

VILLAGE OF BARTLETT

COMMITTEE AGENDA

AUGUST 18, 2020

BUILDING & ZONING, CHAIRMAN REINKE

Cylwik Resubdivision



Agenda Item Executive Summary

Item Name Cylwik Resubdivision

Committee
or Board Committee

BUDGET IMPACT

Amount:	<u>N/A</u>	Budgeted	<u>N/A</u>
List what fund	<u>N/A</u>		

EXECUTIVE SUMMARY

The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** for portions of Lot 47 in the County Clerks Division of Unsubdivided Lands. The 48,222 square foot (1.10 acre) parcels would be resubdivided to create two single-family lots that would meet the minimum lot requirements of the SR-3 Zoning District.

The existing house, detached garage and swimming pool will remain on Lot 1 and a new single-family house could be constructed on Lot 2.

The Petitioner is also requesting a **variation** to allow the existing pool in the side yard for Lot 1. The current Zoning Ordinance requires that pools be located in rear yards only.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Plat of Survey, Preliminary/Final Plat of Subdivision, Site Grading Plan

ACTION REQUESTED

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

Staff: Roberta Grill, Planning and Development Services Director

Date: 8/7/2020

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

20-104

DATE: August 7, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, Planning & Dev Services Director *RBG*
RE: **(#20-10) Cylwik Resubdivision**

PETITIONER

Katarzyna Cylwik

SUBJECT SITE

Portions of Lot 47 in the County Clerks Division of Unsubdivided Lands (260 S. Western Ave)

REQUESTS

**Preliminary/Final Plat of Resubdivision
Variation – To allow a pool in the side yard on Lot 1**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single-Family	Suburban Residential	SR-3
North	Single-Family	Suburban Residential	SR-3
South	Multi-Family	Suburban Residential	SR-3
East	Single-Family	Village Center Residential	SR-3 & SR-4
West	Single-Family	Suburban Residential	SR-3

ZONING HISTORY

Through the Staff's research and as shown on the Village's Annexation Map, this parcel has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farm District. According to the 1962 Zoning Map the property was zoned R-1 Single Family Residence. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the SR-3 Suburban Residence Zoning District.

CURRENT DISCUSSION

1. The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** for portions of Lot 47 in the County Clerks Division of Unsubdivided Lands. The 48,222 square foot (1.10 acre) parcels would be resubdivided to create two single-family lots.
2. Lot 1 consisting of 33,8042 square feet and Lot 2 consisting of 14,417 square feet would both meet the minimum lot standards for the SR-3 Zoning District; including

the 60 ft. minimum lot width and the 8,100 sq. ft. minimum lot size requirements. The existing house, detached garage and swimming pool will remain on Lot 1 and a new single-family house could be constructed on Lot 2.

3. The Preliminary/Final Plat of Resubdivision includes public utility and drainage easements along all property lines in accordance with the Subdivision Ordinance.
4. Since the subject property is less than 3 acres, no detention is required for this subdivision. However, PCBMPs (Post-Construction Best Management Practices) will be required for Lot 2 if the new impervious area is more than 2,500 square feet to meet the DuPage County Stormwater Ordinance regulations. (This will be reviewed by the Building and Public Works Departments during the building permit review process.)
5. 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.
6. The Petitioner is also requesting a **variation** to allow the existing pool in the side yard for Lot 1. The current Zoning Ordinance requires that pools be located in rear yards only. The existing pool is visible on an aerial photograph from 1978.



7. This project would result in a net density of 1.8 dwelling units/net acre and is consistent with the Comprehensive Plan which designates the area as "Suburban Residential, 2-5 dwelling units/net acre".
8. The Engineering Plans are currently being reviewed.
9. Lot 1 will keep the 260 S. Western Ave address and a new address will be assigned to Lot 2 if the subdivision is approved.

RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's requests on to the Zoning Board of Appeals to conduct the required public hearing and the Plan Commission for further review.
2. Background information is attached for your review and consideration.

kms/attachments

x:\comdev\mem2020\104_cylwik resub_vbc.docx



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # _____
RECEIVED
PLANNING & DEVELOPMENT
JUN 23 2020
VILLAGE OF
BARTLETT

PROJECT NAME LOT 47 SPLIT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: KATARZYNA CYLWIK

Street Address: _____

City, State: BARTLETT ILLINOIS

Zip Code: 60103

Email Address: _____

Phone Number: _____

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: KATARZYNA CYLWIK

Street Address: _____

City, State: BARTLETT ILLINOIS

Zip Code: 60103

Phone Number: _____

OWNER'S SIGNATURE: [Signature]

Date: 6/23/2020 KC
4/26/2020

(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) _____
- 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: 260,262 S WESTERN AVE BARTLETT ILLIN

Property Index Number ("Tax PIN"/"Parcel ID"): 260/06-34-411-016 262/06-34-411-022

Zoning: Existing: SR-3
(Refer to Official Zoning Map)

Land Use: Existing: Residential

Proposed: SR-3

Proposed: Residential

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

Acreage: 48,229 SQ. FT

For PUD's and Subdivisions:

No. of Lots/Units: 2

Minimum Lot: Area 14,420 Width 70 Depth 206

Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

Engineer _____

Other _____

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.

Given the size of the pool and inground concrete structure the cost of removal would result in extreme financial hardship upon the owner.

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.

The house was purchased in April, 2017 and one of the main reasons the house was purchased was the pool. Shortly after purchase permits were obtained for remodel and it was never brought to our attention that the pool was built without the permit. Some work has been done at the pool with

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. \$5,000.

The purpose of the variation is not based in order to generate additional compensation from the sale of the property. The intention of owner for variation was purchase a dream house with a pool for personal use. According to research the owner did the pool was build around 1970 when the equipment that is still attached and in use for the pool was manufactured. At that time there was no requirement

Development Application Page 11

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.

No person who has interest in the property was involved in creating the provision of this title.

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.

The proposed variation will not affect the public. A wire fence has been surroundly the pool structure ~~data~~ at the time of purchase of the house. A privacy tape was put in place after the purchase of the house as well as lock on the gate ^{for safety}.

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.

The variance will not impair an adequate supply of light and air to adjacent properties. As shown in the plot of survey.

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.



The variance does not give applicant any special privilege that is denied by the provisions of this title.

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: KATARZYNA CYLWIK

DATE: 6/23/2020

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: KATARZYNA CYLWIK

ADDRESS:  BARTLETT IL 60103

PHONE NUMBER: 

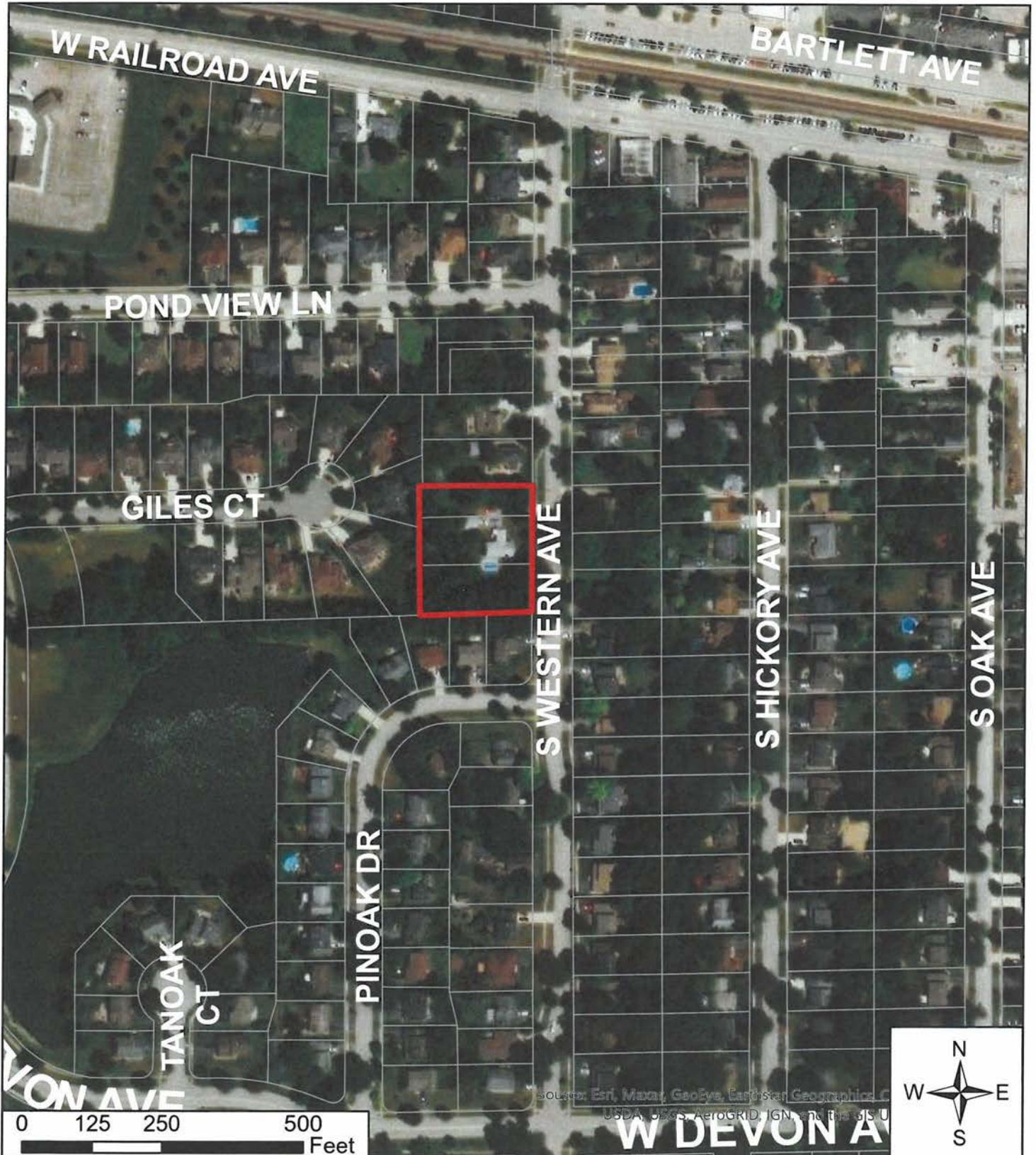
EMAIL: 

SIGNATURE:  

DATE: 6/23/2020

Location Map

2020-10 Cylwyk Resubdivision
Preliminary/Final Subdivision and Variation
PINs: 06-34-411-016 & 06-34-411-022





PLAT OF SURVEY

of

- LEGEND**
- A = ASSUMED
 - C = CALCULATED
 - CH = CHORD
 - CL = CENTERLINE
 - D = DEED
 - E = EAST
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - FT. = FEET/FOOT
 - L = ARC LENGTH
 - M = MEASURED
 - N = NORTH
 - NE = NORTHEAST
 - NW = NORTHWEST
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RECORD
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - S.I.P. = SET IRON PIPE
 - S.I.R. = SET IRON ROD
 - SE = SOUTHEAST
 - SW = SOUTHWEST
 - W = WEST

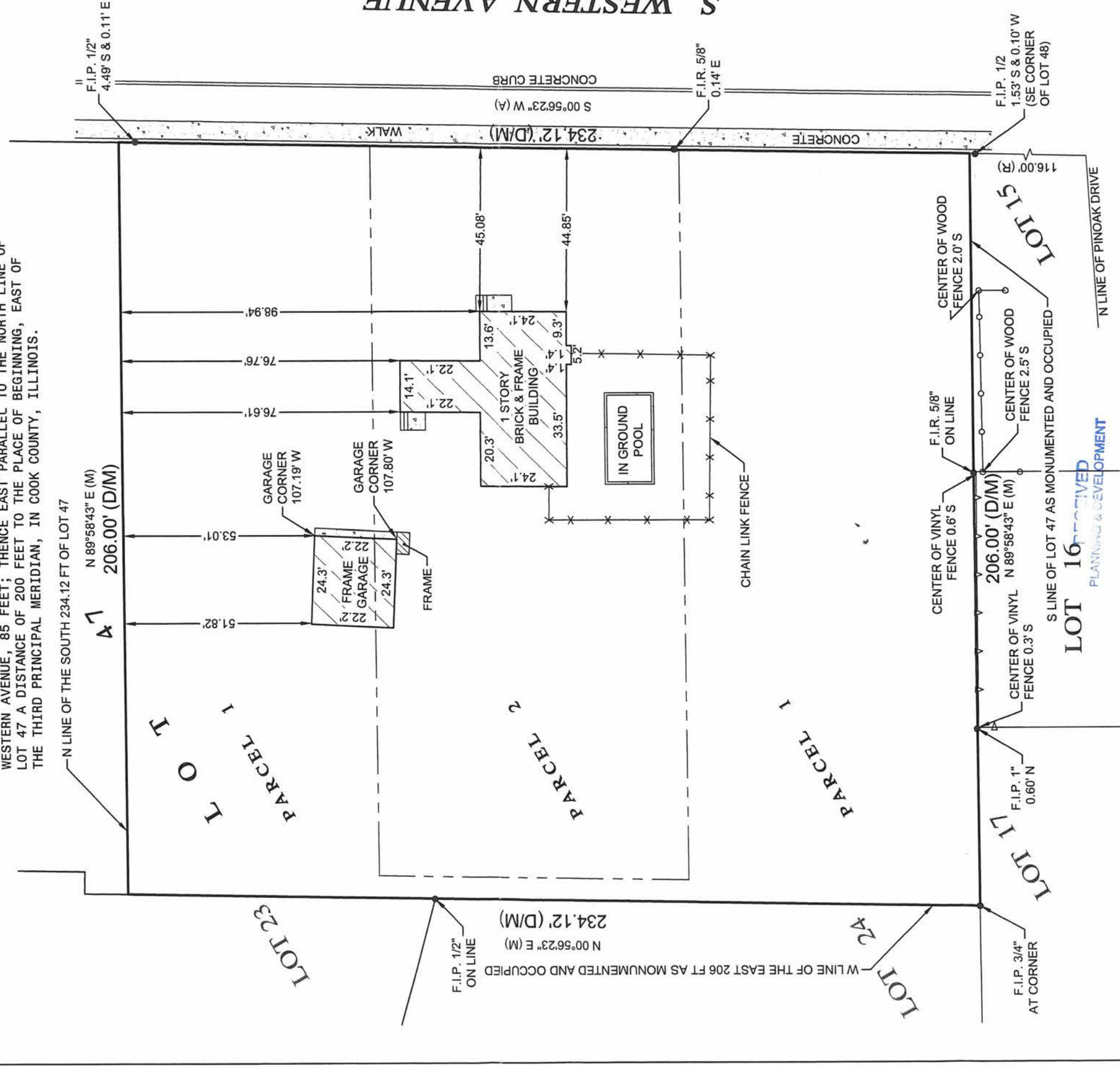
- X = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = VINYL FENCE
- = EASEMENT LINE
- = SETBACK LINE
- = INTERIOR LOT LINE

PARCEL 1:
 THE SOUTH 234.12 FEET OF THE EAST 206 FEET OF LOT 47 (EXCEPT THAT PART TAKEN IN PARCEL 2) IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS, SAID LOT 47 BEING THE SOUTH 396 FEET OF THE NORTH 407.88 FEET IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 THAT PART OF LOT 47 IN COUNTY CLERKS DIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION, 1542.96 FEET SOUTH OF THE CENTER OF SAID SECTION; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 1290.02 FEET MORE OR LESS TO THE WEST LINE OF WESTERN AVENUE; THENCE SOUTH ALONG THE WEST LINE OF WESTERN AVENUE AND SAID WEST LINE EXTENDED, 33 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE AND ALONG SAID WEST LINE EXTENDED, 85 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 200 FEET; THENCE NORTH PARALLEL TO CENTER LINE OF WESTERN AVENUE, 85 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF LOT 47 A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING:
 WEST LINE OF S. WESTERN AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
 S 00°56'23" W (A)

AREA OF SURVEY:
 *CONTAINING 48,229 SQ. FT. OR
 1.11 ACRES MORE OR LESS*



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

- NOTE:**
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 260-262 S. WESTERN AVENUE
 BARTLETT, ILLINOIS

CLIENT SIMS LAW FIRM LTD
 FIELDWORK DATE (CREW) 01/24/2018 (JP/MM)
 DRAWN BY: NG REVISED: 18-01-0222



STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY."
 DATED, THIS 31ST DAY OF JANUARY, A.D. 2018, AT LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
 LICENSE EXPIRATION DATE NOVEMBER 30, 2018
 ILLINOIS BUSINESS REGISTRATION NO. 184-002245



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

LOT 16
 PLANNING & DEVELOPMENT

JUN 23 2020

STATE OF ILLINOIS
 COUNTY OF DUPAGE

PRELIMINARY/FINAL PLAT OF CYLWIK RESUBDIVISION

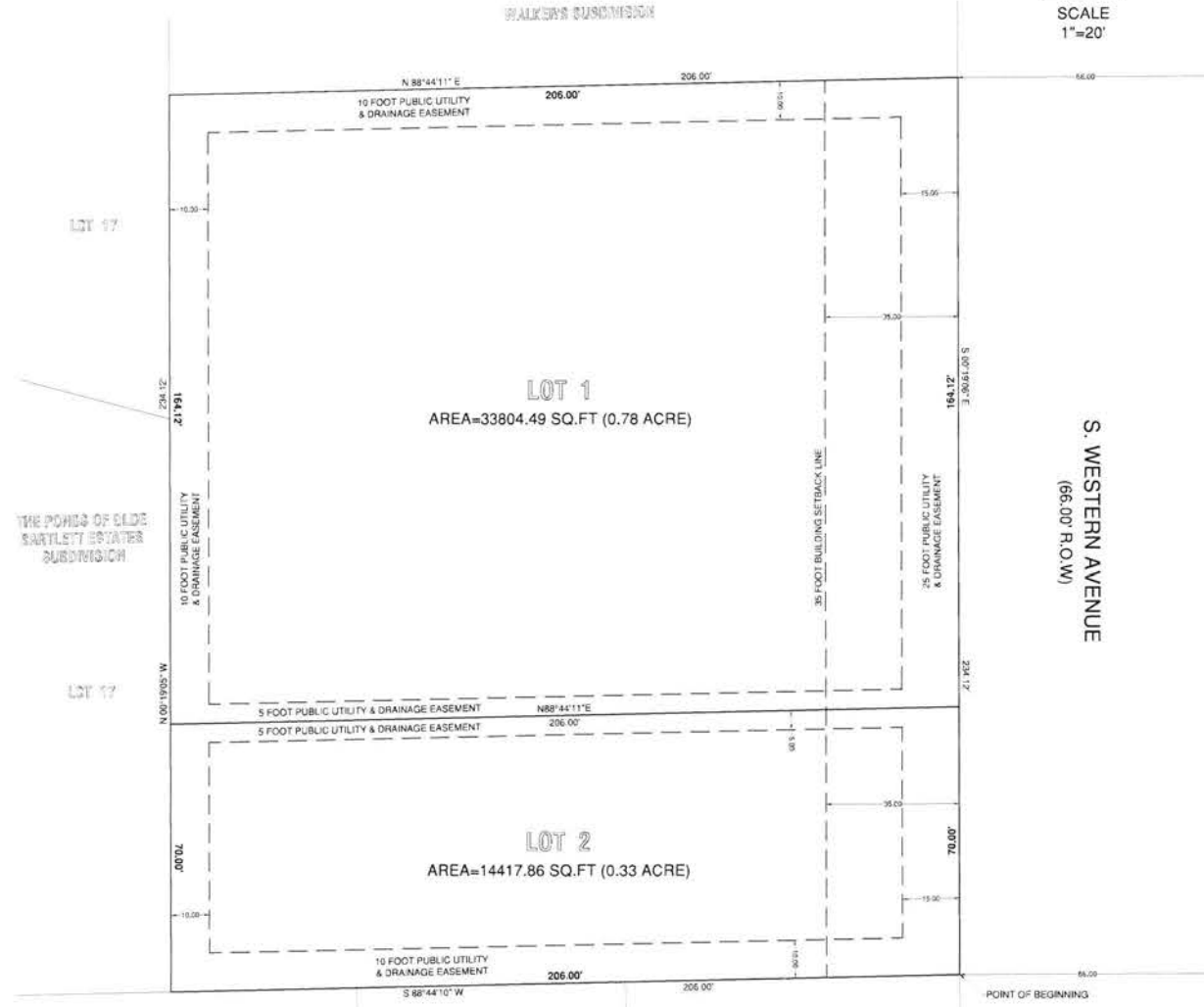
OF THE SOUTH 234.12 FEET OF THE EAST 206 FEET OF LOT 47 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS, AS RECORDED MAY 31, 1995 AS DOCUMENT 2227310, SAID LOT 47 BEING THE SOUTH 396 FEET OF THE NORTH 407.88 FEET IN THE SOUTH-WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID LOT 47 AND THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE; THENCE S 88°44'10" W, ALONG THE SOUTH LINE OF SAID LOT 47, 206.00 FEET; THENCE N 00°19'05" W, PARALLEL WITH THE EAST LINE OF SAID LOT 47, 234.12 FEET; THENCE N 88°44'10" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 47, 206.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE; THENCE S 00°19'05" E, ALONG THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE, 234.12 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS

DESCRIBED AREA AS MEASURED = 48222.35 SQ.FT. (1.11 ACRE)

COMMONLY KNOWN AS: 260 S. WESTERN AVE, BARTLETT, IL 60091
 PERMANENT INDEX NUMBER: 06-34-411-016-0000 & 06-34-411-022-0000



SCALE
1"=20'



THE PONIES OF OLDE
BARTLETT ESTATE
SUBDIVISION

COX GROVE OF BARTLETT
SUBDIVISION

ORDERED BY: KATARZYNA CYLWIK
 FILE NO. 2019-113
 DATE: 07/21/2019

PREPARED BY: ACORN CONSULTANTS LTD.
 1340 GIESE RD, BATAVIA, IL 60510
 TEL: (630) 608-9933
 E-MAIL: kblando@comcast.net

TAX BILLS TO BE SENT TO:
 KATARZYNA CYLWIK
 260 S. WESTERN AVE.
 BARTLETT, IL 60103

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

DATE	REVISION
07/21/2020	PER VILLAGE REQUEST 07/17/2020

OWNER'S AND SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES HEREIN SET FORTH.
 ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-48 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER: _____
 KATARZYNA CYLWIK

NOTARY CERTIFICATE:

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

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____
 PLAN COMMISSION CHAIRMAN

ATTEST: _____
 PLAN COMMISSION SECRETARY

RECORDER'S CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

AT _____ O'CLOCK _____ M. AND RECORDED AS DOCUMENT NO. _____

BY: _____
 COOK COUNTY RECORDER OF DEEDS

VILLAGE OF BARTLETT CERTIFICATE:

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

THIS _____ DAY OF _____ A.D. 20____

BY: _____
 VILLAGE PRESIDENT

ATTEST: _____
 VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE:

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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
 VILLAGE TREASURER

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

BY: _____
 COUNTY CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 I, _____ VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: _____ DATED _____

LAST REVISED: _____

PREPARED BY: _____

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
 VILLAGE ENGINEER

UTILITY EASEMENTS APPROVED AND ACCEPTED:

- COMMONWEALTH EDISON
 SIGNATURE: _____ DATE _____ DAY OF _____ A.D. 20____
 PRINTED NAME: _____ TITLE: _____

- COMCAST
 SIGNATURE: _____ DATE _____ DAY OF _____ A.D. 20____
 PRINTED NAME: _____ TITLE: _____

- AT&T
 SIGNATURE: _____ DATE _____ DAY OF _____ A.D. 20____
 PRINTED NAME: _____ TITLE: _____

- NICOR GAS
 SIGNATURE: _____ DATE _____ DAY OF _____ A.D. 20____
 PRINTED NAME: _____ TITLE: _____

VILLAGE OF BARTLETT PUBLIC UTILITY EASEMENT PROVISIONS:
 A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATERMANS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES TOGETHER WITH ALL APPURTENANT STRUCTURES INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, ARE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING ACCESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED TO THE VILLAGE OF BARTLETT.

EASEMENT PROVISIONS
 AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:
 COMMONWEALTH EDISON COMPANY, NICOR, COMCAST AND AT&T, GRANTEEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS BY OVER LINES, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 2(E) OF 03AN ACT IN RELATION TO CONDOMINIUMS (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302(E)) AS AMENDED FROM TIME TO TIME.

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

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

NOTE:
 1. TREES INSTALLED IN THE FRONT YARD SHALL NOT EXCEED 4 FEET IN HEIGHT.
 2. PARKWAY TREES SHALL HAVE A MINIMUM TRUNK DIAMETER (MEASURED 12 INCHES ABOVE THE GRADE) OF NOT LESS THAN TWO AND ONE-HALF INCHES (2 1/2") AND SHALL BE PLANTED IN ALL PARKWAYS BY THE SUBDIVIDER/DEVELOPER THROUGHOUT THE ENTIRE SUBDIVISION, LONG EXISTING RIGHTS OF WAY ABUTTING THE PROPOSED DEVELOPMENT. IF TREES ARE MISSING, PARKWAYS TREES SHALL BE SPACED NOT LESS THAN FORTY FEET (40') NOR MORE THAN SIXTY FEET (60') APART. PARKWAY TREES SHALL BE CENTERED WITHIN PARKWAYS BETWEEN THE CURB AND SIDEWALK. NO PARKWAY TREES SHALL BE PLANTED WITHIN FIFTY FEET (50') OF THE INTERSECTION, MEASURED FROM THE LOT CORNER OF THE TWO (2) INTERSECTING LOT LINES ADJACENT TO THE PUBLIC RIGHTS OF WAY. REASONABLE EFFORT SHALL BE MADE TO KEEP PARKWAY TREES FROM OBSTRUCTING THE VIEW OF CROSS TRAFFIC AT INTERSECTIONS, AND FROM INTERFERING WITH UPRIGHT UTILITIES, SUCH AS FIRE HYDRANTS AND STREET LIGHTS. TREE PLANTING LOCATIONS ARE TO BE STAKED FOR REVIEW AND APPROVAL BY THE VILLAGE ARBORIST PRIOR TO PLANTING.

3. THE MAXIMUM IMPERVIOUS SURFACE PERCENTAGE FOR ALL BUILDINGS AND STRUCTURES (PRINCIPAL AND ACCESSORY USES, EXCLUDING POOL(S) INCLUDING PAVED, IMPERVIOUS, OR TRAVELED SURFACES ON A LOT SHALL NOT EXCEED 30% ON LOT 1 AND 35% ON LOT 2.

LAND SURVEYOR'S CERTIFICATION:
 STATE OF ILLINOIS)
 COUNTY OF KANE) SS.

THIS IS TO CERTIFY THAT I, KRZYSZTOF BLANDO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTH-EAST QUARTER, OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 PARCEL 1: THE SOUTH 234.12 FEET OF THE EAST 206 FEET OF LOT 47 (EXCEPT THAT PART TAKEN IN PARCELS) IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS, SAID LOT 47 BEING THE SOUTH 396 FEET OF THE NORTH 407.88 FEET IN THE SOUTH-WEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 47 IN COUNTY CLERKS DIVISION IN THE SOUTH-WEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION, 1542.96 FEET SOUTH OF THE CENTER OF SAID SECTION; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 192.00 FEET MORE OR LESS TO THE WEST LINE OF WESTERN AVENUE; THENCE SOUTH ALONG THE WEST LINE OF WESTERN AVENUE AND SAID WEST LINE EXTENDED, 33 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE AND ALONG SAID WEST LINE EXTENDED, 85 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 200 FEET; THENCE NORTH PARALLEL TO CENTER LINE OF WESTERN AVENUE, 85 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF LOT 47 AT A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, ILLINOIS, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, NUMBER 17031000A, EFFECTIVE DATE 08/19/2008.

DATED AT BATAVIA, ILLINOIS, THIS 30TH DAY OF JANUARY, A.D. 2020

KRZYSZTOF BLANDO
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705
 LICENSE EXPIRATION DATE: 11/30/2020

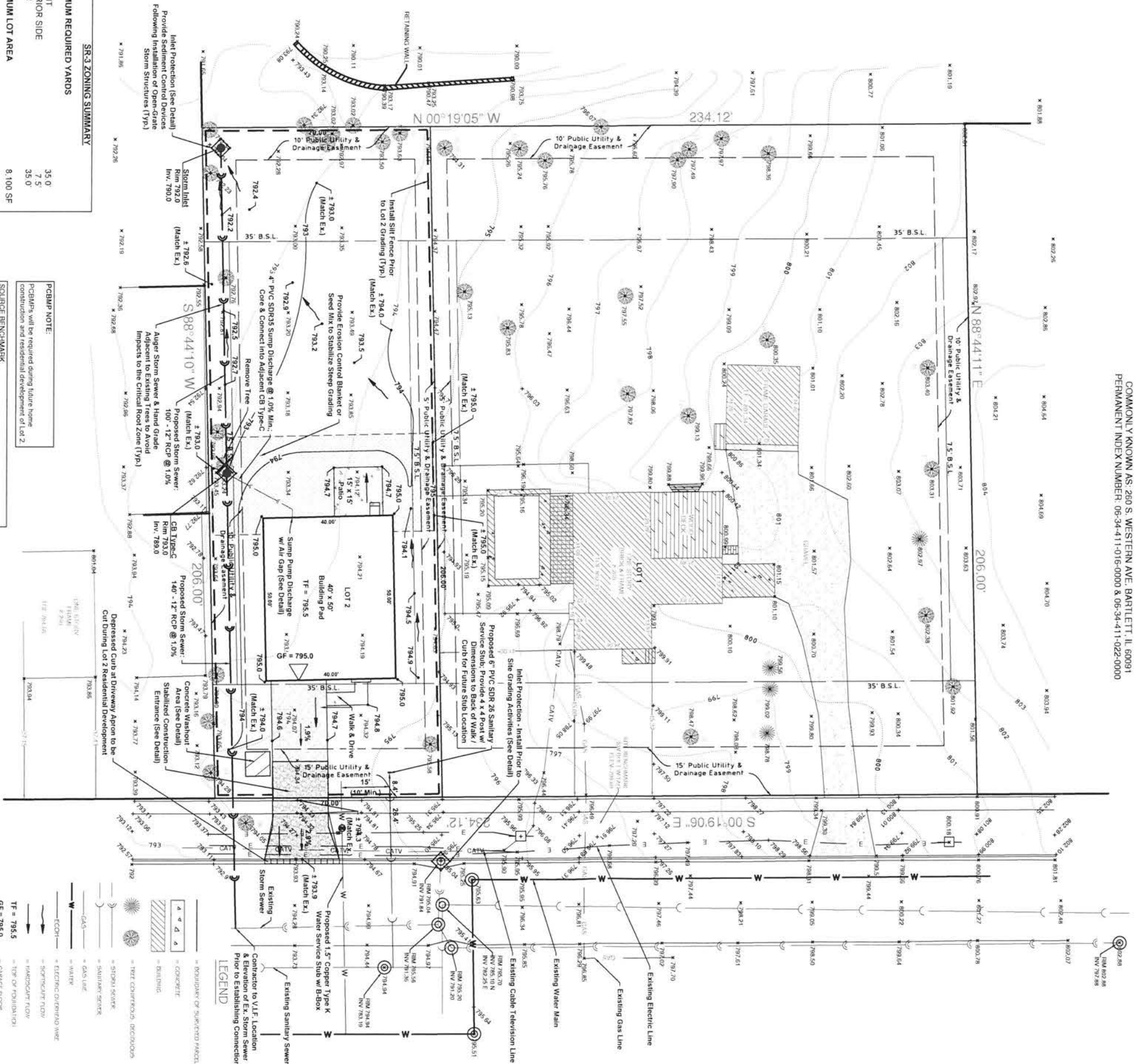


SITE GRADING PLAN

OF

THE SOUTH 234.12 FEET OF THE EAST 206 FEET OF LOT 47 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS, AS RECORDED MAY 31, 1995 AS DOCUMENT 2227210, SAID LOT 47 BEING THE SOUTH 396 FEET OF THE NORTH 407.88 FEET IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID LOT 47 AND THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE, THENCE S 89°44'10" W, ALONG THE SOUTH LINE OF SAID LOT 47, 206.00 FEET; THENCE N 00°19'05" W, PARALLEL WITH THE EAST LINE OF SAID LOT 47, 234.12 FEET; THENCE N 88°44'11" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 47, 206.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE; THENCE S 00°19'05" E, ALONG THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE, 234.12 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

DESCRIBED AREA AS MEASURED = 48222.35 SQ.FT. (1.11 ACRE)
 COMMONLY KNOWN AS: 260 S. WESTERN AVE, BARTLETT, IL 60091
 PERMANENT INDEX NUMBER: 06-34-411-016-0000 & 06-34-411-022-0000



SR-3 ZONING SUMMARY

MINIMUM REQUIRED YARDS	35.0'
FRONT	7.5'
INTERIOR SIDE	35.0'
REAR	35.0'
MINIMUM LOT AREA	8,100 SF
MAXIMUM BUILDING HEIGHT	30.0'
MAXIMUM IMPERVIOUS COVERAGE	30.0%
LOT AREA ≥ 20,000 SF	35.0%
20,000 SF > LOT AREA ≥ 10,800 SF	30.0%
LOT AREA < 10,800 SF	40.0%

PCBMP NOTE:
 PCBMPs will be required during future home construction and residential development of Lot 2.

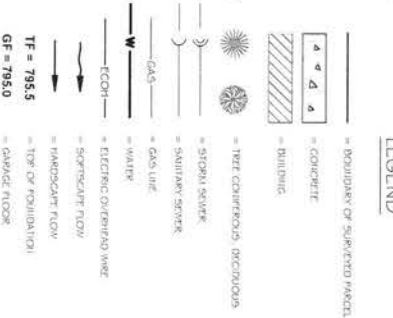
SOURCE BENCHMARK:
 BASED ON NAVD 88 (GEOID 12A) AS REFERENCED FROM TRIBALE, WILSON RIK-GPS/GNSS NETWORK

SITE BENCHMARK: SOUTHWEST, TAGGED BOLT, FIRE HYDRANT LOCATED IN FRONT OF THE SUBJEC T PROPERTY.
 ELEVATION: 785.50 (NAVD 1988)

NOTE:
 Boundary and Topographic information shown taken from Topographical Survey by CHRYSTO BIRNDO dated March 17th, 2020

AREA SUMMARY

LOT 1	33,804 S.F.	0.776 Ac.
LOT 2	14,418 S.F.	0.331 Ac.
TOTAL	48,222 S.F.	1.107 Ac.



SITE GRADING PLAN

LOT 2

CYLWIK RESUBDIVISION

Project Manager: J.W.G.
 Engineer: K.P.N.
 Date: 04/13/2020
 Sheet No: 20049

HAEGGER ENGINEERING
 consulting engineers • land surveyors

1001 Red Oak Parkway, Schaumburg, IL 60173 • Tel: 815.394.6600 Fax: 815.394.6608
 Illinois Professional Engineer License No. 184.000.132
 www.haeggerengineering.com

per Village of Buffalo Ridge, Cook County

Date: 07/24/2020

No. 1

Revision

