 1 OF 1

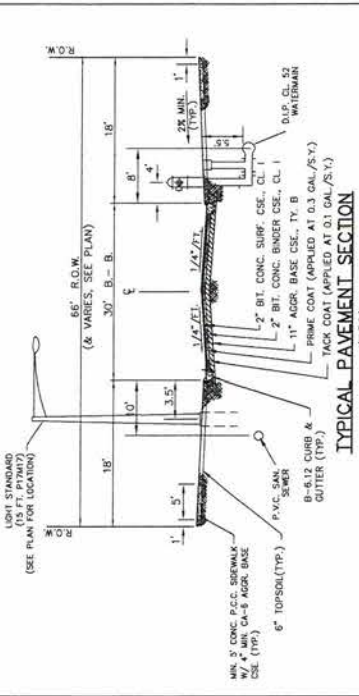


SCALE: 1 INCH = 60 FEET



LEGEND

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| ○ | ● | MANHOLE |
| □ | ■ | CATCH BASIN |
| ○ | ○ | INLET |
| ○ | ○ | CLEAROUT |
| ○ | ○ | SLOPE INLET BOX |
| ○ | ○ | HEADWALL |
| ○ | ○ | END SECTION |
| ○ | ○ | STORM SEWER |
| ○ | ○ | SANITARY SEWER |
| ○ | ○ | WATERMAIN |
| ○ | ○ | VALVE & BOX |
| ○ | ○ | WATER VALVE IN VAULT |
| ○ | ○ | FIRE HYDRANT |
| ○ | ○ | CONTOURS |
| ○ | ○ | ELEVATIONS |
| ○ | ○ | STREET LIGHT |
| ○ | ○ | WATERMAIN PROTECTION |
| ○ | ○ | SILT FENCE INLET PROTECTOR |
| ○ | ○ | TEMPORARY STRAW BALE DITCH CHECK |
| ○ | ○ | SILT FENCE DITCH CHECK |
| ○ | ○ | RIP-RAP |
| ○ | ○ | OVERFLOW ROUTE |



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

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 E-Mail: ced@cemcon.com FAX: 630.862.2198
 Website: www.cemcon.com
 DISC NO.: 402134 FILE NAME: PROCOVER
 DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 01-31-20 JOB NO.: 402.134
 XREF : TOPO PROJECT MANAGER : ARF

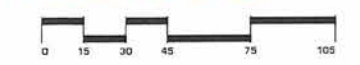
**Eastfield
Subdivision**

Bartlett, Illinois

sheet description:

**Landscape Plan
- North -**

owner:



scale: 1" = 30'0"

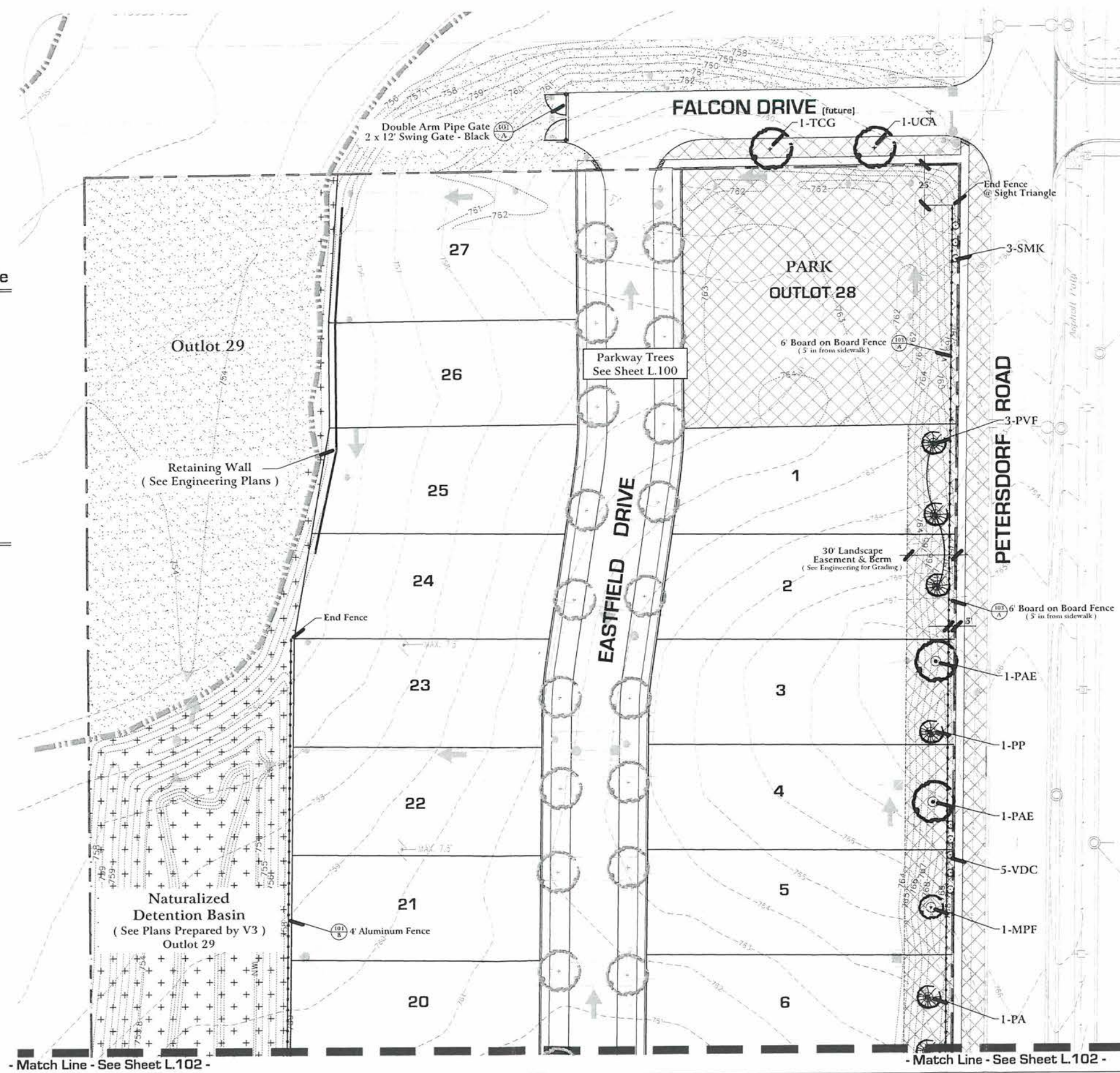


revisions:	description:
7.10.2020	Park Site, Fence Added & Lot Numbering
6.24.2020	Revised Petersdorf Road Buffer & Fence
4.28.2020	Per Village Review #1 dated 3.12.2020
2.14.2020	Project Name Change

original issue date: **3 February 2020**

drawn by:
checked by:
project no.: **20201**
sheet no.:

L.101



A Double Arm Pipe Gate Example

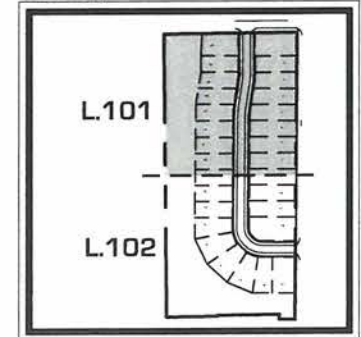


B 4' Aluminum Fence Example

Notes :

- For Plant Material List & Planting Details - See Sheet L.103
- For Parkway Trees & Turf Establishment - See Sheet L.100
- For Retaining Wall Details - See Engineering Plans
- For Naturalized Basin Plans - See Plans Prepared by V3

Sheet Key:



- Match Line - See Sheet L.102 -

- Match Line - See Sheet L.102 -

- Match Line - See Sheet L.101 -

- Match Line - See Sheet L.101 -



Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3990 Fax 630.305.3994

project:

Eastfield Subdivision

Bartlett, Illinois

sheet description:

Landscape Plan - South -

owner:



north: scale: 1" = 30'0"



revisions:	
1	7.10.2020 Park Site Fence Added & Lot Numbering
2	8.24.2020 Revised Petersdorf Road Buffer & Fence
3	4.28.2020 Per Village Review #1 dated 3.12.2020
4	2.14.2020 Project Name Change

original issue date: **3 February 2020**

drawn by:

checked by:

project no.: 20201

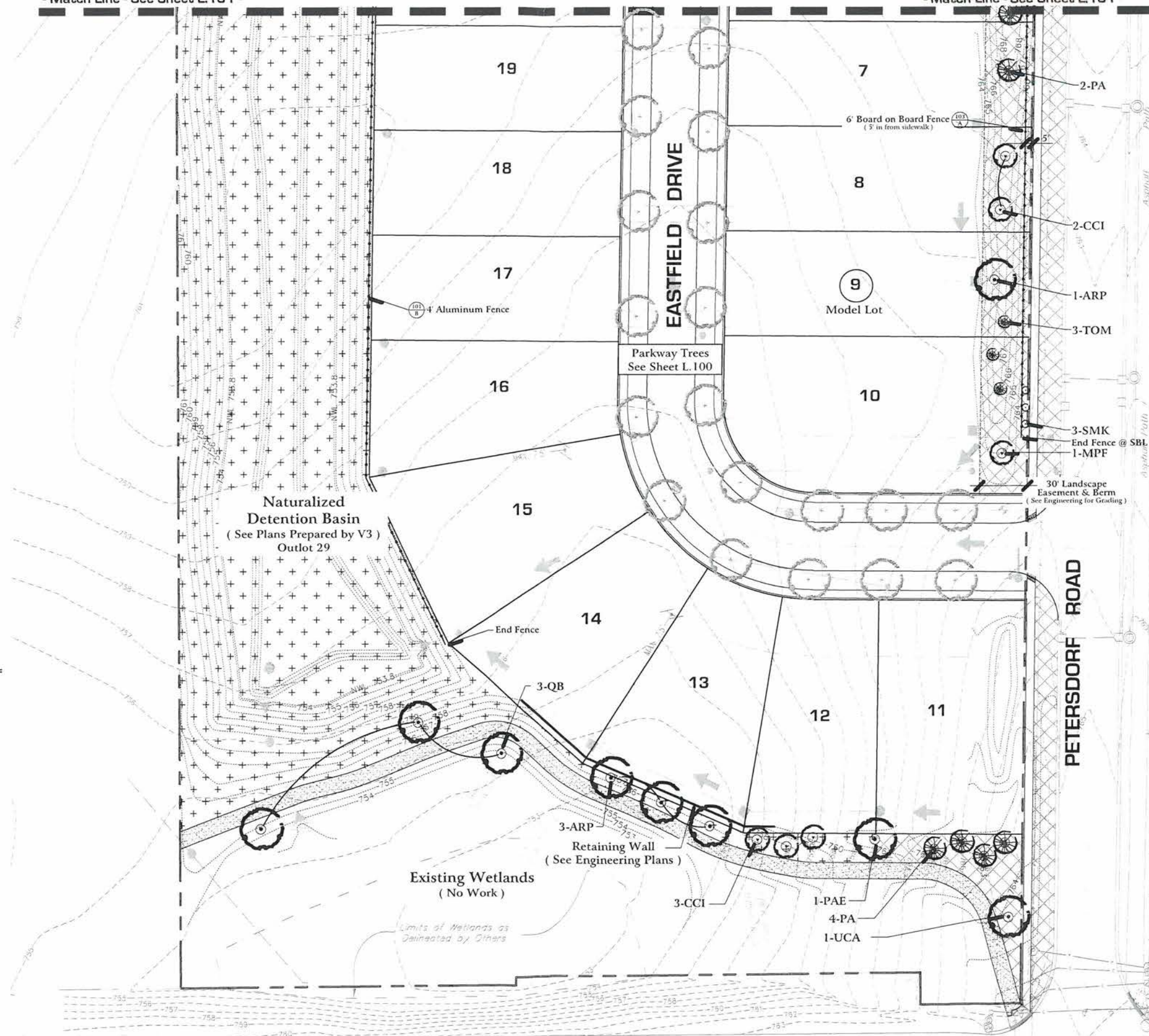
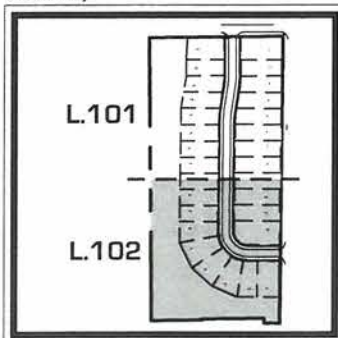
sheet no.:

L.102

Notes :

- For Plant Material List & Planting Details - See Sheet L.103
- For Parkway Trees & Turf Establishment - See Sheet L.100
- For Retaining Wall Details - See Engineering Plans
- For Naturalized Basin Plans - See Plans Prepared by V3

Sheet Key:





RECEIVED

MAY 15 2020

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Bartlett - Eastfield

Proposed Elevations

May 15, 2020

Product Line-up

	Square Footage	Bedrooms	Garage	Elevations
Greenfield	2,621 – 3,235	4 – 5	2 – 3	4
Hilltop	2,899 – 3,299	4 – 5	2 – 3	5
Riverton	3,126 – 3,437	4	2 – 3	5
Westchester	3,300 – 3,507	4 – 6	2 – 3	5
Willwood	3,169 – 3,878	4 – 6	2 – 3	5

Greenfield





Hilltop

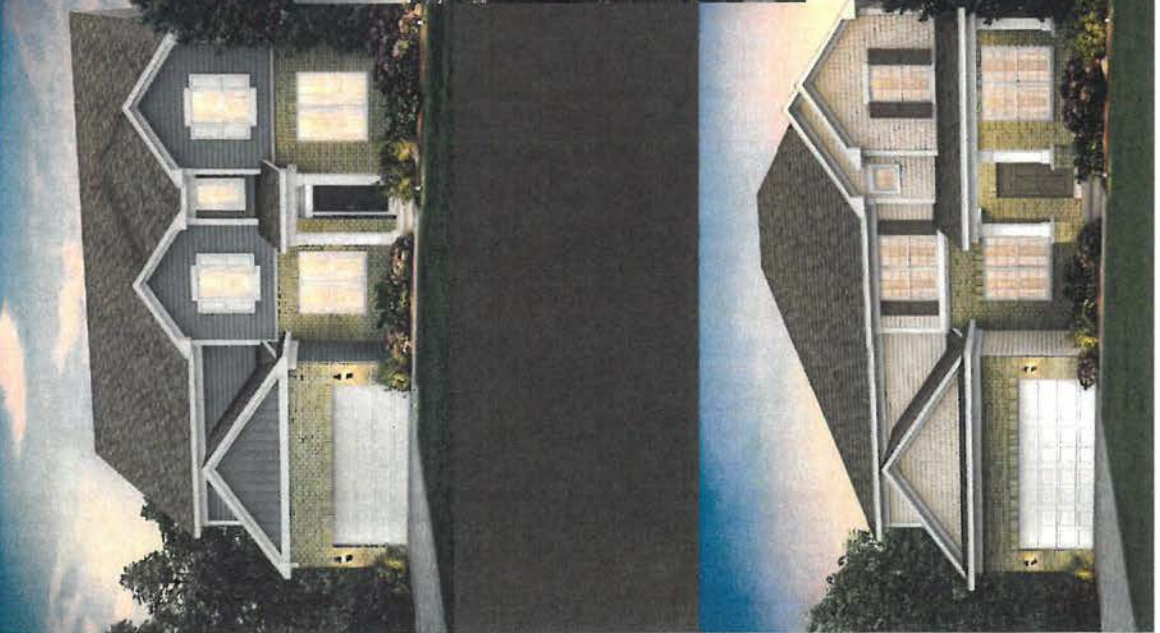


Riverton





Westchester



Willwood



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 21, 2019**

Harbecke/FJH Concept Plan

Chairman Hopkins stated that the petitioner is requesting a concept plan, a conceptual review of the proposed development project and the petitioner requests input and direction from the Committee of the Whole prior of submittal of the application.

Ms. Grill stated that in 2010, the sixty-plus acre parcel located immediately north and west of this parcel was the subject of a Concept Plan Review. The concept plan proposed a combination of single family detached residential homes on estate lots which are half acre lots and SR-2 and SR-3 lots on the remainder of the property. The Committee of the Whole, at that time, provided comments that were not favorable to the SR-3 lots. The petitioner revised the plans to eliminate the SR-3 lots and to decrease the overall density. The Committee of the Whole advised the petitioner to make a full preliminary subdivision submittal based on the revised plan; however, the petitioner did not pursue further approvals. The plans did not include the subject property being discussed tonight. The petitioner is proposing to develop the 14 acres at the northwest corner of Army Trail and Petersdorf Roads with twenty nine single family lots. They would be requesting to annex and rezone the property to the SR-3 suburban residential district and a preliminary final plat of subdivision. SR-3 requires 8,100 square foot lots, the concept plan is showing a minimum lot size of just over 10,000 sq. ft. with an average of 11,719. The plan includes two onsite storm water detention facilities, a ten foot wide multiuse path along the south side of the property, preservation of the wetland on the south side of the property, and a ten foot wide landscape buffer along the east side of the property to provide screening of Petersdorf Road and the Bartlett High School athletic fields. Two points of access are proposed onto Petersdorf Road. The northern access point is fully aligned with the Bartlett High School access drive and the petitioner is working with the property owner to the north for this off-site access point. The southern access point is approximately 350 feet north of Army Trail Road.

The Comprehensive Plan designation for this property is mixed use business park and estate residential. In the past, the Village Board and staff have questioned the viability of the proposed commercial uses along Army Trail Road as identified by the Comprehensive Plan. Staff believes that residential uses may be a more appropriate use for this property along Army Trail Road. The land use designation that is consistent with this Concept Plan is suburban residential, 2-5 dwelling units. The petitioner will be required to request an amendment to the Future Land Use Plan if they proceed with a formal application for residential uses. The trend of development in this area is estate residential and institutional uses. The residential subdivisions to the north, along Schick Road, and on the south side of Army Trail Road are rural subdivisions which were developed under DuPage County's jurisdiction. Taking this lot and the adjacent larger parcel into consideration together, a density distribution with larger estate lots adjacent to the existing subdivision to the north and an increase in density moving south to Army Trail Road may



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 21, 2019**

establish the best land use pattern. This Concept Plan is consistent with that land use pattern.

The petitioner is here tonight, they are requesting the Committee of the Whole review the Concept Plan and provide input and direction prior to a formal application submittal.

Chairman Reinke asked what the plan for the adjacent 60 acre parcel is.

Ms. Grill stated that the Land Use Plan shows mixed use business park is along Army Trail road and north of it is estate residential.

Chairman Reinke stated that Bartlett has the challenge of infill in town and you create these strange parcels that are difficult to develop. His concern is about the balance of the property and how that's going to be developed. He doesn't want to see the Village get stuck.

Chairman Camerer asked about the size and type of houses built.

Vince Rosanova from Rosanova and Whitaker Ltd. stated that he is at the meeting on behalf of his client, the Pulte Group. Pulte Group is one of America's largest home building companies. They currently have 49 markets across 26 states. Last year they celebrated their 70th anniversary and they are very proud of their Chicagoland roots. They have been building homes in the Chicago area for 50 years. They are a perennial top three builder and they currently have 18 active communities in the Chicago area.

With regard to the Concept Plan, he just had a couple comments. They are proposing 29 single family detached home sites over 14 acres. Overall it creates a density of 2.07 homes per acre. Average lot sizes will approach 12,000 square feet and they provide for desirable lots and usable yards. There will be a 10 foot bike path along the south property line which will contribute to the bicycle connectivity. The preservation of the wetlands along the south property line look nice and are an additional buffer from the homes. Two access points will be located on Petersdorf. They have reached out to the owner to the north to get an access easement and align that access drive directly with the high school. In addition to the 35 foot rear yard setbacks on Petersdorf, they will also be enhancing that area with a 10 foot wide landscape area to further delineate the homes from road. With the lots being 11,719 sq. ft. they exceed the lot requirement by 1.5 times and the overall density of 2.07 is significantly less than what is otherwise allowed in SR-3 and borders along the estate residential Comprehensive Plan designation of 0-2 homes per acre.

For this community they are anticipating about four or five floor plans for homes and about four or five elevations. It will give a great deal of variety and avoid monotony. They anticipate the square footages would fall somewhere in the range of 2,600 and 3,300 Sq.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 21, 2019**

Ft. There will be three car garage options as well. The floor plans are open style and designed for entertaining. He thanked the Board.

Chairman Camerer asked how locked in they are to the two story concept. Many residents are saying Bartlett needs more ranch houses. Is there any thought in expanding for a ranch style house.

Mr. Rosanova stated that they do not want to do ranches for this community because they feel the high school will be a big draw and not so much for empty nesters and seniors.

Chairman Gabreyna stated that there was a gap between the existing subdivision and your subdivision on the map, why would you not incorporate that.

Mr. Rosanova stated that to the south is residential, to the west, the Comprehensive Plan lists a mixed use business park and residential and to the north is residential. The trend in development in this area he thinks will be residential, overall. He thinks that as you transition from Army Trail to the west and north, ultimately you can transition to lower density. The property to the south and north is all the same property and that will probably come in together with a consistent land use.

Mr. Mraz stated that this property was part of the old Harbecke farm. The Village thought that this corner could eventually be some big box type of store because there was an interest. The village turned down a residential development because the commercial business went under contract. There was litigation at the county level, partially because the village turned down the residential. After years, it was resolved and Mr. Harbecke held on to this piece because there has been some talk that it could be a stadium for the high school as well so it stayed out of the comprehensive plan. The village held out that a commercial business would want to go there some day. When you look at the test of time and the LaSalle factor, it seems to be that it should be a residential property. Harbecke sold the rest of the property, but held this 15 acres throughout the litigation. Somehow the financial terms were different on this piece that he held out. Now you are hearing of a plan with what seems to be a reasonable zoning change.

Chairman Reinke asked if the same party owns the other 60 acre property.

Ms. Grill stated that they do not.

Mr. Rosanova stated that the parcel to the north and west is owned by Baps Shri Swaminarayan Mandir.

Mr. Mraz stated that they ran utilities through there. He believed that they had hoped it would someday develop residentially based on where they granted easements for utilities.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 21, 2019**

Chairman Reinke stated that he is concerned that something later on might happen to the BAPS property where they can't get residential housing there and industrial building want to go there. The residents will not like it.

Mr. Mraz stated that the utilities line up with where the roads were located on the original residential map, so it is going to be something residential. Their intent was to develop it residential as well.

Mr. Rosanova stated that the water main is located along the north property line for their homes, which feeds into your history about how the line travels west.

Chairman Deyne asked what the homes typically retail for.

Mr. Rosanova stated that they are typically in the high 400's and low 500's.

Chairman Hopkins stated that he likes the subdivision, but he is concerned about the land use to the north and west. He asked if the village can put in a requirement that before anyone purchases a home, they are aware that the area next to them is zoned industrial.

Mr. Mraz stated that the village has done that in the past. BAPS would need to be the contact, and he wouldn't think they would objectify to a zoning change.

Ms. Grill stated that the 60 acres is zoned residential at the county.

Chairman Hopkins stated that we have it zoned differently.

Chairman Deyne stated that he appreciates the concern the other chairman are coming up with. He asked why we can't change the zoning.

Ms. Grill stated that none of these properties are in the Village.

Mr. Mraz said the Comprehensive Plan can be amended though.

Mr. Rosanova stated that they would not be opposed to adding a disclosure to potential home buyers. Additionally, it was his understanding that the village may be reviewing its 2004 Comprehensive Plan to see if it's still accurate.

Chairman Hopkins asked what the time frame was for them to come back.

Mr. Rosanova stated that this meeting was to just check and make sure they are on the right path and if they get that feeling they will regroup with the design team and staff and really start looking at the nuts and bolts in the next 60-90 days.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 21, 2019**

Chairman Hopkins asked if anyone objected to them moving forward.

Chairman Deyne stated that he liked the plan.

Chairman Hopkins stated that he liked the plan.

COMMUNITY AND ECONOMIC DEVELOPMENT

Project Oak

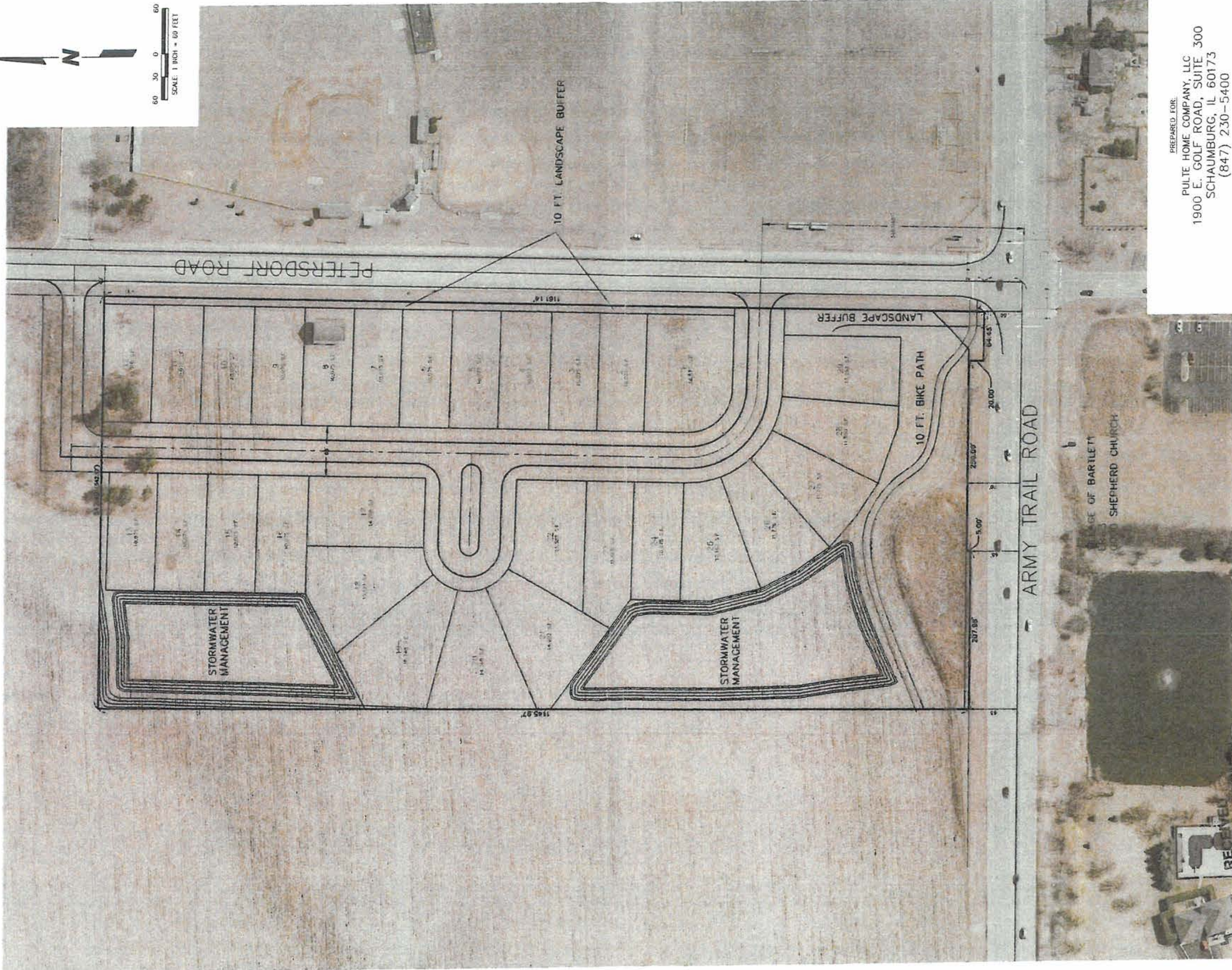
Chairman Gabreyna stated that the request is for a property located at the east side of Spitzer road, north of the ComEd right-of-way for a 399,666 Sq.Ft. warehouse building.

Ms. Grill stated the building would be their phase one. There would be a 75,000 Sq.Ft. addition as part of phase two on 26 acres. It is located on proposed lot #1 in the Brewster Creek Business Park in Cook County. A 17,383 square foot office space is identified at the northwest corner of the building with the remaining 382,316 square feet designated for warehouse space. The proposed building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white/gray with blue and orange color accents. Pre-finished metal canopies will be located over the entranceways and over the patio area. The overall proposed height of the building would be 44 feet, but to allow for some flexibility within the interior of the building, the petitioners are requesting a Special Use Permit to increase the maximum height allowed for the building from 45 feet to 50 feet. The Site Plan identifies 62 exterior docks. The I-2 EDA Zoning District requires the docks on the north side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard. In this case it would be Jack Court. The petitioner is requesting a variation from this requirement along the north side of the building. Landscaping, including evergreen trees, will be incorporated along the north property line and the required parkway tree plantings along Jack Court will also provide screening of this loading area from the roadway.

Three curb cuts are proposed along Spitzer Road on the west property line and one along the future Jack Court on the north property line. Passenger vehicles would utilize the two northern curb cuts to access the employee parking area, with the southernmost curb cut to be utilized as an entrance/exit for trucks only. The curb cut on Jack Court is identified as an exit only for trucks. Each of the curb cuts for the truck entrance/exits would be gated, with trucks equipped with an electronic system that would enable them access to the loading areas. The petitioner is requesting a variation to allow for a reduction in the required number of parking spaces on the property. The site plan identifies 272 parking spaces, including eleven handicapped accessible spaces. The zoning ordinance requires 447 spaces for phase 1, and if phase 2 were built, a total of 522 parking spaces would be required. The plan, however, identifies 253 future land banked parking spaces, which

SITE PLAN FOR NORTHWEST CORNER OF ARMY TRAIL RD & PETERSDORF RD

SR-3 ZONING
BARTLETT, ILLINOIS



SITE DATA

A. TOTAL AREA	14 AC.
B. ARMY TRAIL ROAD R.O.W. DEDICATION	0.08 AC.
C. RESIDENTIAL UNITS (165' X 145' LOTS)	1.99 UNITS
D. GROSS DENSITY	2.07 U/AC
E. MIN. FRONT YARD SETBACK	35 FT.
F. MIN. REAR YARD SETBACK	7.5 FT.
G. MIN. INTERIOR SIDE YARD SETBACK	35 FT.
H. MIN. REAR YARD SETBACK	7.5 FT.
I. MIN. FRONT YARD SETBACK	10.0 FT.
J. MAX. LOT SIZE	16,877 S.F.
K. AVG. LOT SIZE	1,460 FT.
L. MIN. LINEAL FEET OF ROADWAY	
M. LINEAL FEET OF ROADWAY	

COMMUNITY DEVELOPMENT
APR 23 2019
VILLAGE OF
BARTLETT

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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
P.O. Box 100
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402.999 FILE NAME: CONCEPT PLAN OPTION 9
DRAWN BY: PRP FLD. BK. / PG. NO. BK./PG.
COMPLETION DATE: 1-24-19 JOB NO.: 402.999
XREF: PROJECT MANAGER: PRP
REVISION DATE: 1-31-19, 2-1-19, 2-6-19, 2-14-19, 2-15-19, 4-4-19
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PLANNING & DEVELOPMENT SERVICES MEMORANDUM

20-073

DATE: July 7, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
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	R3*

*South Elgin- Multiple Dwelling Unit District

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 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 Kohler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the 8.97 acres east of Southwind Blvd as multi-family uses (Bartlett Pointe West).

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).

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

In 2018, the Petitioner submitted the Southwind Business Park Subdivision application and Circle K submitted a separate development application for Lot 4 of the proposed Southwind Business Park Subdivision. The subdivision was presented to the Village Board Committee on November 6, 2018 and was forwarded to the Plan Commission for their review. Prior to being scheduled on a Plan Commission agenda, the Petitioner requested that the review of the subdivision be placed on hold until Circle K moved forward with their application. Revised plans for Circle K were never submitted to the Staff for review.

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 Parkland Preparatory Academy on Lot 2 was approved through the Administrative Site Plan Review process and is currently under construction. True North has submitted a Site Plan for Lot 4 and is going through the Village Board approval process concurrently with this subdivision.
3. There are two existing curb cuts along Route 25 - Southwind Boulevard (full access) and Benchmark Lane (right-in/right out); and one existing curb cut off of West Bartlett Road - Southwind Boulevard (full access); all of which will provide primary access to each of the lots. A new curb cut (right-in/right-out) is proposed along West Bartlett Road, west of Southwind Blvd. as part of the True North development that would provide a through connection south to Benchmark Lane. This new connection would also serve a cross access

easement between proposed 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 and West Bartlett Road is under the jurisdiction of Kane County.)

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. As part of the subdivision, the developer shall be required to install a bike path and berm along the south side of West Bartlett Road in accordance with the West Bartlett Road Corridor Plan. A 15' wide bike path easement and 10' wide landscape buffer easement are identified on this plat and will be recorded as part of this subdivision. The bike path and berm will be installed along the north property lines of proposed Lots 4 and 5.
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 forwarding the Petitioner's request to the Plan Commission for further review.
2. Background information is attached for your review and consideration.

kms/attachments

x:\comdev\mem2020\073_southwind business park subdivision_vbc1.docx



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

April 24, 2020

SENT VIA EMAIL

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 complete the sale of 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 True North project that has been submitted to the Village for its review.

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



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: _____

Phone Number: _____

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: _____

Date: 10/24/2018

(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) _____
- 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

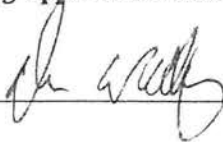
ACKNOWLEDGEMENT

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: _____

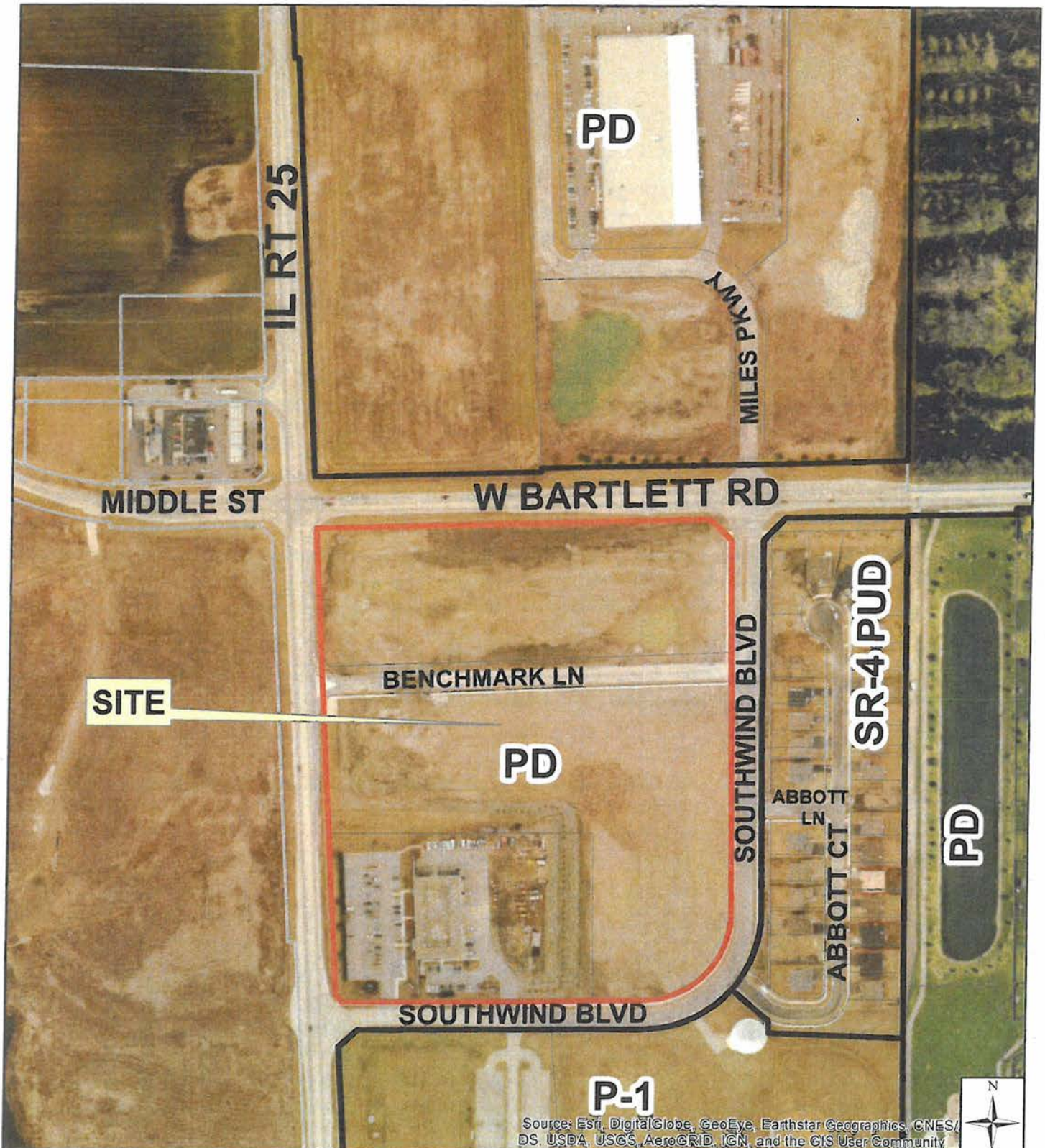
SIGNATURE: _____



DATE: 10/24/2018

ZONING/LOCATION MAP

Southwind Business Park
Case #18-21 - Preliminary/Final Plat of Subdivision





Agenda Item Executive Summary

Item Name True North Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Petitioner is requesting **Site Plan Review** for a proposed True North truck stop establishment at the southeast corner of W. Bartlett Rd. and Route 25 in the PD Planned Development Zoning District.

Text Amendments to the Zoning Ordinance are also being requested to define "Truck Stop Establishment" and add "Truck Stop Establishment" to the Special Use list in the B-4 Community Shopping Zoning District. The Illinois Gaming Board permits truck stop establishments to obtain video gaming licenses and the Petitioner would provide video gaming at this location if approved.

The Petitioner is also requesting **Special Use Permits** to allow an automotive service station, a truck stop establishment, outdoor sales and to sell package liquor.

This truck stop would include a 5,000 square foot convenience store with eight pump islands (16 total stations) for passenger vehicles and 4 pump stations for diesel trucks. The building would be constructed with stone, masonry and EIFS with metal canopies proposed over the windows and the front entrance of the building. Staff has requested the posts for the fuel canopies be wrapped with the same materials as the building's façade as was requested by the Plan Commission and approved by the Village Board for the recent 7-Eleven application on Lake St. The column cladding submitted by the Petitioner does not architecturally match the building.

The Site Plan identifies a full access curb cut along the east property line onto the cross-access drive between proposed Lots 4 & 5. Two access points are proposed onto Benchmark Lane to the south. The eastern curb cut would provide full access, enabling trucks to enter the diesel fuel pumps along with providing access for passenger vehicles. The western curb cut would be an exit only with painted markings indicating it as a right-out/left-out. The Village Staff and the Village's Traffic Consultant have concerns with this curb cut as shown and have requested one of the following modifications: (a) eliminate this curb cut, (b) modify it to a right-in/right-out only with a barrier median or (c) redesign the curb cut to a right-out only. Staff believes as currently shown, this access point could potentially be blocked while vehicles attempt to turn left into the site, resulting in an increased potential for back-ups onto Rt. 25.

The Petitioner is also requesting a **Variation** to reduce the number of trees required in the interior parkway along W. Bartlett Road and Route 25.

A bike path and a small berm are proposed along the north property line in accordance with the West Bartlett Road Corridor Plan.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Landscape Plans, Color Renderings, Building Elevations, Elevation Material Sheets, Column Cladding, Floor Plan, Interior Renderings

ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Zoning Board of Appeals and Plan Commission for further review and to conduct the required public hearings.

Staff: Roberta Grill, Planning & Development Services
Director

Date: 7/9/2020

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

20-053

DATE: July 9, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#20-03) True North**

PETITIONER

Lindsay Lyden, True North Energy LLC

SUBJECT SITE

Southeast corner of W. Bartlett Road and Route 25 (Lot 4 of the proposed Southwind Business Park Subdivision)

REQUESTS

Site Plan Review

Special Use Permits –

- (a) to allow a truck stop establishment
- (b) to allow an automobile service station
- (c) to allow outdoor sales
- (d) to sell package liquor

Variation –

- (a) to reduce the number of trees required in the interior parkway (Route 25 and W. Bartlett Rd)

Text Amendments –

- (a) to define "Truck Stop Establishment"
- (b) add "Truck Stop Establishment" to the list of Special Uses in the B-4 Zoning District

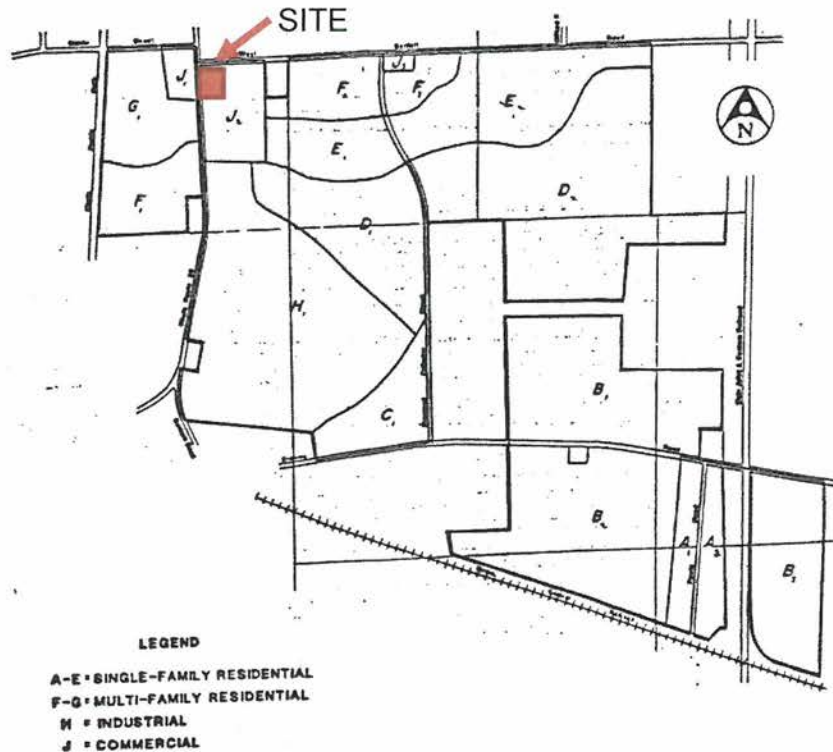
SURROUNDING LAND USES

	<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	Vacant	Commercial/Mixed Use Business Park	PD
East	Vacant	Commercial/Mixed Use Business Park	PD
West	Vacant	Medium Density Residential	R3*

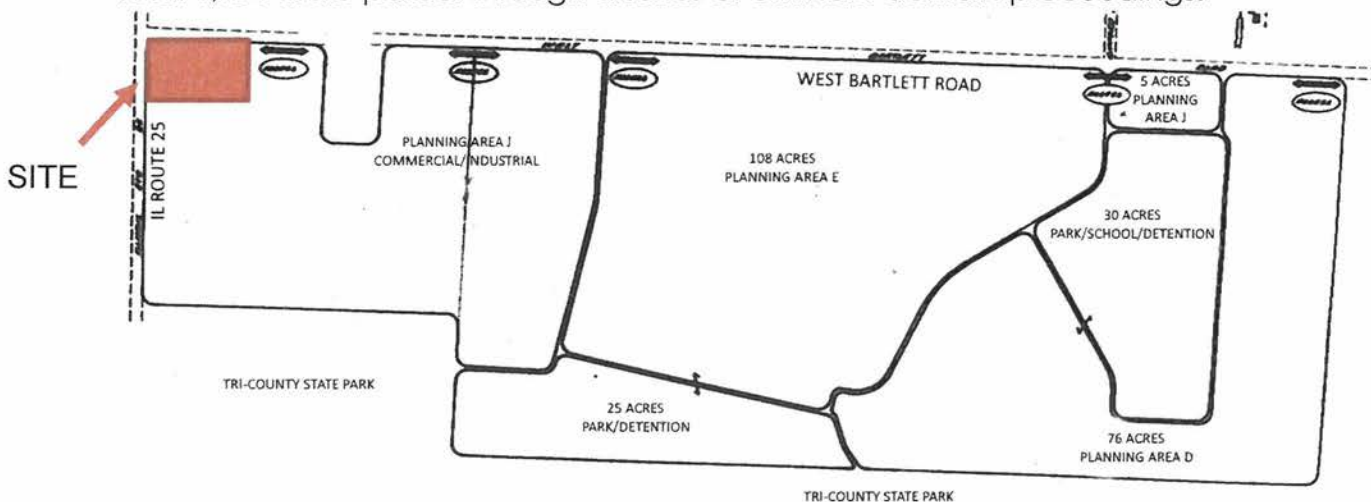
*Multiple Dwelling Unit – South Elgin

ZONING HISTORY

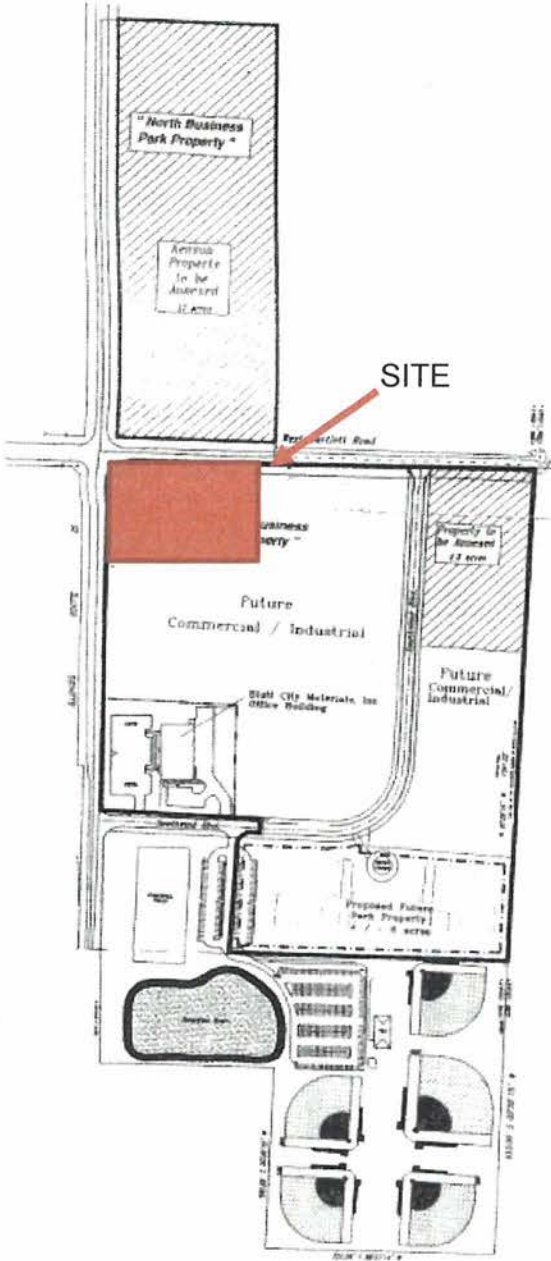
The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance # 1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance # 1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*). This site is located in Planning Area J on the Conceptual Plan which allowed the uses that are permitted in the B-4 Community Shopping Zoning District.



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.

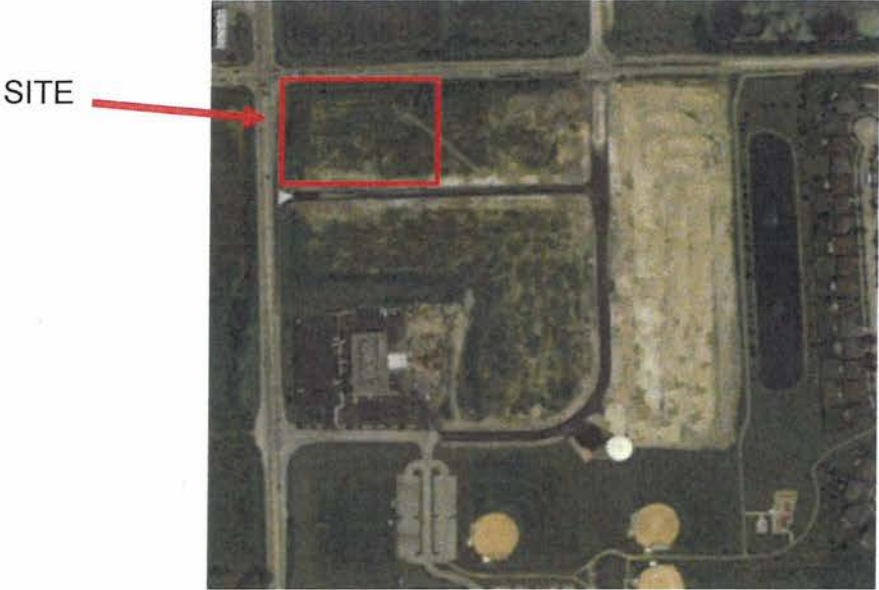


In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65. This amendment expanded the uses for Planning Area J, which includes this site, to follow the permitted use lists of the B-1, B-2, B-3, B-4, I-1 and I-2 Zoning Districts.



In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the Bartlett Pointe West Single Family Subdivision rather than multi-family uses and no longer allowed I-2 uses as being permitted within the Southwind Business Park property.

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).



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.



DISCUSSION

1. The Petitioner is requesting **Site Plan Review** for a proposed True North truck stop establishment on 3.28 acres at the southeast corner of W. Bartlett Rd. and Route 25 in the PD Planned Development Zoning District. The site is the proposed Lot 4 in the Southwind Business Park Subdivision.
2. The Petitioner is requesting a **Text Amendment** to define "Truck Stop Establishment" and add "Truck Stop Establishment" to the Special Use list in the B-4 Community Shopping Zoning District. The Illinois Gaming Board permits truck stop establishments to obtain video gaming licenses.

Proposed Definition:

Truck Stop Establishment: a facility (i) that is at least a 3-acre facility with a convenience store, (ii) with separate diesel islands for fueling commercial motor vehicles, (iii) that sells at retail more than 10,000 gallons of diesel or biodiesel fuel per month, and (iv) with parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. The requirement of item (iii) of this paragraph may be met by showing that estimated future sales or past sales average at least 10,000 gallons per month.

3. The Petitioner is also requesting **Special Use Permits** to allow an automotive service station, truck stop establishment, outdoor sales and to sell package liquor.
4. This truck stop would include a 5,000 square foot convenience store with eight pump islands (16 total stations) for passenger vehicles and 4 pump stations for diesel trucks. Passenger vehicles would utilize the pumps under the canopy located north of the convenience store and trucks would utilize the pumps under the canopy located east of the convenience store.
5. The truck stop is proposing to operate 24 hours, seven (7) days a week.
6. The convenience store is oriented towards W. Bartlett Rd. It would have a maximum height of 24 feet and be constructed with masonry and EIFS. Metal canopies are proposed over the windows and the front entrance of the building.
7. Staff requested that the posts for the fuel canopies be wrapped with the same materials as the building's façade as was requested by the Plan Commission during their recent review of the 7-Eleven on Lake St. The column cladding submitted by the Petitioner does not architecturally match the building.
8. The Site Plan identifies a full access curb cut along the east property line onto the cross-access drive between proposed Lots 4 & 5. Two access points are

proposed onto Benchmark Lane to the south. The eastern curb cut would provide full access, enabling trucks to enter the diesel fuel pumps along with providing access for passenger vehicles. The western curb cut would be an exit only with painted markings indicating it as a right-out/left-out. **The Village Staff and the Village's Traffic Consultant have concerns with this curb cut as shown and have requested one of the following modifications: (a) eliminate this curb cut, (b) modify it to a right-in/right-out only with a barrier median or (c) redesign the curb cut to a right-out only. Staff believes as currently shown, this access point could potentially be blocked while vehicles attempt to turn left into the site, resulting in an increase potential for back-ups onto Rt. 25.**

9. The Village's Traffic Consultant has stated the following: "GHA maintains its concern related to the western egress only access on Benchmark Lane. Due to its potential operational impacts to IL Route 25 and safety concerns, consideration should be given to closure of this access. Although no (widening) improvements to IL Route 25 are currently included in IDOT's current Multi-Modal Transportation Plan (FY 2020-2025), should IL Route 25 be expanded to its recommended SRA cross-section (two through lanes in each direction), this concern would be further exacerbated. **At a minimum this access should be restricted to right-in/right-out only or right-out only via a channelized island, barrier median or through driveway design. Due to potential safety concerns, restrictions via pavement marking and signage only, as currently proposed, is not a viable option.**"
10. A revised Traffic Impact Analysis (TIA) has been submitted by the Petitioner. The Village's Traffic Consultant's only remaining comment with the TIA is the western curb cut on Benchmark Lane.
11. Recent discussions with IDOT verify that the proposed plan has not been submitted by the Petitioner for their review. Staff provided a plan for their cursory review and preliminary indications suggested concerns with the western Benchmark Lane curb cut as shown.
12. The Zoning Ordinance requires a total of 31 parking spaces, 15 parking spaces for the convenience store and two (2) parking spaces for each pump island. The Petitioner is providing a total of 58 passenger vehicle parking spaces which exceeds the Zoning Ordinance requirement. Forty-two (42) passenger vehicle spaces including two (2) accessible spaces are designated for the convenience store, and two (2) parking spaces are at each island for the fuel center. Two (2) truck parking spaces are designated to the east of the diesel pumps.
13. This site is located within the West Bartlett Road Corridor Plan and is identified as the "Picturesque Western Gateway". As a part of this plan, a bike path and 18" berm are proposed along the north property line.

14. The Petitioner is requesting a **Variation** to reduce the number of trees required in the interior parkway (Route 25 and W. Bartlett Rd). The Landscape Ordinance requires 1 tree every 40 feet, half of which must be large deciduous or evergreen trees. The Landscape Plan indicates a total of 5 small deciduous trees along W. Bartlett Rd where 9 are required and 3 large trees along Route 25 where 7 are required.
15. This parcel is served by the existing stormwater drainage and detention system.
16. The Landscape and Photometric Plans are currently under review by the Staff.

RECOMMENDATION

The Staff recommends forwarding the petition to the Zoning Board of Appeals and the Plan Commission to further review the plans and to conduct their respective public hearings.

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

kms/attachments

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BARTLETT DEVELOPMENT

WHAT/WHO IS TRUE NORTH?

truenorth was founded in 1999, when the family owned Lyden company formed an equity joint venture with Shell Oil Company. The Lyden Company, now known as True North Holdings, has been in the business for 101 years, with both the 3rd and 4th generations' leading growth and development.

Through its company operations, *truenorth* provides fuel and convenience retailing to customers at ~135 locations, while providing fuel to another ~200 independent dealers. Through all the knowledgeable, hardworking and dedicated employees, they offer each customer Fast, Friendly, and Clean stores.

PROJECT SUMMARY OVERVIEW

truenorth has specifically selected Bartlett to be the home of their next Chicagoland Gasoline and Convenience location due to the community attractiveness and strong strategic fit with its brands. The *truenorth* and Shell brands are positioned as premium brands, which both aspire to achieve quality through all they deliver....the materials used to construct the facilities, overall appearance inside and out, fuel and convenience products provided and great staff delivering Fast, Friendly and Clean service to each customer.

We are requesting a Site Plan Review and variations from the landscape requirements for the Southeast corner of Illinois Route 25 and West Bartlett Road which is currently a vacant property. *truenorth* will purchase and intends to hold the property in fee. *truenorth* will construct a 5,000 square foot convenience store building primarily composed of natural materials, with a flat roof and metal awnings. The fueling forecourt will include 8 gasoline dispensing units with ability to fuel 16 vehicles simultaneously and 4 high flow diesel dispensing units, both covered with a canopy displaying Shell's clean globally recognized image. Clean LED lighting is utilized on both the interior and exterior of the facility. All surfaces will be composed of concrete, with no asphalt used on the site.

HOURS OF OPERATION, BEER/WINE LICENSE AND SPECIAL USES

For safety, cleanliness, competitive and economic reasons, the site operating hours would be twenty-four (24) hours a day and seven (7) days a week.

The project would require a Text Amendment be approved to add the terms "Truck Stop Establishment" to Title 10 (Section 10-2-2) of the Bartlett Illinois Village Code to be defined as:

Any building or premises used for dispensing, sale or offering for sale at retail to the public, diesel fuel or biodiesel fuel and/or other motor fuel stored only in underground tanks for the operation of motor vehicles. Diesel fuel shall be sold from separate diesel island(s) to commercial motor vehicles. The facility must be at least three (3) acres and contain parking areas for commercial vehicles. Sale of diesel fuel or biodiesel fuel must be or be projected to be at 10,000 gallons per month.

The project would also require Special Uses: Truck Stop Establishment (see above) and Packaged Alcohol Sales. In order to compete with other Bartlett and surrounding community convenience store offerings, the project would necessitate the ability to sell beer and wine. True North holds over 100 beer and wine licenses currently and understands the extreme responsibility which comes with this privilege. As it relates to any age restricted item, our approach starts with training, but we also employ strict zero tolerance policies and even employ self-initiated third party programs to insure all of our staff are complying with our policies.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # _____

PROJECT NAME TrueNorth - Bartlett

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: True North Energy, LLC - Lindsay Lyden

Street Address: 10346 Brecksville Rd

City, State: Brecksville, OH

Zip Code: 44141

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC c/o Sean W. Kelley

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature] **Date:** 2/4/2020
(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) C-Store with Fuel, Alcohol sales, gaming, etc. as needed to support submitted plans
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? See Dropdown

(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: SE Corner of IL-25 and Bartlett Rd

Property Index Number ("Tax PIN"/"Parcel ID"): Part of 06-36-400-043-0000

Zoning: Existing: See Dropdown **Land Use:** Existing: See Dropdown
(Refer to Official Zoning Map)

Proposed: See Dropdown Proposed: See Dropdown

Comprehensive Plan Designation for this Property: See Dropdown
(Refer to Future Land Use Map)

Acreage: 3.28


For PUD's and Subdivisions:


No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Lyden, Chappell & Dewhirst, Patricia Lyden
5565 Airport Highway Suite 101
Toledo, OH 43615 

Engineer RTM Engineering Consultants, Tim Shoemaker
650 E. Algonquin Rd #250
Schaumburg, IL 60173 

Other

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan 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 use is a permitted use in the district in which the property is located.

Yes

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

Yes

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

Yes

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

Yes

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

Yes

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

Yes

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.

The Special uses (Truck Stop Establishment, Auto Service Station, Package Liquor Sales, and Outdoor Sales) are consistent and necessary to develop this location. The location is at the intersection of two of the larger roads in the community while also being separated from less compatible uses/zoning within the community which is in the interest of public convenience and contributing to the welfare of the community.

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

The use will not in this particular case be detrimental to the public safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement 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.

This special use shall conform to the regulations, conditions, stipulations of the Village codes and authorization by the Village Board of Trustees.

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)**

1. 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.

The convenience store use is not compatible with landscaping across the front of the building. Landscaping in this area encourages loitering and littering that is detrimental to the immediate property and adjacent downwind and downstream properties.

2. That conditions upon which the petition for a 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.

Yes

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

This variation is likely to have a slightly negative impact on the revenue generation of the property.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

Yes

5. 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.

This variation will have the opposite affect.

6. 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.

This variation will have the opposite affect.

7. 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.

Correct

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: *Lindsay Lyden*

PRINT NAME: Lindsay Lyden

DATE: 02/03/2020

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: True North Energy, LLC

ADDRESS: 10346 Brecksville Road
Brecksville, OH 44141

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

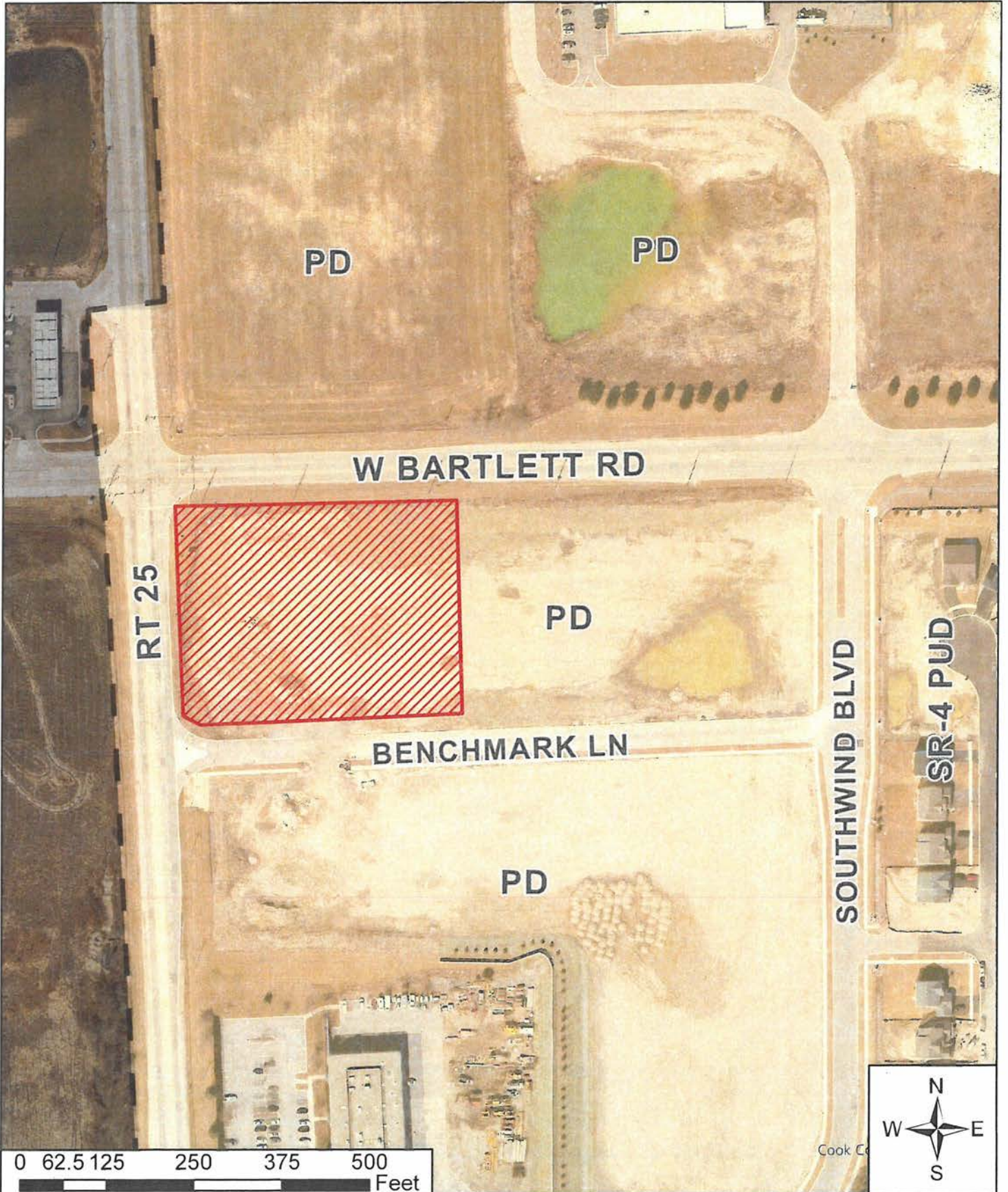
SIGNATURE: *Lindsay Lyden*

DATE: 02/03/2020

#2020-03

True North

Site Plan, Special Uses, Variation, Text Amendment



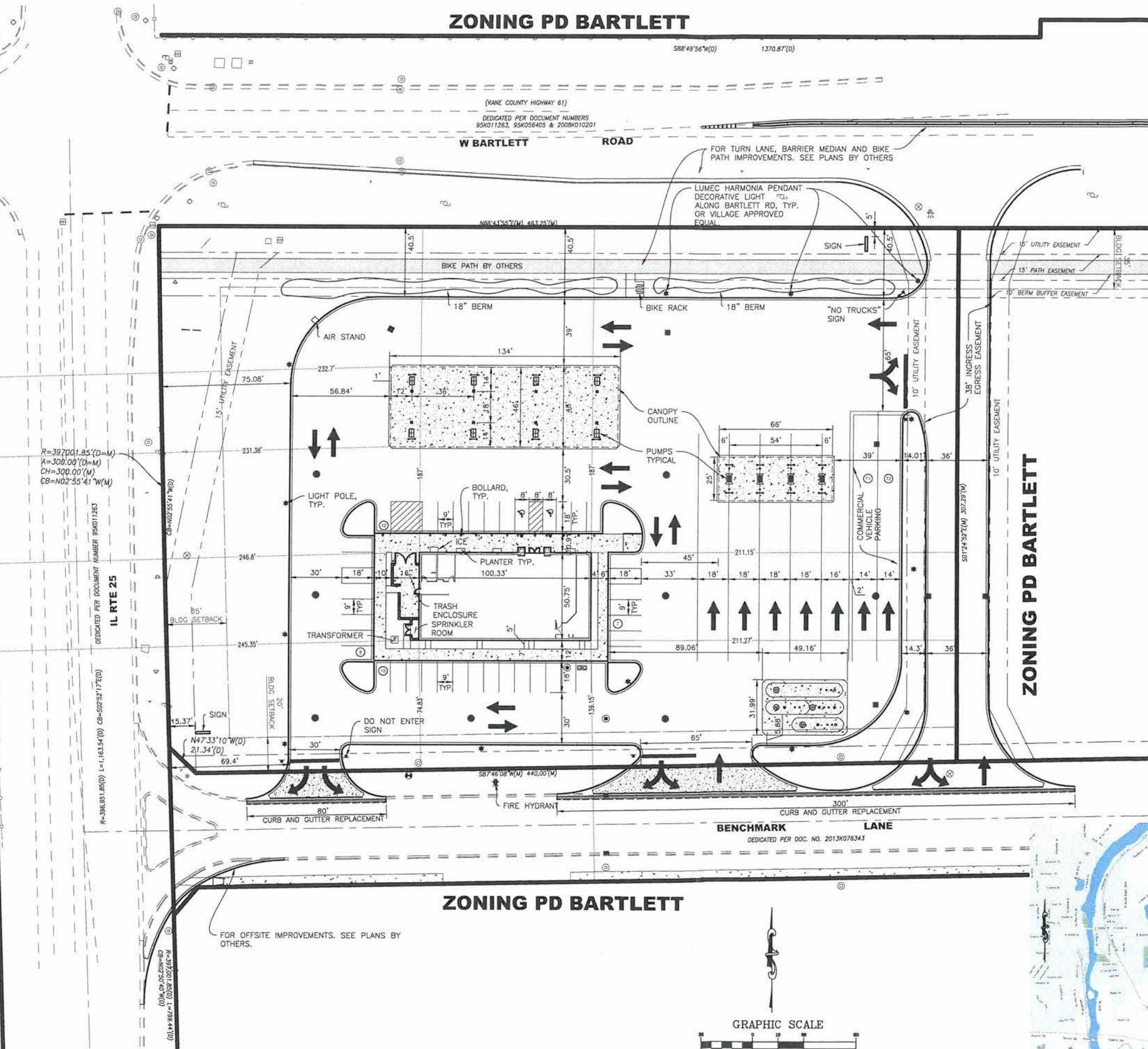
ZONING B2
SOUTH ELGIN

ZONING R3 SOUTH ELGIN

ZONING PD BARTLETT

ZONING PD BARTLETT

ZONING PD BARTLETT



AREA SUMMARY

TOTAL AREA	=	142,722 SF
PERVIOUS AREA	=	41,641 SF
IMPERVIOUS AREA	=	101,081 SF

PARKING SUMMARY

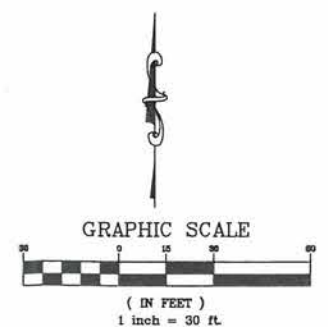
	REQ'D.	PROP.
REGULAR STALLS (9'x18')	16	40
HANDICAP STALLS (16'x18')	1	2
TOTAL	17	42

SITE DATA TABLE

NUMBER OF PUMPS	12
NUMBER OF VACUUMS	1
MEAN HEIGHT OF THE BUILDING	
NUMBER OF EMPLOYEES	3
CUSTOMER FLOOR AREA	3,000 SF

PARKING CALCULATION

- RETAIL: 100 SQUARE FEET OF CUSTOMER FLOOR AREA
- AUTOMOBILE SERVICE STATION:
- 2 PARKING SPACES FOR EACH ISLAND OF PUMPS AND
- 1 PARKING SPACE FOR EACH 2 EMPLOYEES



LOCATION MAP
NO SCALE

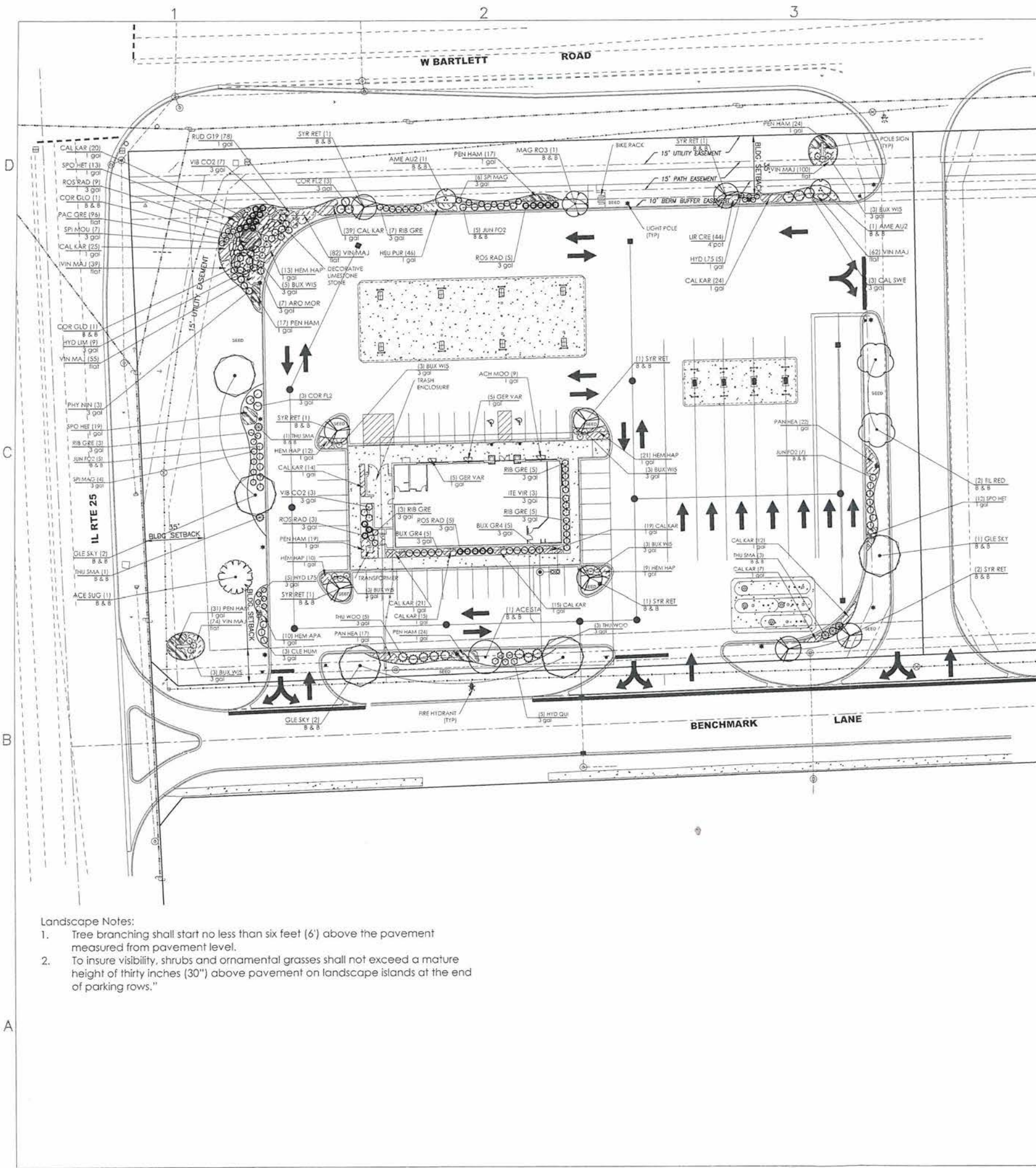
PROJECT NAME	TRUE NORTH	BARTLETT, IL
PROJECT No.	19.TN.C04	
SHEET No.	SP1	
OF 1 SHEETS		

No.	DATE	DESCRIPTION
1	01/22/20	FOR STAFF REVIEW
2	04/10/20	PER STAFF REVIEW
3	06/19/20	PER STAFF REVIEW

engineering consultants
650 E. Algonquin Rd., Ste. 206, Schaumburg, IL 60193 | 815.756.4100 | www.rtmconsultants.com



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ACE STA	Acer myabeii 'State Street' / Miyabei Maple	B & B	2.5' Cal	1
ACE SUG	Acer saccharum / Sugar Maple	B & B	2.5' Cal	1
AME AU2	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	3' Cal	2
COR GLO	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	B & B	2.5' Cal	2
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3' Cal	5
MAG RO3	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B & B	2.5' Cal	1
SYR RET	Syringa reticulata / Japanese Tree Lilac	B & B	2.5' Cal	8
TIL RED	Tilia americana 'Redmond' / Redmond American Linden	B & B	3' Cal	2
SHRUBS	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
ARO MOR	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal	18" H.	7
BUX WIS	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	3 gal	24" H.	23
BUX GR4	Buxus x 'Green Mountain' / Boxwood	B & B	36" H.	10
CAL SWE	Calycanthus floridus / Sweet Shrub	3 gal	18" H.	3
CLE HUM	Clethra alnifolia 'Hummingbird' / Summersweet	3 gal	24" H.	3
COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	3 gal	24" H.	6
HYD LIM	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal	24" H.	9
HYD L75	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	3 gal	24" H.	10
HYD GUI	Hydrangea paniculata 'Quick Fire' / Hydrangea	3 gal	36" H.	5
ITE VIR	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 gal	36" H.	3
JUN FO2	Juniperus chinensis 'Sea Green' / Sea Green Juniper	B & B	36" H.	17
PHY NIN	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	3 gal	24" H.	3
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	18" H.	23
ROS RAD	Rosa x 'Knockout' TM / Rose	3 gal	24" H.	22
SPI MAG	Spiraea japonica 'Magic Carpet' / Magic Carpet Spiraea	3 gal	18" H.	10
SPI MOU	Spiraea x bumalda 'Goldmound' / Gold Mound Spiraea	3 gal	18" H.	7
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	4" H.	5
THU WOO	Thuja occidentalis 'Woodward' / Woodward Arborvitae	3 gal	36" H.	8
VIB CO2	Viburnum catesii 'Compactum' / Korean Spice Viburnum	3 gal	24" H.	10
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY
ACH MOO	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	12" o.c.	9
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	24" o.c.	134
GER VAR	Geranium sanguineum striatum / Bloody Cranesbill	1 gal	24" o.c.	6
HEM APA	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	24" o.c.	10
HEM HAP	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	24" o.c.	65
HEU PUR	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal	18" o.c.	46
UR CRE	Liriope spicata / Creeping Lily Turf	4" pot	12" o.c.	44
PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	flat	12" o.c.	96
PAN HEA	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	24" o.c.	39
PEN HAM	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass	1 gal	24" o.c.	129
RUD G19	Rudbeckia fulgida 'Goldstrum' / Coneflower	1 gal	12" o.c.	78
SPO HET	Synbrotus heterolapis / Prairie Dropseed	1 gal	24" o.c.	62
VIN MAJ	Vinca major / Periwinkle	flat	12" o.c.	411
SEED	Bluegrass, Rye and Fescue with Blanket	60,000 SF		

- Landscape Notes:
1. Tree branching shall start no less than six feet (6') above the pavement measured from pavement level.
 2. To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30") above pavement on landscape islands at the end of parking rows."

REV.	COMMENT	DATE
1	VILLAGE REVIEW	6/1/20

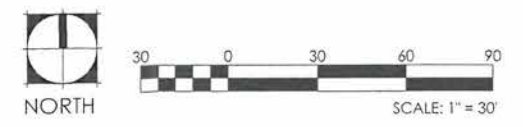
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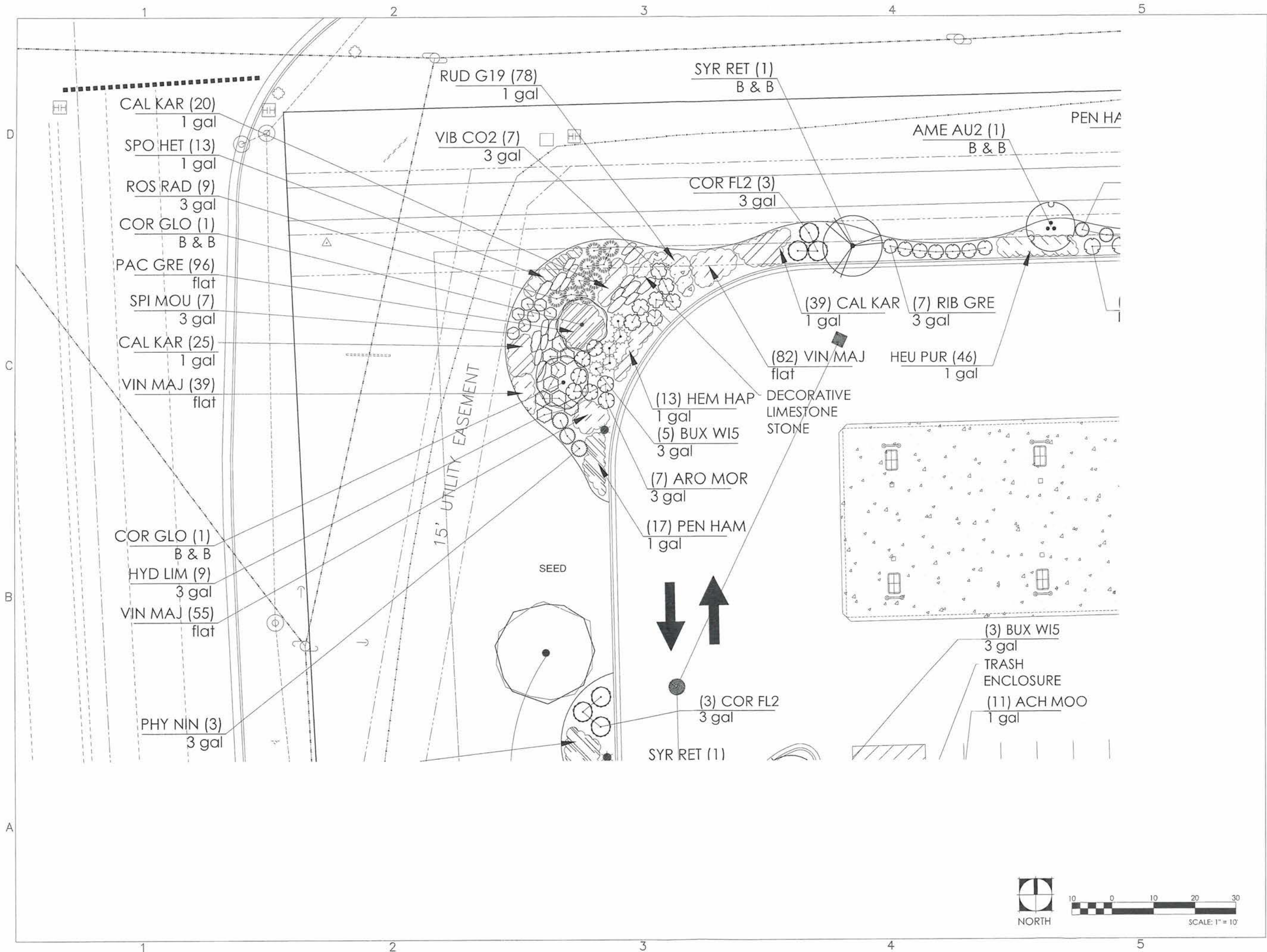


DATE: 4/10/2020
JOB NO.: 19-311Z
DRAWN BY: CE
CHECKED BY: TS

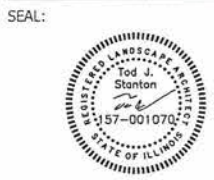
DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-100





REV.	COMMENT	DATE
1	VILLAGE REVIEW	6/1/20



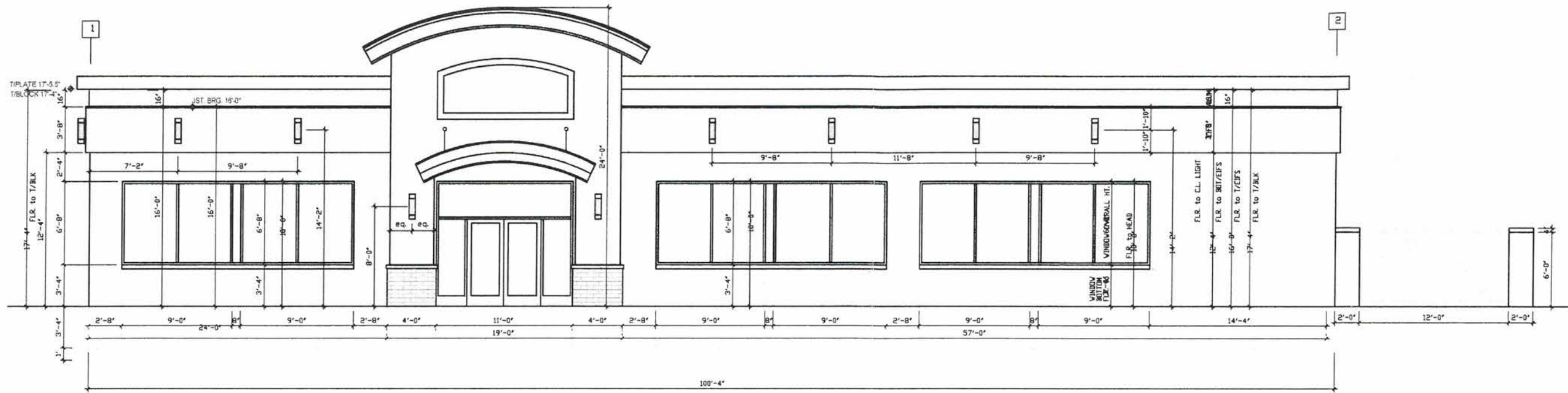
DATE: 4/10/2020
JOB NO.: 19-311Z
DRAWN BY: CE
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE PLAN -
GATEWAY
ENLARGEMENT
SHEET NO.:



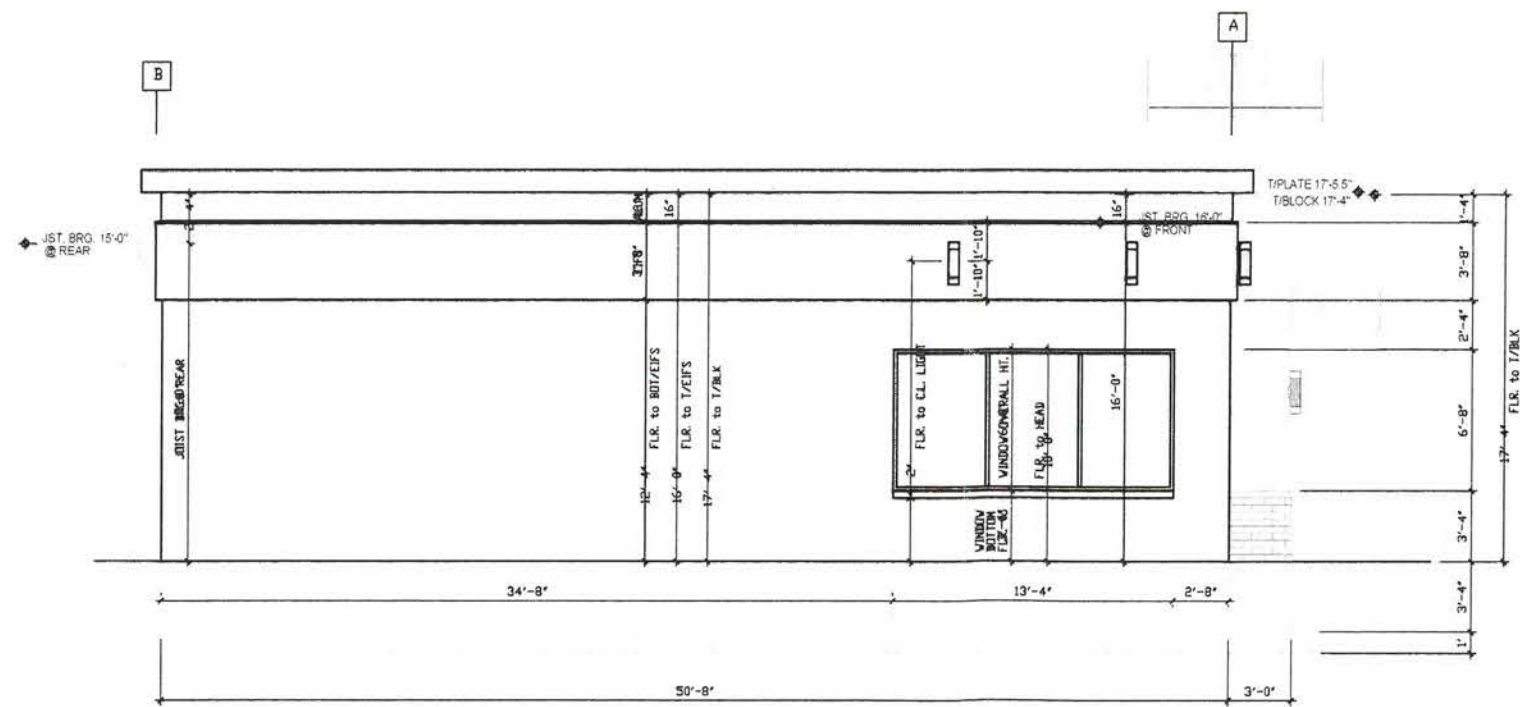






FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



exp: 11-30-2020
 signature: _____
 date: _____

subject to review in accordance with the Illinois Architecture Practice Act of 1989 (225 ILCS 305.10) expiration date as listed reference to current expiration date

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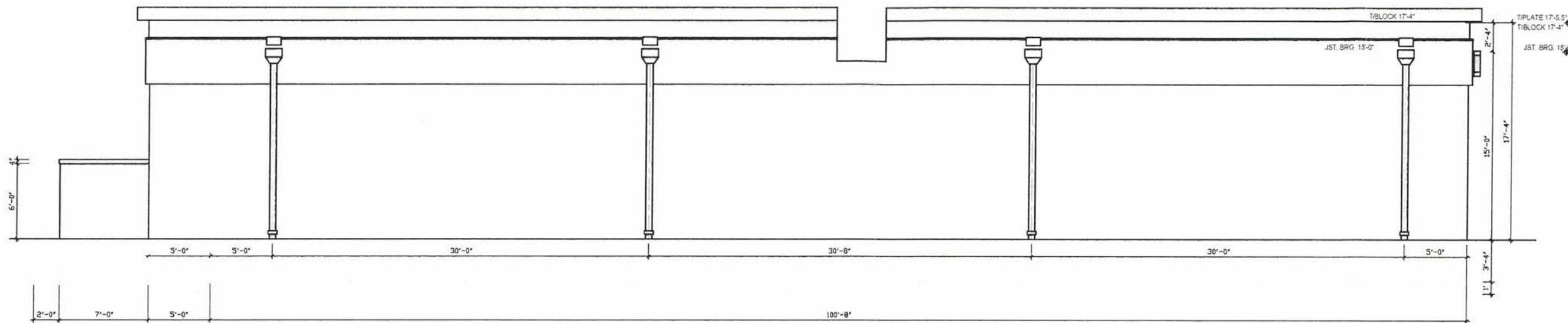


F. A. Ross - Architects
 P.O. BOX 5023
 NEWCASTLE, PA 16105
 PHONE: (724) 658-7886
 FAX: (724) 658-7892

drawn: Front & Side Elevation dimensions & notes
 project: Truenorth Bartlett, IL

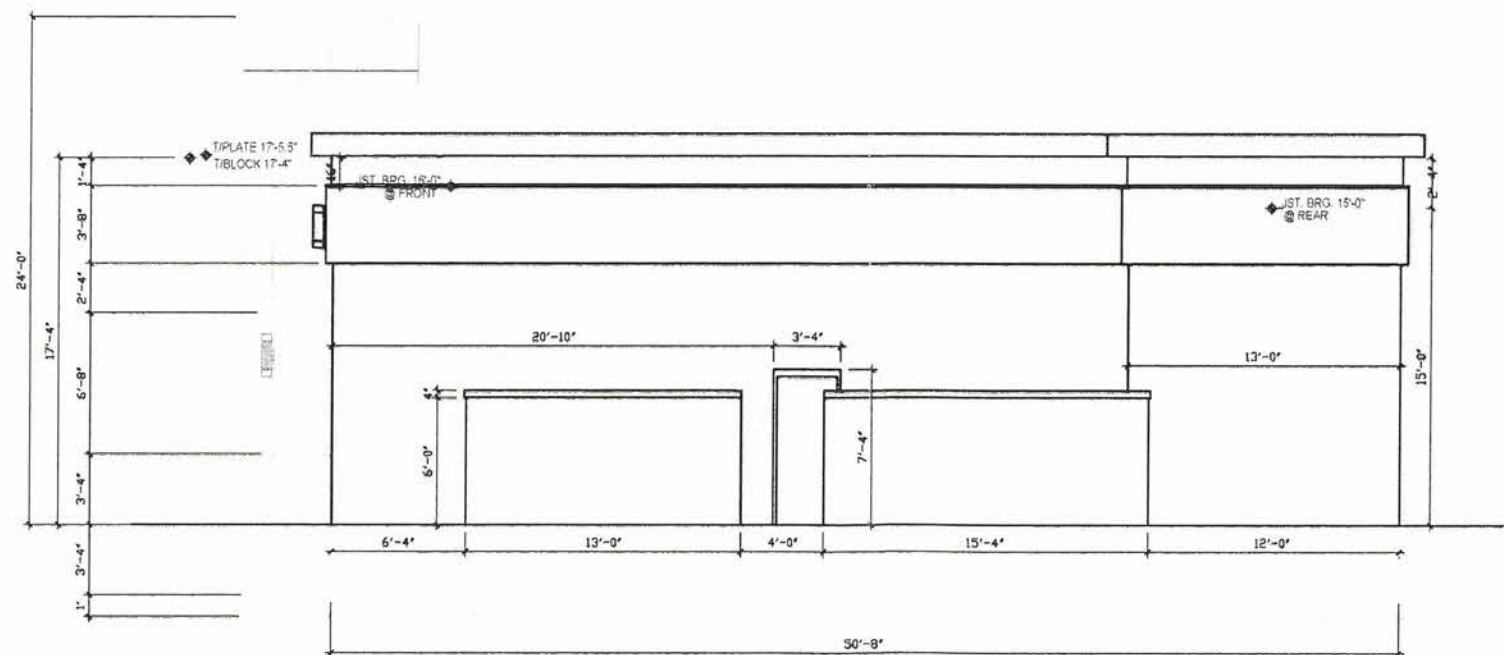
date: 03/15/2020
 project number: TN
 sheet:

A-400



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



exp. date: 11-30-2020
 signature: _____
 title: _____

subject to review in accordance with the Illinois Architecture Practice Act of 1989 (225 ICS 305.15) expiration date as listed elsewhere on this drawing expiration date

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F. A. Ross - Architects
 P.O. BOX 5073
 NEWCASTLE, PA 16105
 PHONE: (724) 658-7886
 FAX: (724) 658-7892

drawing: Rear & Side Elevation
 dimensions & notes
 project: Truenorth
 Bartlett, Illinois

date: 03-15-20
 project number: TN
 sheet:

A-402

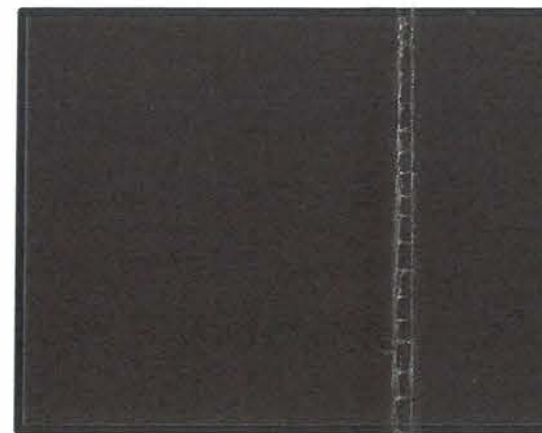
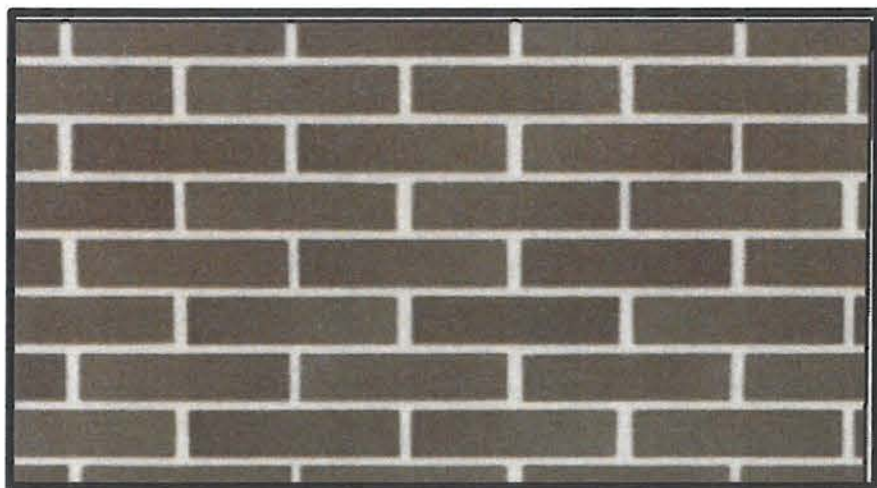


MATERIAL LISTING

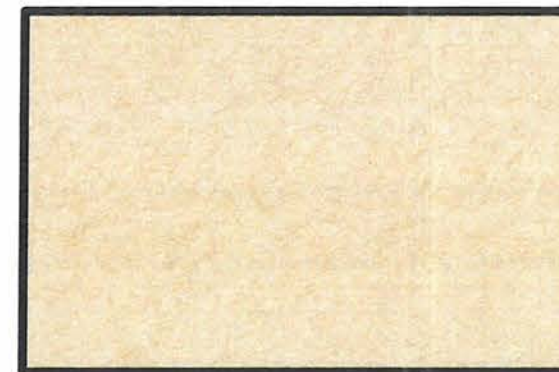
Front Entry: Eldorado Dry Creek Stacked Stone



12" Half High Thru the Wall Unit, 4"H x 16"L x 12"T
Masonry in running bond, Spec-Brik by Oberfields in Syracuse Blend



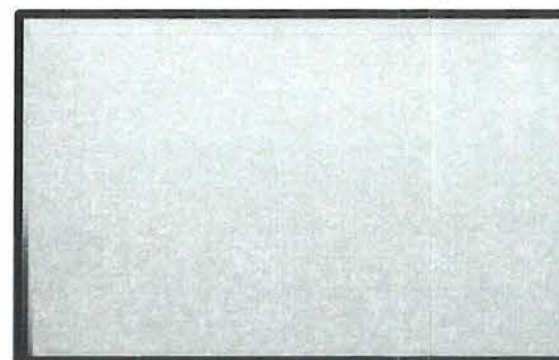
ATAS metal color Classic Bronze 01 for: Top metal coping band, 17" EIFS band, and all standing seam metal awnings



EIFS 3'-9" band to be custom colored matched to Eldorado Stone color



Storefront frames: Anodized finish In Dark Bronze #40



Sungate 400 passive Low-E glass in clear & clear, 76% VLT, SHGC IS .63, U value is .32 to meet the energy codes



MATERIAL LISTING

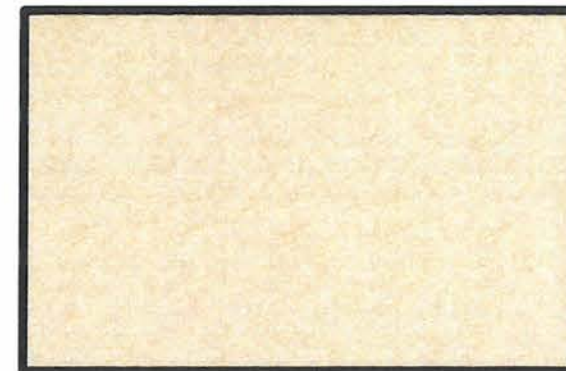


Sloped Standing seam
Metal awning in ATAS color
in Classic Bronze 01

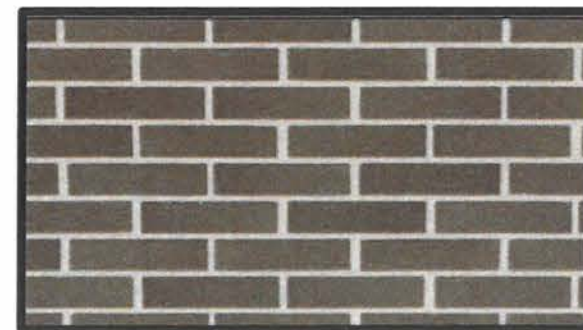


Curved standing metal
awning over entry door
in ATAS color
in Classic Bronze 01

Decorative sconces,
LED up and down
lighting, Besa Lighting
decorative accents in
bronze metal, diffuser
in Opal Matte
24" h x 6" w x 7" d,
3000K temp



EIFS 3'-9" band to
be custom matched
to Eldorado Stone



12" Half High Thru the Wall
Unit, 4"H x 16"L x 12"T
Masonry in running bond,
Spec-Brik by Oberfields
in Syracuse Blend

COLUMN CLADDING

A no-maintenance architectural enhancement to update your look and add impact to your brand.



MDI is the industry leader in designing and manufacturing decorative column cladding systems for the retail petroleum industry. MDI's exclusive polypropylene product line provides the durability and aesthetics you are looking for when enhancing the image of your fuel islands.

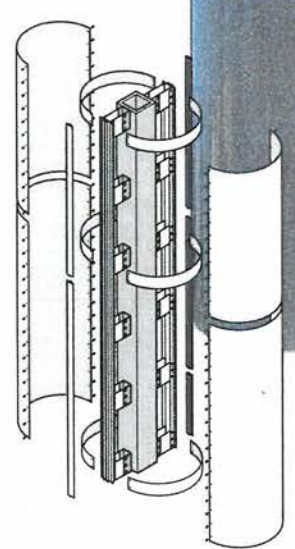
The specially formulated polypropylene panels are extruded with color saturation throughout the entire thickness of the panel. Scratches, dings and gauges never have to be painted. The panels are impact resistant, even in the coldest temperatures.

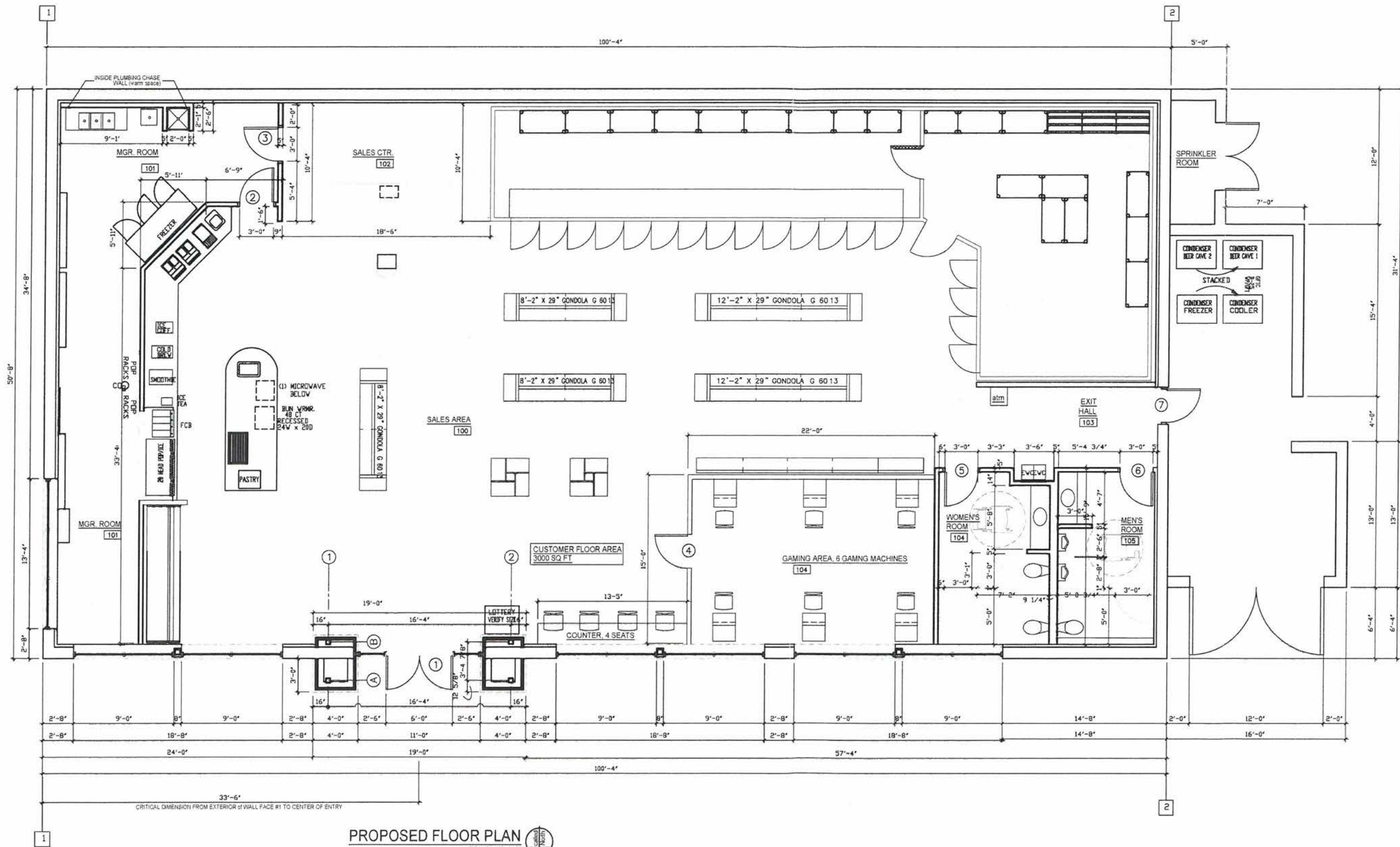
Panels ship flat so an entire site's worth of cladding kits fit on a single pallet. Freight savings are substantial compared to rolled metal systems.

The cladding panels are bowed into the cylindrical shape as they are being installed. Your contractors will enjoy the ease of installation while you will enjoy lower installation costs.

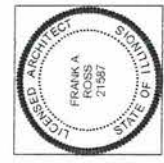
Never paint again when you re-image. Simply replace the outer panels, saving the cost of the mounting brackets and hardware.

Most columns are 18" in diameter; however, kits are available in 16" to 24" diameters. MDI can produce kits in custom colors when production quantities permit.





PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



expires: 11-30-2022
signature: _____
date: _____

Subject to renewal in accordance with the Illinois Architecture Practice Act of 1989 (225 ILCS 305.14) expiration date will be indicated on the current expiration date.

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Drawn by: **FLOOR PLAN**
dimensions & notes
project: **Truworth**
Bartlett, IL

date: 3-15-20
project number: TN
sheet:

A-400



true

Kellogg's
CORN

CORN

Cherrios



true cool

north pole

SCRATCH GAMES