

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MAY 4, 2021

BUILDING & ZONING, CHAIRMAN HOPKINS

The Grasslands Subdivision

Bike & Run Committee Recommendations

EXECUTIVE SESSION

To Discuss Sale of Village Owned Property Pursuant to
Section 2(c)6 of the Open Meetings Act



Agenda Item Executive Summary

Item Name The Grasslands Subdivision Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting to **rezone** 192 acres to the PD Planned Development Zoning District for a proposed mixed use development located at Rt. 59 and West Bartlett Road.

The petitioner is also requesting a **Preliminary Subdivision/PUD** of the subject property. This Plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of 81 typical single-family homes, POD 2 would consist of 60 active-adult ranch homes, POD 3 would have 90 active-adult duplexes and POD 4 would include 116 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59.

Special Use Permits are being requested for a Planned Unit Development and for wetland mitigation.

A **Comprehensive Plan amendment to the Bartlett Future Land Use Plan** which currently designates this area as “Residential”, “Commercial”, “Open Space” and “Office/Business Park” is also being requested. This amendment would match the identified uses on the Preliminary PUD Plan.

The petitioner is also requesting a **preliminary site plan review** for a 116 unit townhome development on the east side of Naperville Road, north of the Chicago, Milwaukee, St. Paul & Pacific rail line. This development would consist of 23 buildings, with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Plat of Subdivision, Preliminary Phasing Plan, Preliminary PUD Plan, Active Adult Cul-de-sac Exhibit, Active Adult Duplex Exhibit, Building Elevations, Commercial Concept Plan, Preliminary Landscape Plan, Preliminary Park Plan, Los Castores Preliminary Concept Plan, Magnolia Place Site Plan, Minutes from the December 1, 2020 Committee of the Whole meeting, Crown Development’s 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: 04.26.2021

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-48

DATE: April 26, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#21-04) The Grasslands Subdivision**

PETITIONER

Chris Naatz and Dan Olsem on behalf of Crown Community Development

SUBJECT SITE

Rt. 59 and West Bartlett Road

REQUEST

Rezoning from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District, **Preliminary Subdivision/PUD, Comprehensive Plan Amendment** to the Future Land Use Plan, **Special uses** for a planned unit development and wetland mitigation, **Preliminary site plan review** for Phase 2 (townhomes)

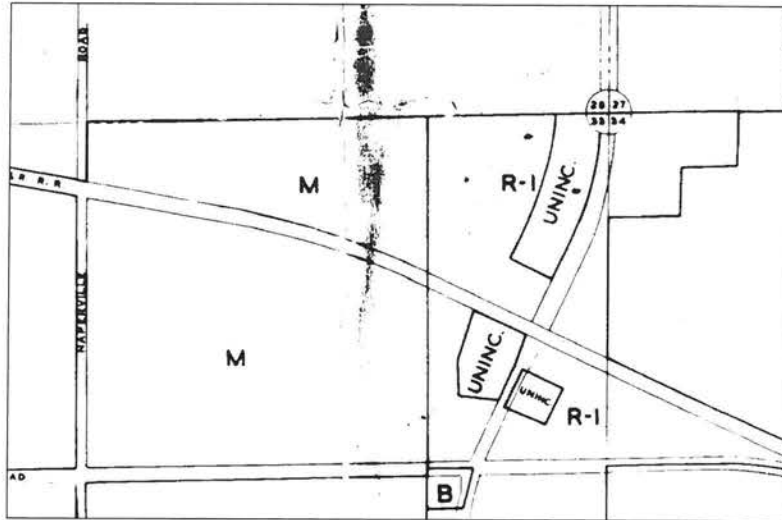
SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/ Residential	B-2, ER-2, SR-2, SR-5, SR-6 PUD
North	Townhomes/ Single Family	Attached Residential (Medium Density)	SR-5 PUD/ SR-6 PUD
South	Single Family	Single Family	R-4 PUD*
East	Vacant/Office	Office/Business Park	ER-2, OR
West	Vacant	Office/Business Park	R4*

*Cook County – Single Family Residence

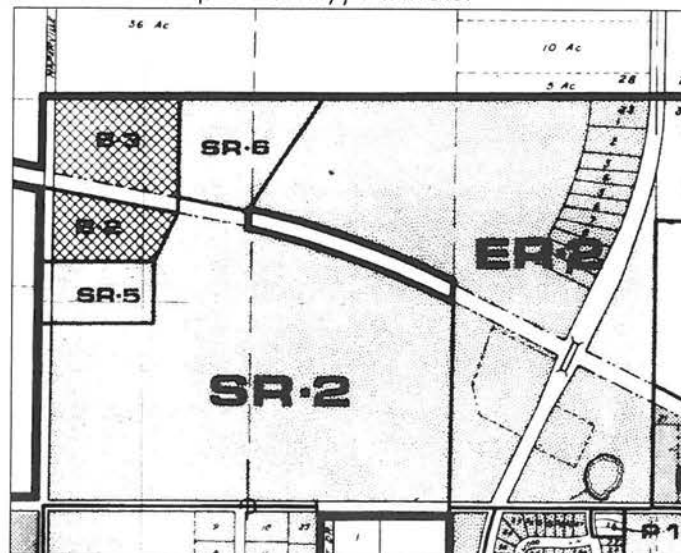
ZONING HISTORY

Through the staff's research and as shown on the Village's Annexation Map, the eastern portion of this property 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. The 1961 Zoning Map identifies the eastern portion of the subject property as R-1 Single Family Residence District. Ordinance 1963-20 annexed the remaining portion of the subject property and ordinance 1963-21 rezoned the western portion of subject property to the Manufacturing District.



1964 Zoning Map

As part of the comprehensive rezoning of the village in 1978, the subject property was rezoned to B-2 (Local Convenience Shopping), B-3 (Neighborhood Shopping), SR-2 (Suburban Residence – Single Family), SR-5 (Suburban Residence – Multiple Family) and SR-6 (Suburban Residence – Multiple Family) Districts.

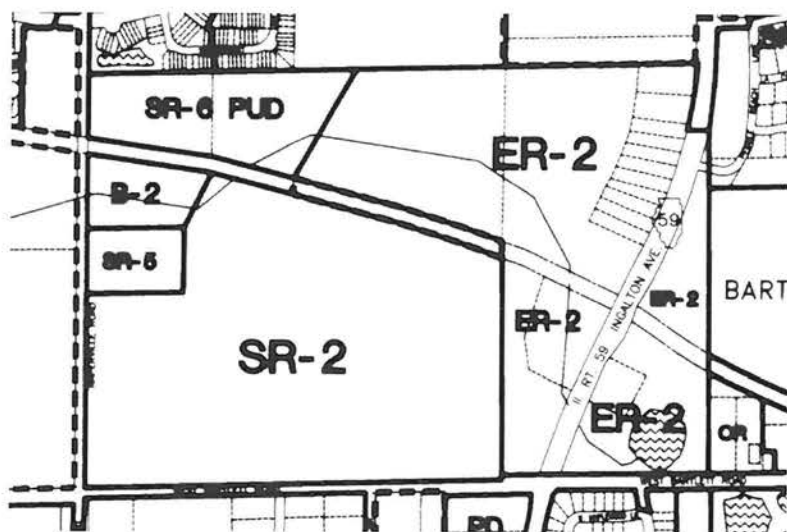


1979 Zoning Map

Resolution 2007-77-R approved a pre-development agreement between the Village of Bartlett and Los Castores, LLC. The pre-development agreement included a 125-unit

townhome development north of the rail line and the preliminary concept plan exhibit (for the portion of the subject property south of the rail line) proposed 95 single-family lots, 172 townhome units and 20 acres for commercial development. *The preliminary concept plan is attached for your reference.*

In accordance with the pre-development agreement, ordinance #2007-78 rezoned 20.89 acres (on the east side of Naperville Road, north of the railroad tracks) of the subject property from B-3 and SR-6 to SR-6 PUD and approved the preliminary subdivision/PUD, site plan review and special uses for Magnolia Place Subdivision, a 125-unit townhome development. The developer of Magnolia Place did not submit a final subdivision/PUD application, therefore the subdivision was not recorded or constructed. *The Magnolia Place site plan is attached for your reference.*



The property was subject to foreclosure proceedings in 2010 and was purchased by Bartlett 59 LLC in 2012.

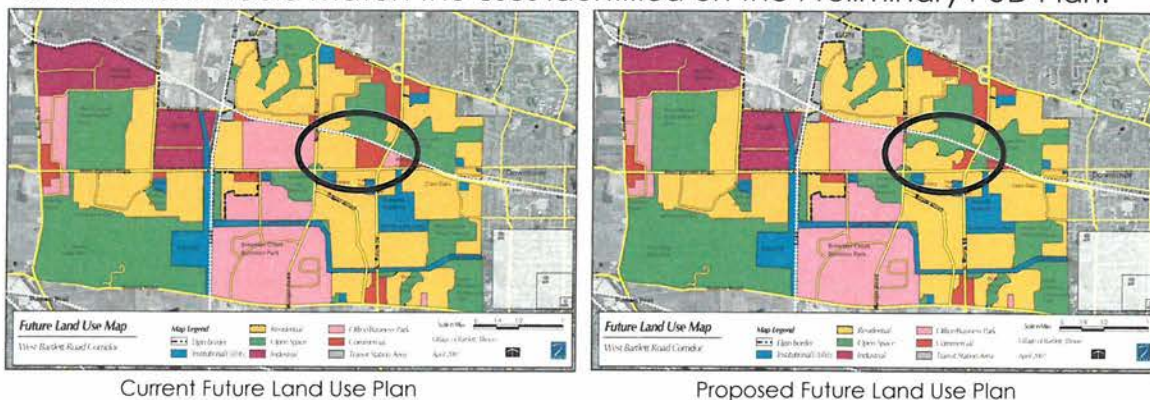
BACKGROUND

The petitioner submitted a Concept Plan for the subject property which was reviewed by the Committee of the Whole at their December 1, 2020 meeting. The Concept Plan was for a mixed-use development on 192 acres located at Route 59 and West Bartlett Road. The development would consist of duplexes and ranch homes on smaller lots with snow removal and lawn maintenance provided. These lots would typically attract empty nester, retiree and/or active adult buyers. Also, included as part of this development plan, were areas designated for typical single-family homes, townhomes, wetlands, open space and commercial uses. 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 **rezone** the subject property from the SR-2, ER-2, SR-5, SR-6 PUD and B-2 Zoning Districts to the PD (Planned Development) Zoning District.
2. The petitioner is also requesting a **Preliminary Subdivision/PUD** of the property. The preliminary PUD Plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of 81 typical single-family homes. POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes and POD 4 consisting of 116 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59.
3. The plan identifies a full access curb cut across from Cheviot Drive on West Bartlett Road which would provide direct access to the duplex and single family neighborhoods. A full access curb cut is also proposed further east on West Bartlett Road and a right-in/right-out is proposed on Route 59 to provide access to the commercial parcel at the northwest corner. On Naperville Road, two full access curb cuts are proposed; one located south of the railroad tracks providing access to the detached residential uses and one north of the tracks providing access to the townhome development. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways and Route 59 is under the jurisdiction of IDOT. The petitioner has submitted plans to both agencies for their review. (The petitioner and the village are waiting for responses from each agency.)
4. IDOT's proposed West Bartlett Road/Route 59 intersection improvements identify dual left turn lanes and designated right turn lanes at each leg of the intersection. Staff is waiting to hear when the project is slated for letting and has requested that the petitioner pay the village's portion of the intersection improvements (estimated to be approximately \$28,000).
5. The petitioner has submitted a traffic study which was reviewed by the Village's traffic consultant who generally concurred with the findings in the study. A revised traffic study will be submitted once the petitioner receives comments from Cook County and IDOT.
6. The petitioner is requesting **Special Use Permits** for a Planned Unit Development and for wetland mitigation.
7. A **Comprehensive Plan amendment to the Bartlett Future Land Use Plan** is being requested which currently designates the area as "Residential",

“Commercial”, “Open Space” and “Office/Business Park”. This proposed amendment would match the uses identified on the Preliminary PUD Plan.



8. Due to the size of the mixed-use development, the petitioner has submitted a phasing plan for the project. Phase 1 includes the traditional single-family, active-adult single-family & active-adult duplexes, phase 2 includes the townhomes and phase 3 is proposed for the commercial lot.

Traditional Single-Family Homes POD 1 (Phase 1)

9. The proposed bulk regulations for the 81 traditional single family lots are most similar to the SR-3 single family zoning district regulations:

	Proposed	SR-3 Zoning
Front & Corner Side Yard Setbacks	25'	35'
Interior Side Yard Setback	7.5'	7.5'
Rear Yard Setback	35'	35'
Minimum Lot Width	70'	60'
Minimum Lot Size	9,100 sq.ft.	8,100 sq.ft.
Maximum Impervious Surface	40%	40%

10. A 6-8 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lot 191 to screen the homes from Naperville and W. Bartlett Roads in accordance with the West Bartlett Road Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, and ornamental trees.
11. The 10-foot wide bike path will be extended along the east side of Naperville Road to the existing sidewalk south of Spaulding Road. The petitioner has been directed to contact the railroad and the village would assist with grant opportunities to reduce the cost of the crossing.
12. A 5-ft. wide sidewalk will be installed along W. Bartlett Road (within lots 191, 195 and 197) from Naperville Road to Route 59.

Active Adult Single Family Cottages POD 2 (Phase 1)

13. The proposed bulk regulations for the 60 active adult single-family cottages are most similar to the Bartlett on the Greens Subdivision near Villa Olivia and Rose Lane. For comparison purposes, the lot sizes are most similar to the SR-4 District:

	Proposed	Bartlett on the Greens	SR-4
Front & Corner Side Yard Setbacks	20'	25' (30' on Rose Lane)	25'
Interior Side Yard Setback	5'	12' between homes	5'
Rear Yard Setback	25'	30' 20' (abutting golf course)	45'
Minimum Lot Width	51'	55'	60'
Minimum Lot Size	6,375 sq.ft.	6,000 sq.ft.	6,000 sq.ft.
Maximum Impervious Surface	53%	(Pre-dates impervious surface requirements)	40%

14. Lot 189 contains a 10-ft wide bike path, detention basin, wetlands and floodplain. Lot 190 (2.84 acres) contains a retention pond.
15. As part of the PUD, the petitioner is requesting a modification from the Subdivision Ordinance for POD 2 to allow a retention pond less than 4 acres in area and a modification from the Zoning Ordinance to allow a maximum impervious surface of 53%.
16. The petitioner is proposing to dedicate lots 198 and 201 to the Bartlett Park District. The Park District is currently reviewing the proposed park site concept plan.
17. A 10-ft wide bike path would meander through the subdivision and would be located within lots 189 and 198. It would connect under the Route 59 bridge adjacent to the railroad tracks and then continue through the open space area (lot 201) and connect (via a crosswalk) to the existing bike path on the south side of W. Bartlett Road, east of Route 59. This proposed bike path would also connect to the proposed path on Naperville Road that will be constructed as part of this development.

Active Adult Duplexes POD 3 (Phase 1)

18. The proposed bulk regulations for the 45 active adult single-family duplex lots (90 units) are most similar to the Orchards of Bartlett subdivision which includes duplexes:

	Proposed	Orchards of Bartlett
Front & Corner Side Yard Setbacks	20'	35' (reduced to 25' when rear yard setback increased to 45')
Interior Side Yard Setback	5'	7.5'
Rear Yard Setback	25'	35'
Minimum Lot Width	70'	84'
Minimum Lot Size	9,590 sq.ft.	10,500 sq.ft.
Maximum Impervious Surface	56%	(Pre-dates impervious surface requirements)

19. The petitioner is providing a 6-ft tall solid wood fence along the rear property lines of lots 146-153 which abut the commercial property to provide a buffer between the uses.
20. A 6-8 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lot 195 to screen the duplexes from W. Bartlett Road in accordance with the West Bartlett Road Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, and ornamental trees.
21. A wetland detention basin (lot 199) is proposed between lots 156-160 and the railroad.

Townhomes POD 4 (Phase 2)

22. The petitioner is requesting **preliminary site plan review** for a townhome development on the east side of Naperville Road, north of the Chicago, Milwaukee, St. Paul & Pacific rail line. This development would consist of a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.
23. The site plan identifies the following setbacks/building separations most similar to the SR-5 Multi-Family Attached Residential Zoning District:

	Proposed setbacks/ building separations	SR-5 setbacks/ building separations
North property line (Amber Grove Sub.)	50'	40'
South property line (railroad)	50'	50'
Front yard	15'	25'
Side to side	20'	30'
Side to rear	50'	40'
Rear to rear	61'	60'
Front to front	50'	60'

24. The site/PUD plan identifies a gross density of 1.66 dwelling units per acre and a net density (excluding ROW and wetlands/flood plain) of 7.3 dwelling units per acre.
25. The site/PUD plan identifies 39 guest parking spaces for a parking ratio of 2.97 units per guest parking space which meets the Zoning Ordinance requirement for guest parking.
26. The proposed site would have one access point off of Naperville Road (Street I) which would require approval from the Cook County Highway Department. Street I would consist of the standard 28 feet of pavement within a 50' wide reduced right-of-way.
27. As part of the PUD, the petitioner is requesting two (2) modifications from the Subdivision Ordinance for POD 4 (townhomes): to exceed the maximum 600-foot cul-de-sac length and to reduce the right-of-way width from 66 feet to 50 feet.
28. The plat identifies a 17-foot wide road dedication along the east side of Naperville Road and includes a 10-foot wide bike path that would continue the bicycle/pedestrian system along Naperville Road.
29. A tree preservation easement has been proposed along the north property line of this site to protect the line of existing trees. A tree survey will be required as part of the final subdivision/PUD and final site plan application.
30. Lot 202 contains a wetland detention basin adjacent to Naperville Road.
31. Lot 204 is approximately 54.18 acres of open space; the property contains floodplain and wetlands. Both the wetlands and floodplain on this site are part of a much larger wetland and floodplain area located to the north, east and south of this property.



National Wetlands Inventory



FEMA National Flood Hazard Layer

32. The petitioner will be selling Phase 2 to a residential builder. The residential builder will be required to submit building elevations as part of their application for final subdivision/PUD.

Commercial (Phase 3)

33. Lot 197, located at the northwest corner of Route 59 and W. Bartlett Road, is designated for commercial uses in accordance with the B-4 (Community Shopping) District. The petitioner submitted a conceptual site plan for the site; however, a formal site plan submittal would be required before the property could be developed.
34. The buildable area of the 6.3-acre site is approximately 4.2 acres due to right-of-way dedication, wetlands, and detention.
35. The plan identifies three access points for the site, a right-in/right out on Route 59, a full access point on W. Bartlett Road and a full access point on Street C in the Grasslands Subdivision.
36. A cross access easement will be required on the commercial site to provide access to the property to the north that is not included in this development.
37. The stormwater detention and wetland buffer requirements for the commercial site would be determined during the site plan review process.

RECOMMENDATION

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

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

BARTLETT 59 LLC

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

Re: Bartlett 59 LLC Development Application – Grasslands

Dear Mr. Wallace and Board of Trustees,

The surveys, plats, plans and various reports enclosed herewith detail Bartlett 59 LLC's plan to develop approximately 192 acres at the intersection of West Bartlett Road and Route 59. Bartlett 59 LLC is requesting the Village of Bartlett to approve (i) preliminary subdivision plans, (ii) a rezoning to the PD Planned Development District and approval for certain special uses for a mixed use development, (iii) an amendment to the Future Land Use Plan, (iv) a proposed wetland mitigation plan and (v) a preliminary site plan for townhomes within the development. The development will include single family homes, duplex homes and townhomes as well as ample open space for parks and walking trails and the preservation of existing woodland and wetland areas.

We look forward to working with you throughout this process. If you have any comments or concerns please do not hesitate to reach out.

Thank you,

Bartlett 59, LLC



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 2021-04
 RECEIVED
 PLANNING & DEVELOPMENT
 FEB 09 2021
 VILLAGE OF
 BARTLETT

PROJECT NAME Route 59 & West Bartlett Road

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Daniel J. Olsem

Street Address: 1751 A, West Diehl Road

City, State: Naperville, Illinois

Zip Code: 60563

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bartlett 59 LLC

Street Address: 1751 A West Diehl Road

City, State: Naperville, Illinois

Zip Code: 60563

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: 2/9/21

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

ACTION REQUESTED (Please check all that apply)

B-2, SR-5, SR-6 PUD,

SR-2 and ER-2 to PD

- Annexation Text Amendment
- PUD (preliminary) Rezoning See Dropdown to See Dropdown
- PUD (final) Special Use for: PUD
- Subdivision (preliminary) Variation: _____
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): _____
- Unified Business Center Sign Plan
- Other (please describe) _____

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: NWC of Rt. 59 and W. Bartlett Road

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-201-014; 06-33-101-001; 06-33-200-001

Zoning: Existing: SR-2 & ER-2 **Land Use:** Existing: Vacant
(Refer to Official Zoning Map) Proposed: PD Proposed: Residential

Comprehensive Plan Designation for this Property: Suburban Residential
(Refer to Future Land Use Map)

Acreage: Approx. 181

For PUD's and Subdivisions:

No. of Lots/Units: 335
Minimum Lot: Area 6,375' Width 51' Depth 125'
Average Lot: Area 7,900' Width 60' Depth 125'

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

Attorney John H. Mays and Philip Piecuch
222 N. LaSalle Street, Suite 300, Chicago, Illinois 60601
[REDACTED]

Engineer ESM Civil Solutions
1315 Macom Drive, Suite 205, Naperville IL 60564
[REDACTED]

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.

Petitioner has applied to the Village to modify the zoning of the property to a PD Planned Development District and the proposed townhome use is a permitted special use within the PD Planned Development District.

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

The surrounding land is currently used as (1) vacant farmland or (2) developed or proposed to be developed for uses consistent with the proposed development. The proposed arrangement of townhomes, off-street parking, lighting, landscaping, and drainage within the proposed development have been designed so as to not unduly burden the adjacent land.

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.

The proposed development provides 3 points of ingress and egress to Naperville Road and West Bartlett Road and Petitioner's Traffic Report confirms the minimal impact the development will have on traffic congestion adjacent to the development. Internal streets are well designed and reflect consideration of the traffic patterns of a similar residential community.

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

The proposed development will include ample open space and park areas as well as walking trails and sidewalks throughout the development in order to provide for the safe movement of pedestrians within the site.

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)

The landscaping plan for the development as shown by Petitioner's preliminary landscaping plan submitted to the Village provides for grass, trees and shrubs throughout the development in those areas not used for structures, parking or accessways which will enhance the overall appearance of the property and adjacent land. The landscape improvements shall be in compliance with Chapter 10-11A Landscape Requirements.

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

The development does not include any proposed outdoor storage areas.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

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

The proposed development provides multiple housing types including single family, townhomes and active adult cottage homes which provides quality housing opportunities for all residents of Bartlett. In addition, the proposed development includes over 20 acres of dedicated public park land for the benefit of the entire community.

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

The surrounding land is currently used as (1) vacant farmland or (2) developed or proposed to be developed for uses consistent with the proposed development. The proposed development is compatible with the surrounding land uses and the mix of home types and public recreation facilities will promote the general welfare of the community.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The plans for the proposed development have been created after consultation with the Village Staff and the Village's consultants and petitioner will move forward with the development of the property in accordance with all applicable ordinances and any and all stipulations and conditions of the approved PUD.

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

The Comprehensive Plan of the Village provides that the subject property be utilized for residential or open public space. The proposed uses within the development conform to the uses designated for this property by the Comprehensive Plan and will work to further encourage development in Bartlett as well as promote community identity, events and resident involvement.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

The proposed residential, commercial and public park uses are permitted uses within the contemplated residential and commercial Zoning Districts and such Zoning Districts are special uses permitted within PD Planned Development District.

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

The planned development is designed and will be developed to create a community that through its use of modern design, product mix and the highest engineering standards will protect and enhance the public health, safety and welfare.

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

The proposed development will result in a well-planned community that will promote the use and enjoyment of the other properties in the immediate vicinity. The proposed infrastructure improvements and landscaping should result in an increase in property values for surrounding properties and neighborhoods.

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

Impact donations shall be paid to the Village as required by the Village.

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

The Engineering Report and Preliminary Engineering plans submitted by Petitioner demonstrate that the PUD has been designed with utilities, drainage and other facilities that meet or exceed the Village's standards.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The proposed development provides 3 points of ingress and egress to Naperville Road and West Bartlett Road and Petitioner's Traffic Report confirms the minimal impact the development will have on traffic congestion adjacent to the development. Internal streets are well designed and reflect consideration of the traffic patterns of a similar residential community.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The proposed lot coverage ratios within the development are below the maximum lot coverage ratios permitted and have been reviewed and approved by the Village's consultants. In addition, the development's landscaping plan provides for buffers in width and substance exceeding Village requirements.

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

Applicant is an affiliate of Crown Community Development, a national developer of planned communities. Petitioner has provided evidence of the projects Crown Community Development and its affiliates have in other communities. Such evidence demonstrates the applicant's ability to maintain and complete the development on schedule (subject to market conditions).

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 proposed residential and commercial uses will contribute to the general welfare of the community by providing high quality housing and shopping opportunities for the residents of Bartlett.

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

The proposed development is designed and will be developed to create a community that through its use of modern design, product mix and the highest engineering standards will protect and enhance the public health, safety and welfare.

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

The special uses shall conform to all application regulations and conditions as well as any and all stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

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: DANIEL J. OLSEM P.E.

DATE: 2/9/21

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: BARTLETT 59 LLC % DANIEL J. OLSEM

ADDRESS: 1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 2/9/21



Zoning/Location Map

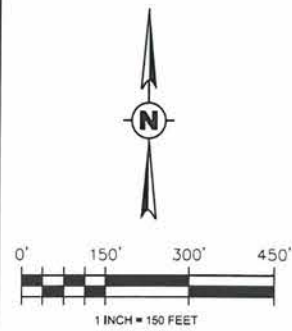
Case #21-04 Magnolia Park
 Preliminary Subdivision/PUD, Rezoning from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District, Special Use Permits and Amendment to the Future Land Use Plan



0 350 700 1,400 US Feet

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

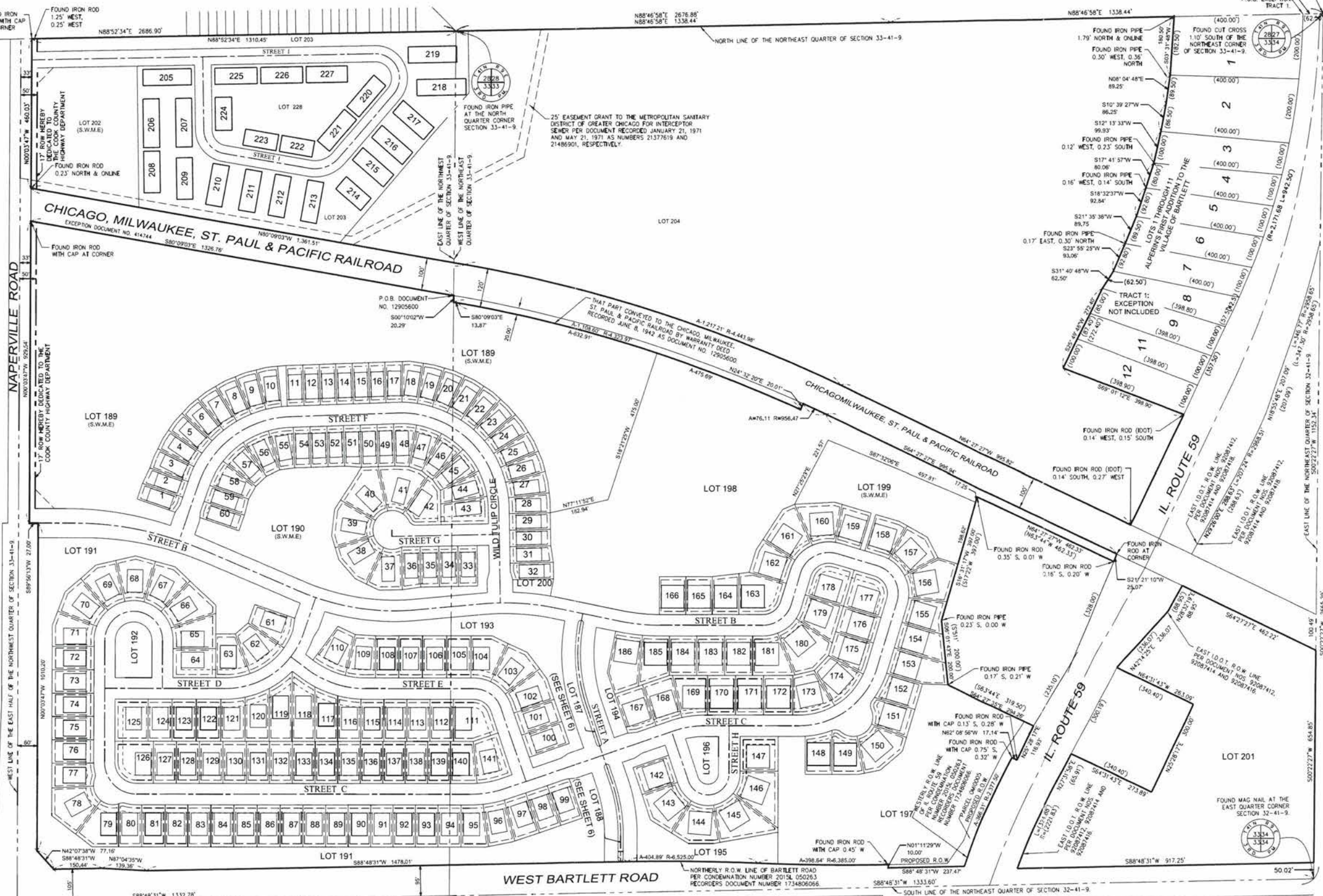
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33-41-9



FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9

FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9

FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9

FOUND IRON PIPE AT THE NW CORNER SECTION 33-41-9

FOUND IRON PIPE AT THE CENTER SECTION 33-41-9

FOUND IRON PIPE AT THE CENTER SECTION 33-41-9

FOUND IRON PIPE AT THE CENTER SECTION 33-41-9

FOUND IRON PIPE AT THE CENTER SECTION 33-41-9

FOUND IRON PIPE AT THE CENTER SECTION 33-41-9

PLAT DATE: 03/20/2021
DRAWN BY: J. WILSON
FILE NO: 19-0123

TOTAL ACREAGE
PROPOSED SUBDIVISION CONTAINS 7,886.341 SQUARE FEET MORE OR LESS OR 181.046 ACRES MORE OR LESS

TOTAL ACREAGE
PROPOSED SUBDIVISION CONTAINS 8,364.500 SQUARE FEET MORE OR LESS OR 192.022 ACRES MORE OR LESS

OWNER, SUBDIVIDER & DEVELOPER
BARTLETT 59, LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

CURRENT ZONING
THE PROPERTY IS CURRENTLY ZONED INTO FIVE (5) DIFFERENT ZONING DISTRICTS: B-2, ER-2, SR-2, SR-5 AND SR-6 PUD.

NOTE
THE 1"=150' SCALE DRAWING ON SHEET 1 IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2 THRU 5 FOR FURTHER INFORMATION ON INDIVIDUAL LOTS, BUILDING SETBACK LINES, EXISTING AND PROPOSED EASEMENT LINES, DIMENSIONS AND ADDITIONAL NOTES.

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-8933 F: 630-624-6520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY



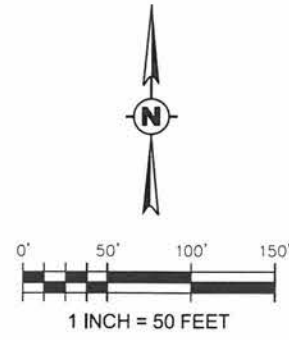
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 1 OF 6
DRAWING NO. 1

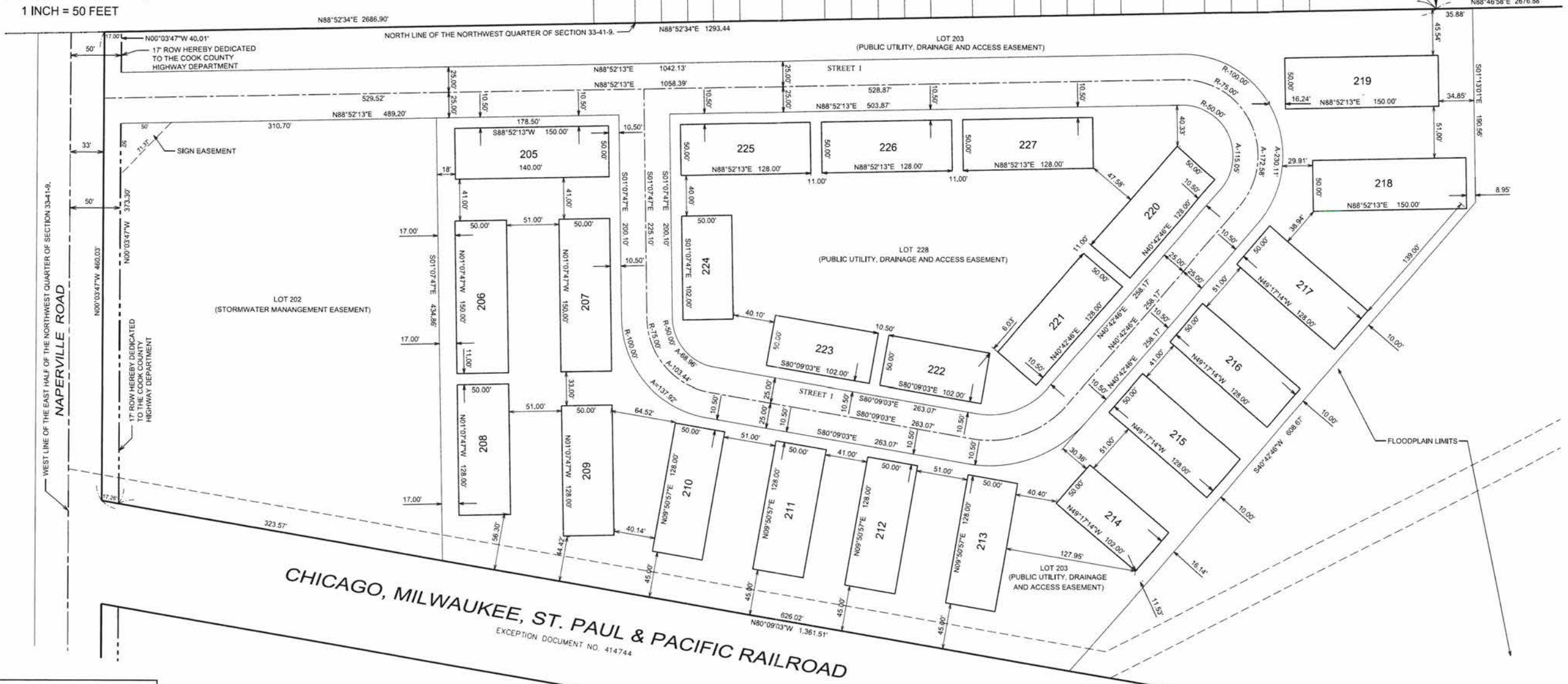
PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



ZONING -SR-6 PUD
SUBURBAN RESIDENCE - MULTIPLE FAMILY-MEDIUM DENSITY
PLANNED UNIT DEVELOPMENT

FOUND IRON PIPE
AT THE NORTH
QUARTER CORNER
SECTION 33-41-9.



PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ENGINEER:
 ESM CIVIL SOLUTIONS, LLC
 4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
 C: 630-350-0933 F: 630-624-6520
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY



REGIONAL
LAND SERVICES
 270 VIDA COURT
 SYCAMORE, ILLINOIS 60178
 PHONE: (618) 559-2260



PROJECT NO. 19-0123
 DATE: 03/20/2021
 SHEET 2 OF 6
 DRAWING NO.

PLOT DATE = 03/20/21
 USER NAME = MURPHY
 FILE NAME = MPELLE

40.00'

VARIES

TYPICAL LOT DETAIL
(LOTS 204 THRU 226)

- * LOTS 204-226 ARE TOWNHOMES
- * 140' BUILDINGS ARE 6 UNIT BUILDINGS
- * 118' BUILDINGS ARE 5 UNIT BUILDINGS
- * 92' BUILDING ARE 4 UNIT BUILDINGS

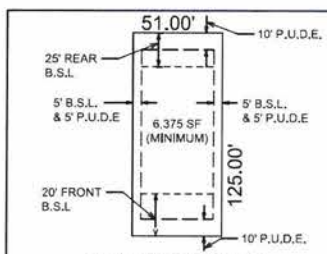
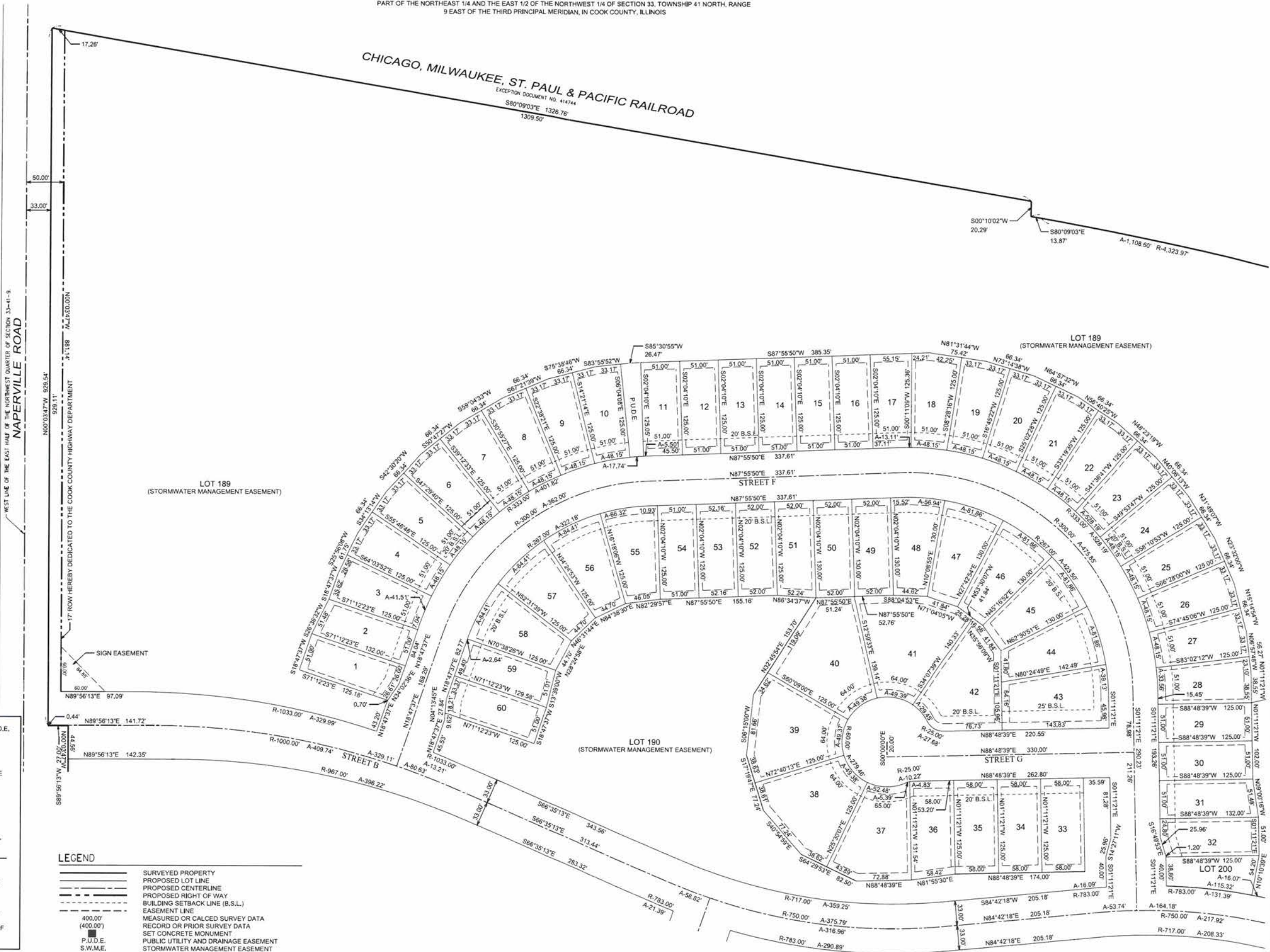
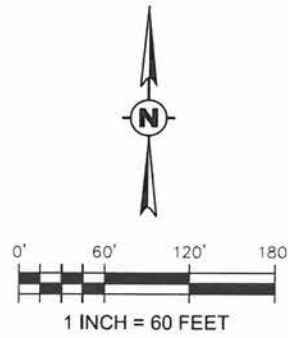
LEGEND

	SURVEYED PROPERTY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT OF WAY
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
400.00'	MEASURED OR CALC'D SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA
■	SET CONCRETE MONUMENT
■	P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
■	S.W.M.E. STORMWATER MANAGEMENT EASEMENT

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
EXCEPTION DOCUMENT NO. 414744
S80°09'03"E 1326.76'
1309.50'



TYPICAL LOT DETAIL (LOTS 1 THRU 60)

ALL EASEMENTS ARE AS SHOWN UNLESS OTHERWISE NOTED
UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 25' FRONT YARD BUILDING RESTRICTION & A 25' CORNER SIDE YARD BUILDING RESTRICTION (25' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

LEGEND

- SURVEYED PROPERTY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT LINE
- MEASURED OR CALCULATED SURVEY DATA
- RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ES&M CIVIL SOLUTIONS, LLC
4320 WINDFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0933 C: 630-824-0020
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

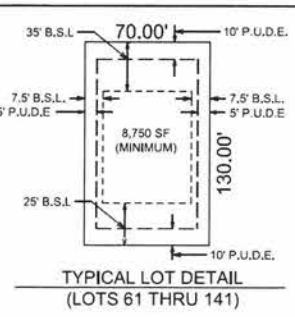
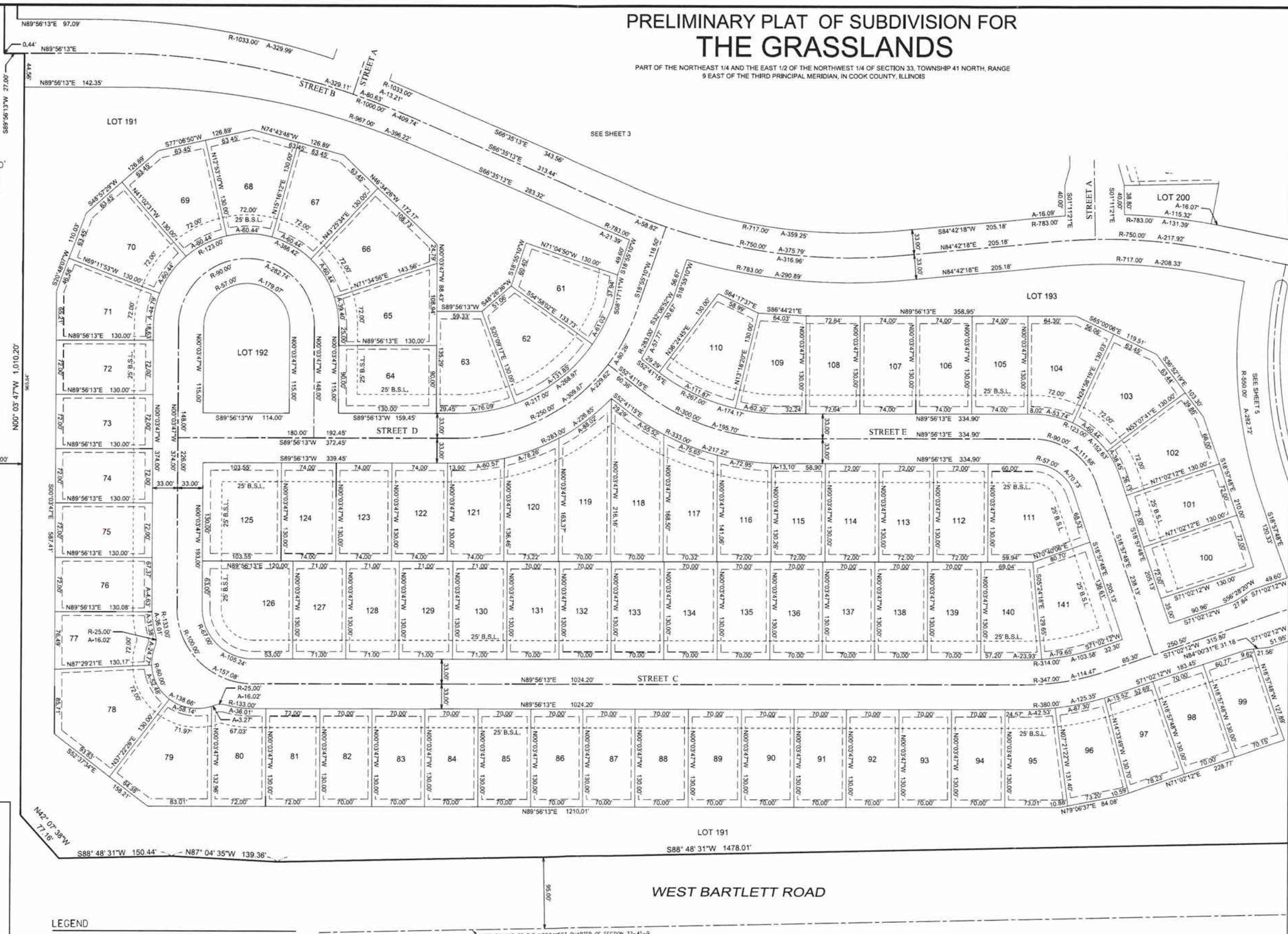
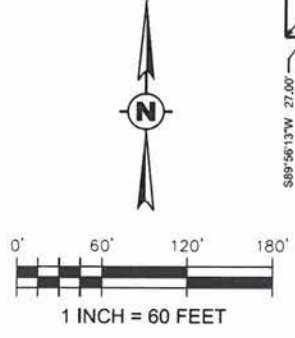
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 3 OF 6
DRAWING NO.
3

PLAT DATE = 03/20/2021
FILE NAME = 19-0123.DWG

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LEGEND

	SURVEYED PROPERTY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED RIGHT OF WAY
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	MEASURED OR CALCD SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT
	400.00'
	(400.00')
	P.U.D.E.
	S.W.M.E.

ALL EASEMENT ARE AS SHOWN UNLESS OTHERWISE NOTED
UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 25' FRONT YARD BUILDING RESTRICTION & A 25' CORNER SIDE YARD BUILDING RESTRICTION (25' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-0931 C: 630-624-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY



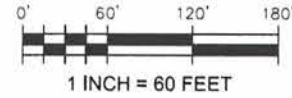
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 4 OF 6
DRAWING NO.
4

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

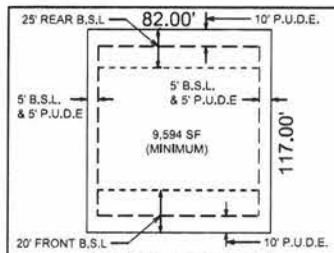


SEE SHEET 3

SEE SHEET 4

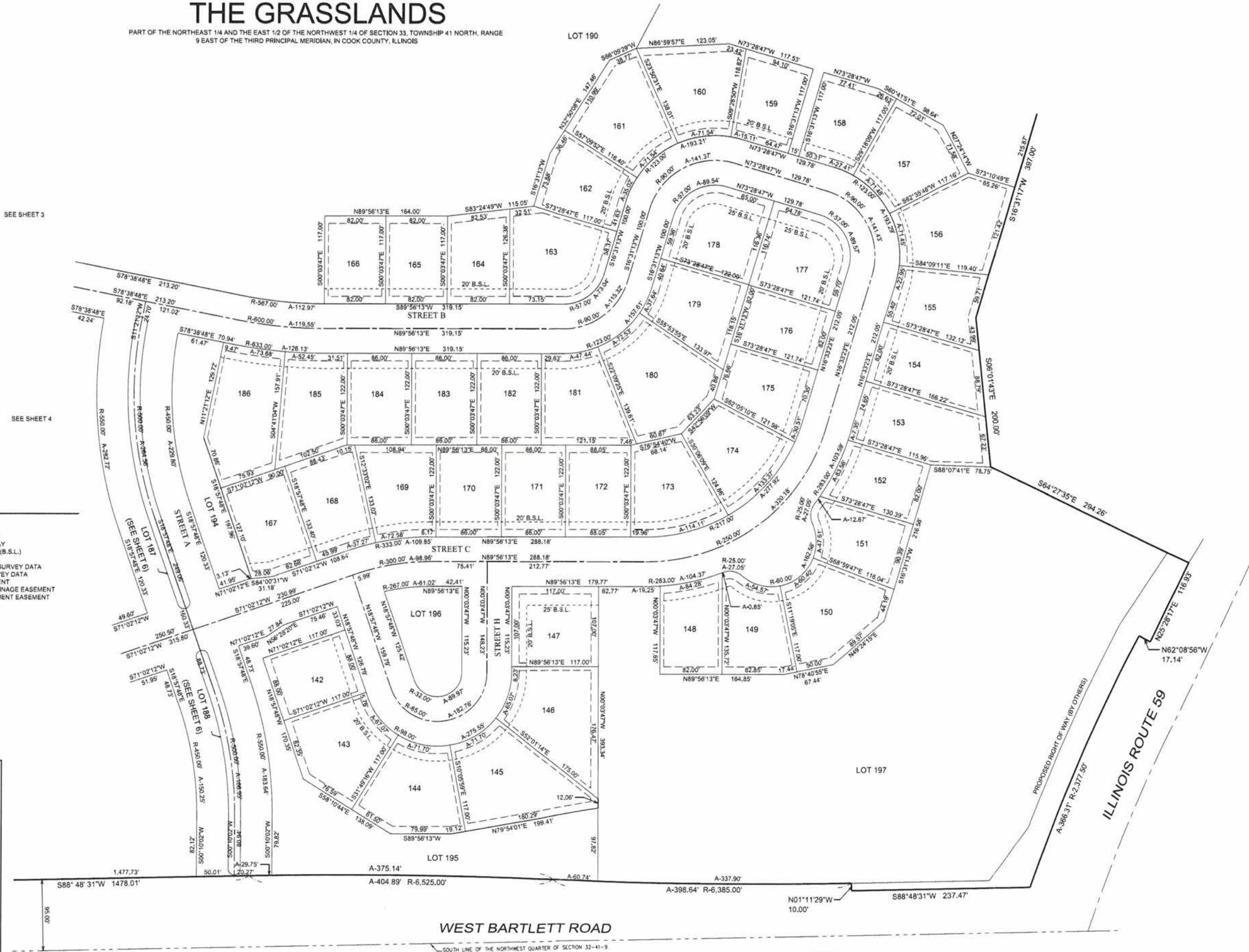
LEGEND

- SURVEYED PROPERTY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT LINE
- MEASURED OR CALCULATED SURVEY DATA
- RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT



TYPICAL LOT DETAIL (LOTS 142 THRU 186)

* ALL EASEMENT ARE AS SHOWN UNLESS OTHERWISE NOTED
 * UNLESS SHOWN OTHERWISE, CORNER LOTS SHALL HAVE A 20' FRONT YARD BUILDING RESTRICTION & A 25' CORNER SIDE YARD BUILDING RESTRICTION (25' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).



WEST BARTLETT ROAD

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32-41-9

PLAT OF SUBDIVISION
 THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ENGINEER:
 REGIONAL LAND SERVICES
 270 VIDA COURT
 SYCAMORE, ILLINOIS 60178
 PHONE: (618) 559-2260



PROJECT NO. 19-0123
 DATE: 03/20/2021
 SHEET 5 OF 6
 DRAWING NO.
5

PLOT DATE = 03/20/21
 USER NAME = WJENKINS
 FILE NAME = 19-0123

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

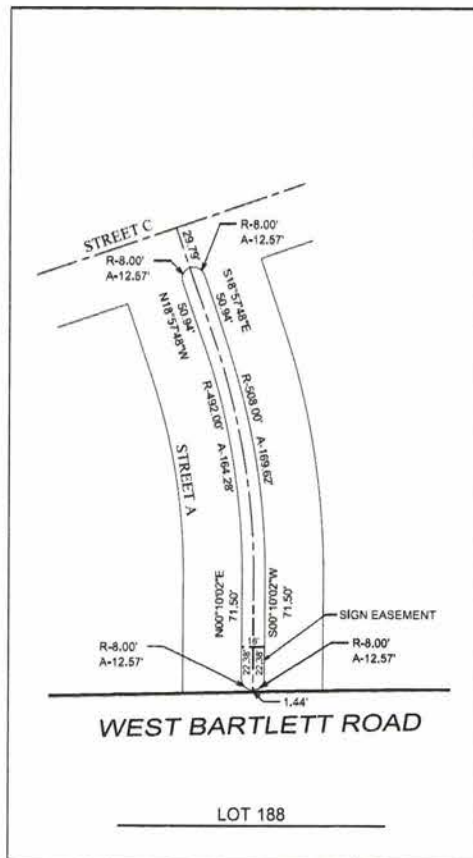
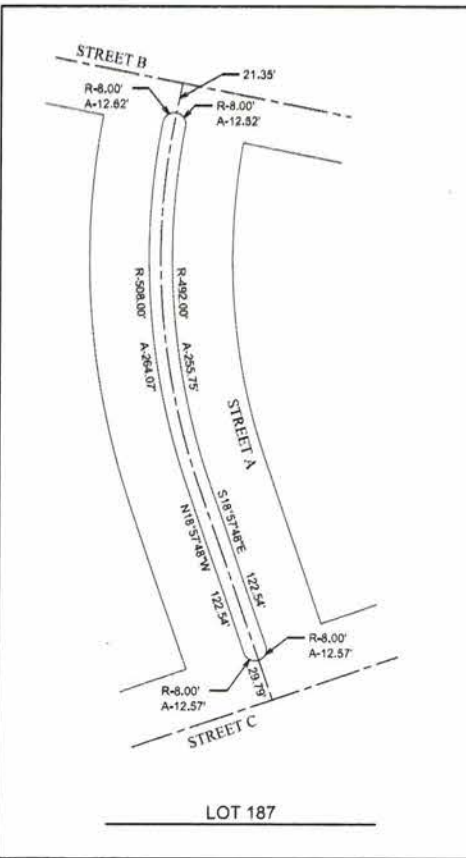
R.O.W., LOT AND PARCEL AREA TABLE											
LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	PARCEL AREA (S.F.)	
1	6,847	45	8,098	80	9,100	133	9,100	177	13,517	221	6,400
2	6,554	46	8,096	90	8,100	134	9,100	178	13,498	222	5,100
3	7,059	47	8,096	91	9,100	135	9,100	179	12,132	223	5,100
4	7,175	48	7,656	92	9,100	136	9,100	180	17,023	224	5,100
5	7,175	49	6,760	93	9,100	137	9,100	181	12,877	225	6,400
6	7,175	50	6,760	94	9,100	138	9,100	182	10,492	226	6,400
7	7,175	51	6,830	95	9,856	139	9,100	183	10,492	227	6,400
8	7,175	52	6,500	96	9,855	140	9,757	184	10,492	R.O.W.	85081
9	7,175	53	6,520	97	9,522	141	12,962	185	12,478		
10	7,175	54	6,375	98	9,100	142	10,296	186	15,738		
11	6,375	55	7,785	99	9,109	143	13,854	187	6,320		
12	6,375	56	6,134	100	9,360	144	13,753	188	4,831		
13	6,375	57	6,134	101	9,360	145	17,164	189	844,444		
14	6,375	58	6,134	102	11,118	146	15,860	190	123,889		
15	6,375	59	6,544	103	12,335	147	12,519	191	254,470		
16	6,375	60	6,568	104	11,950	148	10,213	192	18,214		
17	6,587	61	10,875	105	9,620	149	11,071	193	72,344		
18	7,201	62	12,238	106	9,620	150	14,500	194	18,093		
19	7,175	63	11,019	107	9,620	151	10,794	195	44,928		
20	7,175	64	11,700	108	9,444	152	9,929	196	11,326		
21	7,175	65	11,448	109	10,398	153	14,187	197	273,967		
22	7,175	66	13,172	110	11,261	154	12,232	198	435,815		
23	7,175	67	12,335	111	14,547	155	10,669	199	89,790		
24	7,175	68	12,335	112	9,360	156	15,538	200	5,376		
25	7,175	69	12,335	113	9,360	157	12,843	201	478,185		
26	7,175	70	12,335	114	9,360	158	10,648	202	127,047		
27	7,175	71	11,453	115	9,361	159	10,170	203	216,880		
28	6,923	72	9,360	116	9,670	160	13,419	204	2,389,999		
29	6,375	73	9,360	117	10,776	161	13,946	205	7,500		
30	6,375	74	9,360	118	13,352	162	10,952	206	7,500		
31	6,554	75	9,360	119	13,064	163	15,123	207	7,500		
32	6,638	76	9,360	120	10,856	164	9,978	208	6,400		
33	7,250	77	9,752	121	9,749	165	9,594	209	6,400		
34	7,250	78	15,481	122	9,620	166	9,594	210	6,400		
35	7,250	79	13,498	123	9,620	167	11,920	211	6,400		
36	7,452	80	9,511	124	9,620	168	12,137	212	6,400		
37	10,937	81	9,360	125	13,461	169	11,838	213	6,400		
38	12,806	82	9,100	126	14,637	170	10,492	214	5,100		
39	12,841	83	9,100	127	9,230	171	10,492	215	6,400		
40	14,529	84	9,100	128	9,230	172	10,743	216	6,400		
41	14,787	85	9,100	129	9,230	173	12,782	217	6,400		
42	11,807	86	9,100	130	9,230	174	12,419	218	7,500		
43	10,717	87	9,100	131	9,100	175	10,796	219	7,500		
44	8,354	88	9,100	132	9,100	176	9,981	220	6,400		
TOTAL S.F. 8,364,500											
TOTAL AC. 192.022											

NOTES

1. IRON RODS SET ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. DISTANCES ARE SHOWN IN FEET AND DECIMALS.
3. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
4. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
5. THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
6. PARCELS 187-196, 199-200, 202-204 AND 228 ARE TO BE OWNED AND MAINTAINED BY THE THE GRASSLANDS HOMEOWNERS' ASSOCIATION.
7. ALL OF PARCELS 189, 190, 199 AND 202 ARE STORM WATER MANAGEMENT EASEMENTS.
8. ALL STORMWATER MANAGEMENT AREAS INCLUDING DETENTION FACILITIES, OPEN SPACE, DRAINAGE SWALES, PIPES AND STRUCTURES, LOCATED WITHIN THE VILLAGE OF BARTLETT RIGHT OF WAY, SHALL BE OWNED AND MAINTAINED BY THE GRASSLANDS HOMEOWNERS' ASSOCIATION.

LEGEND

- SURVEYED PROPERTY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT LINE
- MEASURED OR CALC'D SURVEY DATA
- RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- S.W.M.E.
- 400.00' (400.00')



LEGAL DESCRIPTION

THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE DEED DATED MARCH 3, 1945 AND RECORDED IN THE COUNTY OR LESS, ALSO EXCEPTING THEREFROM RECORDED'S OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13490455 AND RECORDED IN BOOK 39843 ON PAGE 204, EXCEPTING THEREFROM:

THAT PART OF SAID PREMISES CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AS RECORDED BY DOCUMENT NUMBER 414744, ALSO EXCEPTING:

THAT PART CONVEYED TO HENRY A. SCANDRELT, WALTER J. CUMMINGS AND GEORGE I. HAIGHT, TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, THEIR SUCCESSORS AND ASSIGNS AND RECORDED AS DOCUMENT NUMBER 12905600, FILED FOR RECORD JUNE 8, 1942, RECORD BOOK 37528, PAGE 111 CONTAINING 9.7153 ACRES, MORE OR LESS, AND THAT PART CONVEYED FROM JENNIE ALPERN AND NORMAN ALPERN TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087412 CONTAINING 0.128 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087414, CONTAINING 0.873 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087416, CONTAINING 1.772 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OR SAID NORTHEAST 1/4 62.5 FEET FOR A PLACE OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 400.0 FEET; THENCE SOUTH 4 DEGREES 24 MINUTES WEST, 182.5 FEET; THENCE SOUTH 8 DEGREES 57 MINUTES WEST, 89.5 FEET; THENCE SOUTH 11 DEGREES 28 MINUTES WEST, 88 FEET; THENCE SOUTH 13 DEGREES 24 MINUTES WEST, 100.0 FEET; THENCE SOUTH 18 DEGREES 9 MINUTES WEST 80.0 FEET; THENCE SOUTH 19 DEGREES 42 MINUTES WEST, 92.8 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES WEST, 89.5 FEET; THENCE SOUTH 24 DEGREES 48 MINUTES WEST, 92.8 FEET; THENCE SOUTH 32 DEGREES 33 MINUTES WEST, 62.5 FEET; THENCE SOUTH 26 DEGREES 42 MINUTES WEST, 272.4 FEET; THENCE SOUTH 68 DEGREES 9 MINUTES EAST, 398.9 FEET TO THE WESTERLY LINE OF THE PUBLIC HIGHWAY (ROUTE 59); THENCE NORTH 28 DEGREES 19 MINUTES EAST, 357.5 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 2171.68 FEET, FOR A DISTANCE OF 942.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 13 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 2:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 WITH THE CENTER LINE OF STATE ROUTE 59; THENCE ALONG SAID CENTER LINE 498.9 FEET; THENCE ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES OF 9 MINUTES TO THE LEFT WITH THE PROLONGATION OF SAID CENTER LINE, 50.0 FEET TO THE WESTERLY LINE OF AFORESAID STATE ROUTE 59, FOR A PLACE OF BEGINNING; THENCE NORTH 28 DEGREES 19 MINUTES EAST ALONG THE AFORESAID WESTERLY LINE OF STATE ROUTE 59, 235.1 FEET; THENCE NORTH 22 DEGREES 10 MINUTES EAST ALONG SAID WESTERLY LINE, 328.0 FEET TO A POINT IN A LINE OF 25.0 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 63 DEGREES 44 MINUTES WEST ALONG SAID PARALLEL LINE, 462.33 FEET; THENCE SOUTH 17 DEGREES 22 MINUTES WEST, 397.0 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES EAST, 300.0 FEET; THENCE SOUTH 63 DEGREES 44 MINUTES EAST, 319.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.465 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEST BARTLETT ROAD AS ORIGINALLY DEDICATED WITH THE CENTER LINE OF STATE ROUTE NO. 59 AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT NUMBER 11811940; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 473.8 FEET FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE RIGHT OF WAY OF SAID ROUTE NO. 59) IN COOK COUNTY, ILLINOIS, CONTAINING 2 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

THAT PART AS SHOWN IN THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT 11811340, ALSO EXCEPTING: THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 15 MINUTES, 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 597.50 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 59 PER WARRANTY DEED RECORDED FEBRUARY 11, 1992 AS DOCUMENT NUMBER 92087416 FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 15 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 1152.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE (100 FEET WIDE) OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD PER DOCUMENT NUMBER 414744; THENCE NORTH 85 DEGREES, 05 MINUTES, 32 SECONDS WEST ALONG NORTHERLY RIGHT-OF-WAY LINE, 430.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 59; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 28 DEGREES, 47 MINUTES, 55 SECONDS EAST, 288.83 FEET TO A NONTANGENT CURVE; (2) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2968.51 FEET, HAVING A CHORD BEARING OF NORTH 25 DEGREES 01 MINUTES 17 SECONDS EAST, 207.24 FEET TO A NONTANGENT LINE; (3) NORTH 18 DEGREES, 17 MINUTES, 42 SECONDS EAST, 207.09 FEET TO A NONTANGENT CURVE; (4) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2958.65 FEET; HAVING A CHORD BEARING OF NORTH 15 DEGREES, 39 MINUTES, 47 SECONDS EAST, 348.78 FEET (347.30 FEET RECORD) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART TAKEN FOR BARTLETT AND NAPERVILLE ROADS.

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CONDEMNATION PROCEEDINGS CASE NO. 2015L 050283 PER ORDER ENTERED MAY 21, 2015 AND PER FINAL JUDGMENT ORDER ENTERED DECEMBER 5, 2017 AND RECORDED DECEMBER 14, 2017 AS DOCUMENT NO. 1734806068.

PLAT OF SUBDIVISION		THE GRASSLANDS	
DSGN.	RFD	CHKD.	RFD
DWN.	RFD	SCALE:	1"=1/4"
NO.	DATE	REVISION DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			

ES&M CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-0933 F: 630-624-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

ENGINEER:

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 6 OF 6
DRAWING NO.
6

PLOT DATE = DATE
USER NAME = SURVIVOR
FILE NAME = FILE



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

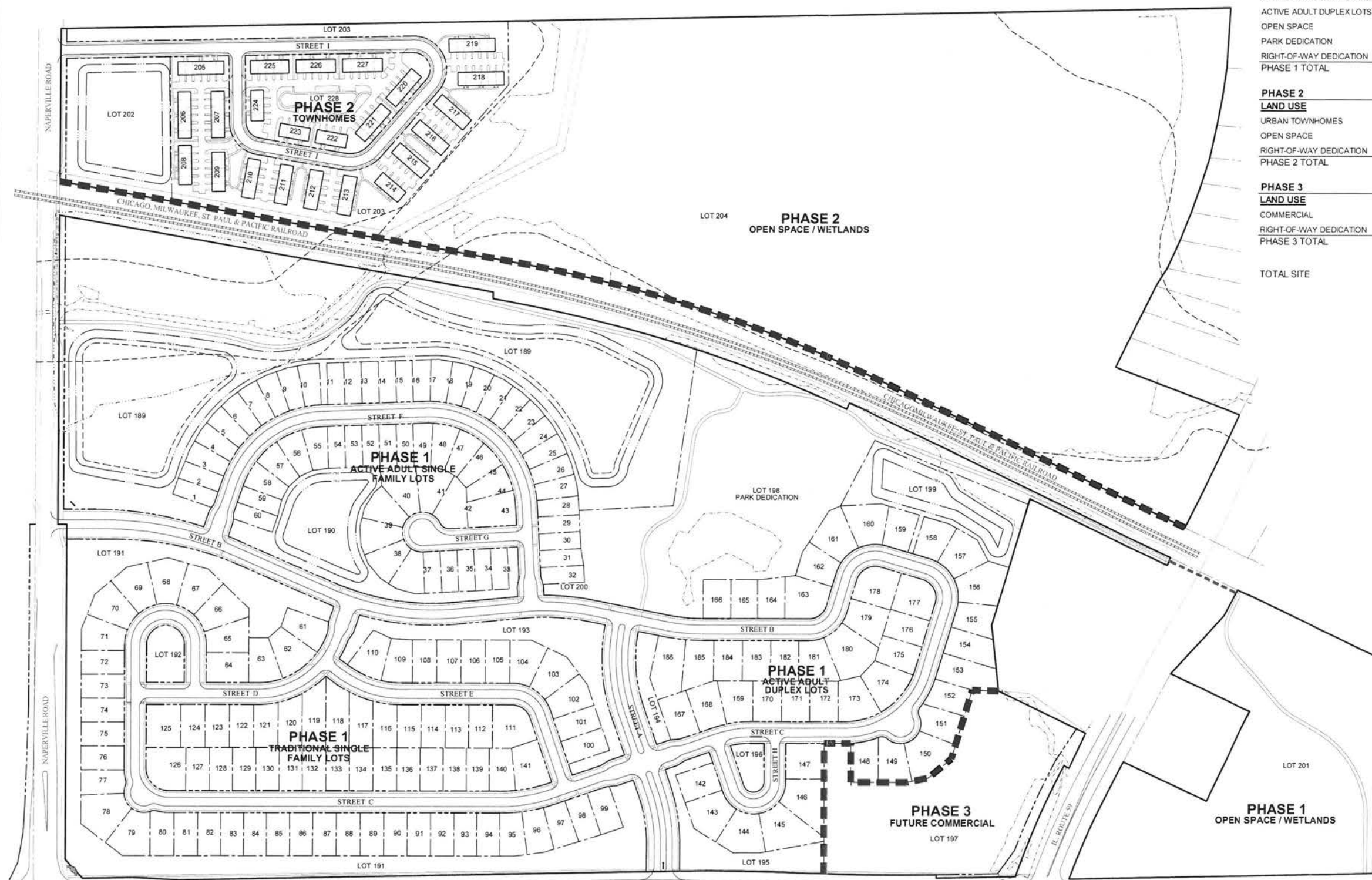
SITE DATA

PHASE 1 LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	16.54%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	9.18%
ACTIVE ADULT DUPLEX LOTS	90	12.65	10.93%
OPEN SPACE	-	34.01	29.40%
PARK DEDICATION	-	20.98	18.13%
RIGHT-OF-WAY DEDICATION	-	18.30	15.82%
PHASE 1 TOTAL	231	115.69	100.00%

PHASE 2 LAND USE	UNITS	ACRES	PERCENT
URBAN TOWNHOMES	116	10.32	14.73%
OPEN SPACE	-	57.10	81.50%
RIGHT-OF-WAY DEDICATION	-	2.64	3.77%
PHASE 2 TOTAL	116	70.06	100.00%

PHASE 3 LAND USE	UNITS	ACRES	PERCENT
COMMERCIAL	-	5.86	93.16%
RIGHT-OF-WAY DEDICATION	-	0.43	6.84%
PHASE 3 TOTAL	0	6.29	100.00%

TOTAL SITE 347 192.04



THE GRASSLANDS

BARTLETT, ILLINOIS

PRELIMINARY PHASING PLAN

REVISIONS

DATE 3/29/2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY PUD PLAN

1 REVISIONS 3/29/2021

DATE 1/29/2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.

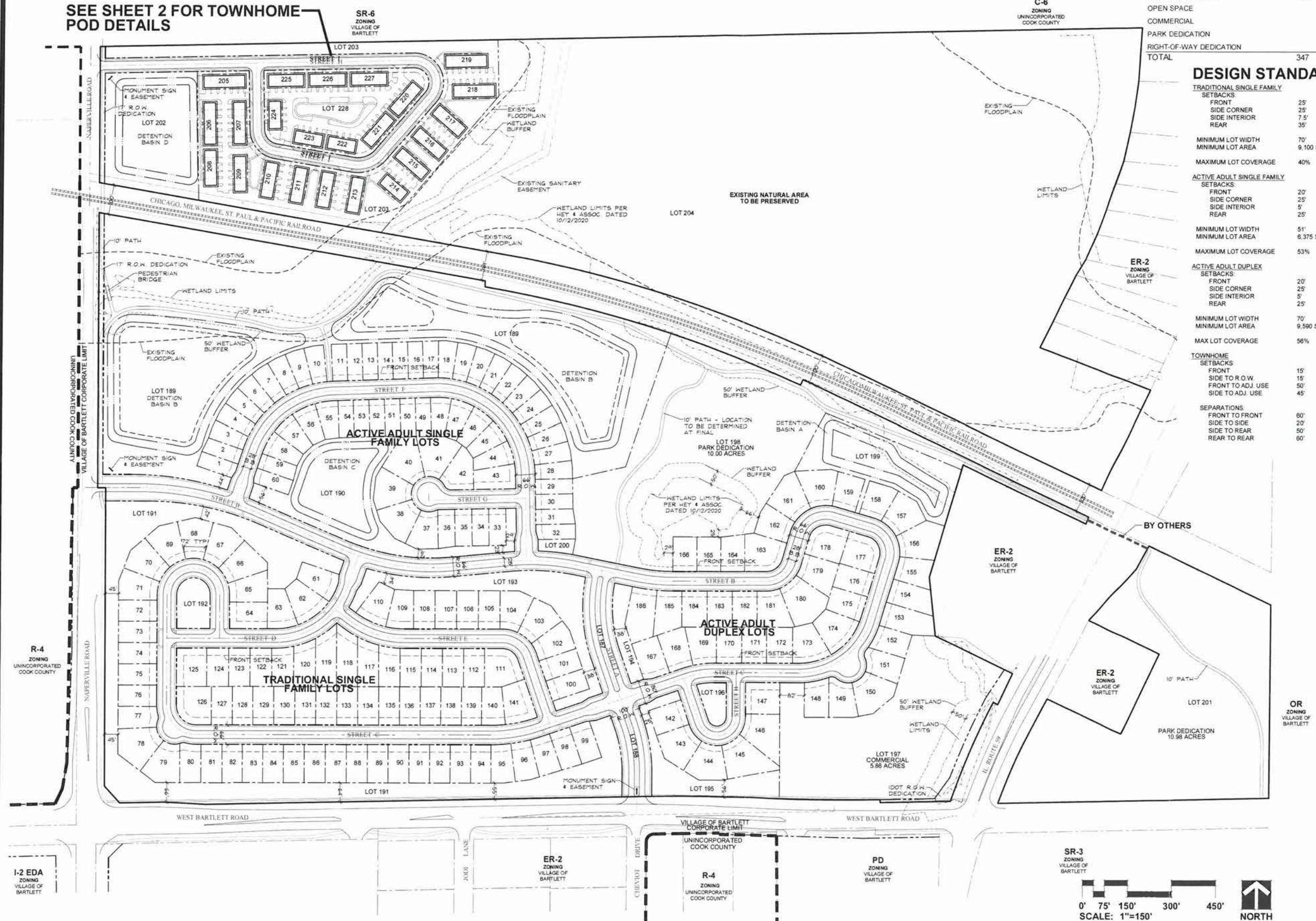
OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	9.96%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	5.53%
ACTIVE ADULT DUPLEX LOTS	90	12.65	6.59%
URBAN TOWNHOMES	116	10.32	5.37%
OPEN SPACE		91.11	47.44%
COMMERCIAL		5.86	3.05%
PARK DEDICATION		20.98	10.92%
RIGHT-OF-WAY DEDICATION		21.37	11.13%
TOTAL	347	192.04	100.00%

DESIGN STANDARDS

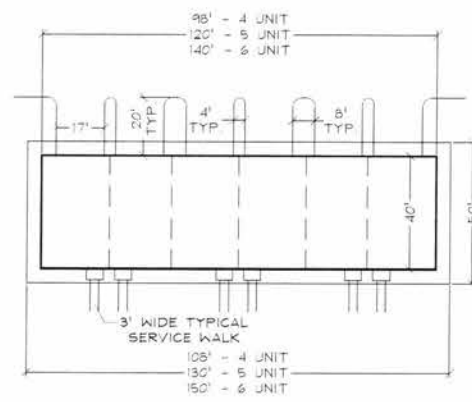
TRADITIONAL SINGLE FAMILY	
SETBACKS	
FRONT	25'
SIDE CORNER	25'
SIDE INTERIOR	7.5'
REAR	35'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,100 S.F.
MAXIMUM LOT COVERAGE	40%
ACTIVE ADULT SINGLE FAMILY	
SETBACKS	
FRONT	20'
SIDE CORNER	25'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	51'
MINIMUM LOT AREA	6,375 S.F.
MAXIMUM LOT COVERAGE	53%
ACTIVE ADULT DUPLEX	
SETBACKS	
FRONT	20'
SIDE CORNER	25'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,590 S.F.
MAX LOT COVERAGE	56%
TOWNHOME	
SETBACKS	
FRONT	15'
SIDE TO R.O.W.	15'
FRONT TO ADJ. USE	50'
SIDE TO ADJ. USE	45'
SEPARATIONS	
FRONT TO FRONT	60'
SIDE TO SIDE	20'
SIDE TO REAR	50'
REAR TO REAR	60'

SEE SHEET 2 FOR TOWNHOME
POD DETAILS

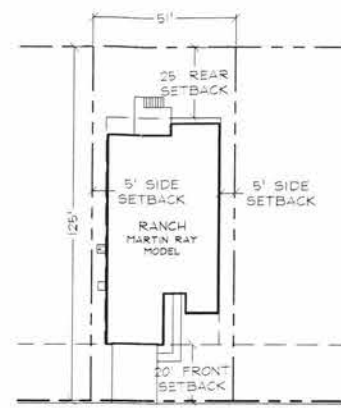


TOWNHOME SITE DATA

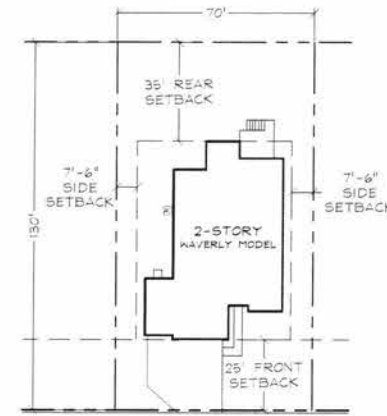
	Square Footage	Acres	
Net Site Area*	691,217	15.966	
*Includes Lots 202 thru 228 & Street 1			
Town Home Units	116		
Net Density	7.3 du / ac		
	Square Footage	Acres	% of Site
Building Coverage	108,800	2.498	15.74%
Pavement Coverage			
Alleys & Driveways	95,297	2.188	13.79%
Walks	14,945	0.343	2.16%
Covered Stoops	2,784	0.064	0.40%
Total Pavement	113,026	2.595	16.35%
Total Impervious Coverage	221,828	5.092	32.09%
Open Space			
Detention Pond	127,055	2.918	18.39%
Preservation Easement	51,762	1.188	7.49%
Common Areas	175,455	4.028	25.38%
Total Open Space	354,313	8.134	51.26%
Dedicated Right-of-Way	115,078	2.642	16.65%
Parking			
2 Car Garage	232 Spaces		
Off Street Drive Parking	232 Spaces		
Guest Off Street Parking	39 Spaces		
Total Parking	503 Spaces		
Total Cars / Unit	4.33		



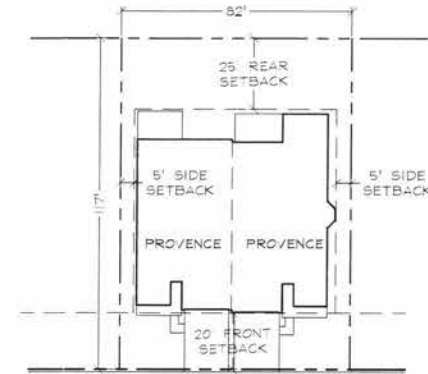
TYPICAL TOWNHOME SETBACK DETAIL
SCALE: 1"=30'



TYPICAL ACTIVE ADULT SINGLE FAMILY LOT
SCALE: 1"=30'



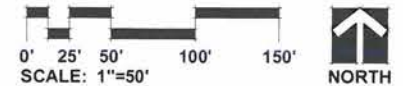
TYPICAL SINGLE FAMILY LOT
SCALE: 1"=30'



TYPICAL ACTIVE ADULT DUPLEX LOT
SCALE: 1"=30'



TOWNHOME PLAN DETAIL



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS

BARTLETT, ILLINOIS

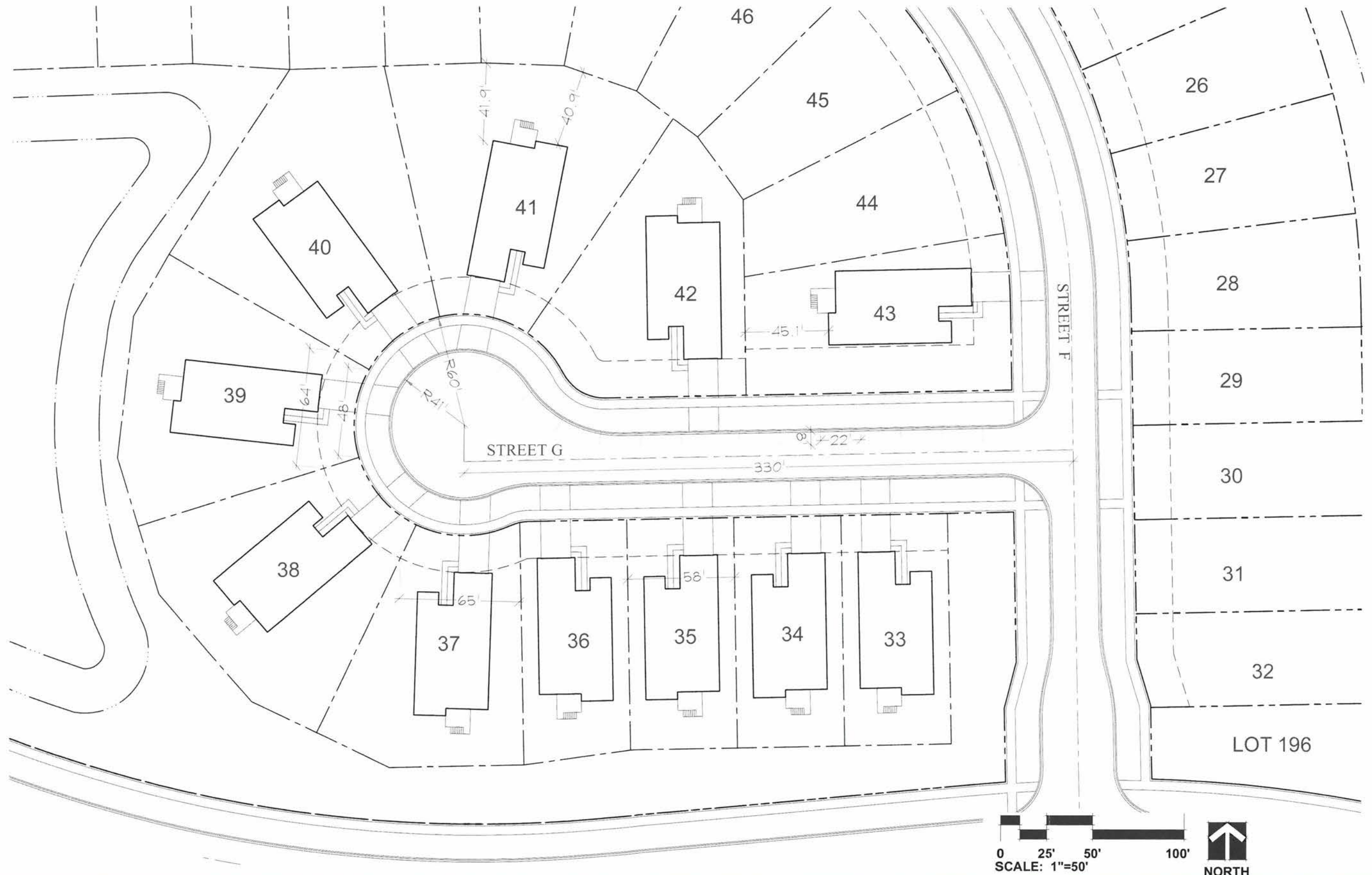
PRELIMINARY PUD PLAN DETAILS

1 REVISIONS 3.29.2021

DATE 1.29.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.



2 OF 2

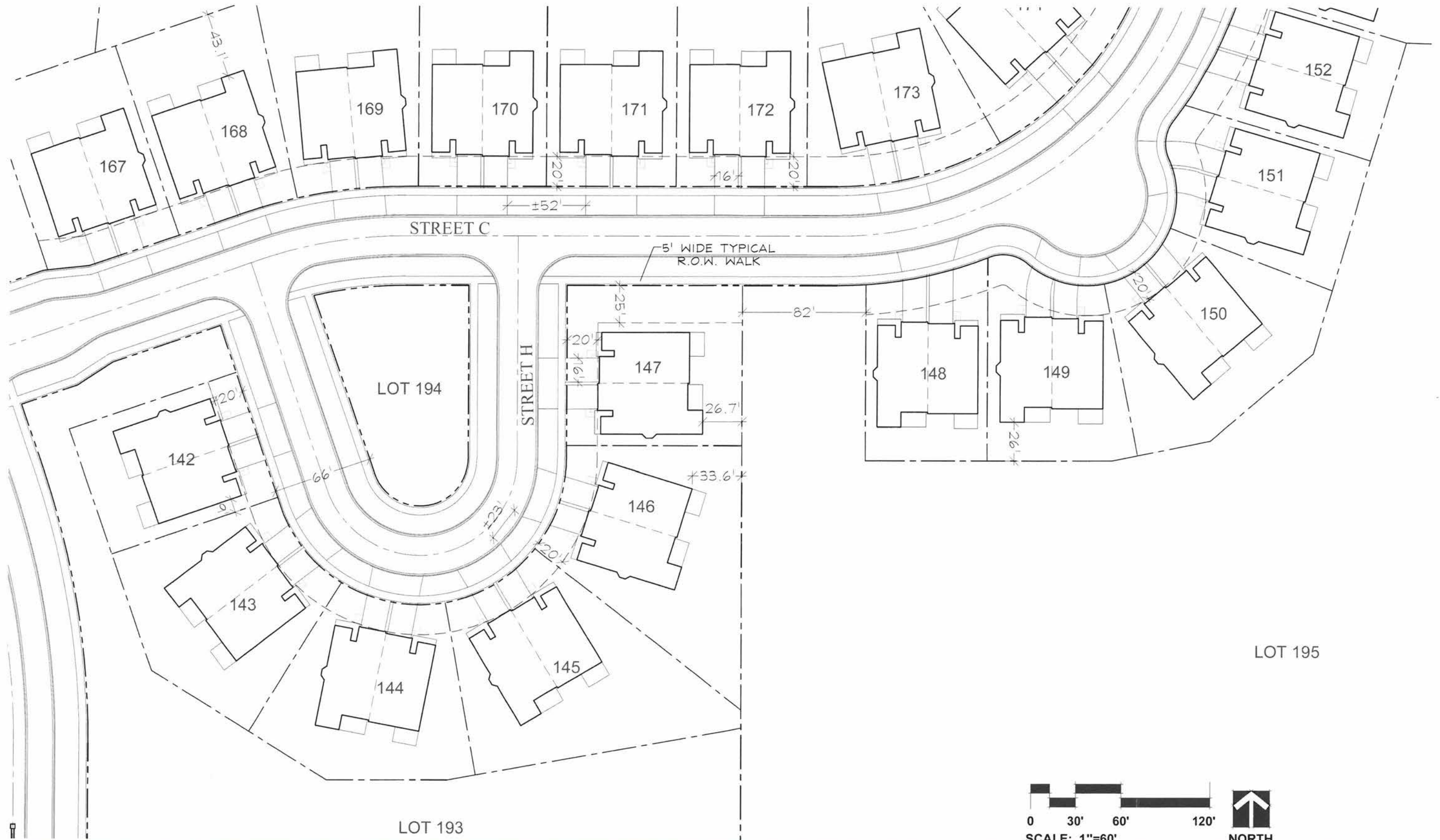


ACTIVE ADULT CUL-DE-SAC EXHIBIT
 MAGNOLIA PARK
 BARTLETT, ILLINOIS

3/15/2021



GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 WWW.GRWASCO.COM
L:\Projects\CR2001\Acad\CR2001_A10_PSCP.dwg



ACTIVE ADULT DUPLEX EXHIBIT
 THE GRASSLANDS
 BARTLETT, ILLINOIS

3/29/2021



Estates Series 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	4
Riverton	3,126 – 3,437	4	2 – 3	6
Westchester	3,300 – 3,507	4 – 6	2 – 3	4

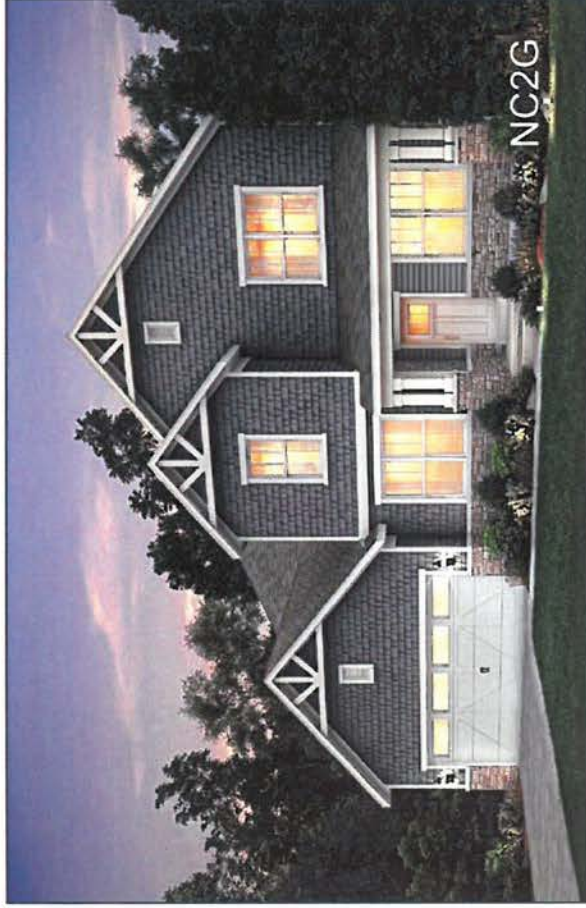
Westchester - Estates



Riverton - Estates



Riverton - Estates



Hilltop - Estates



Greenfield - Estates



The Landings Series Line-up

	Square Footage	Bedrooms	Garage	Elevations
Abbeyville	1,683 – 2,445	2 – 4	2	8
Ascend	1,936 – 2,682	2 – 4	2	8
Martin Ray	1,963 – 2,992	2 – 4	2	7

Abbeywood – The Landings



EC2G



EC2G with Stone

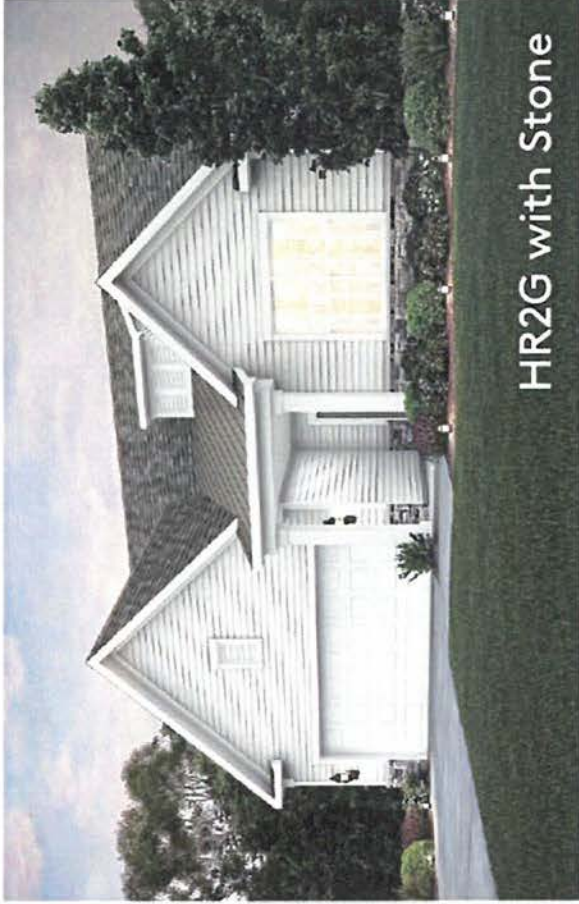


NC2G



NC2G with Stone

Abbeyville – The Landings



Ascend – The Landings



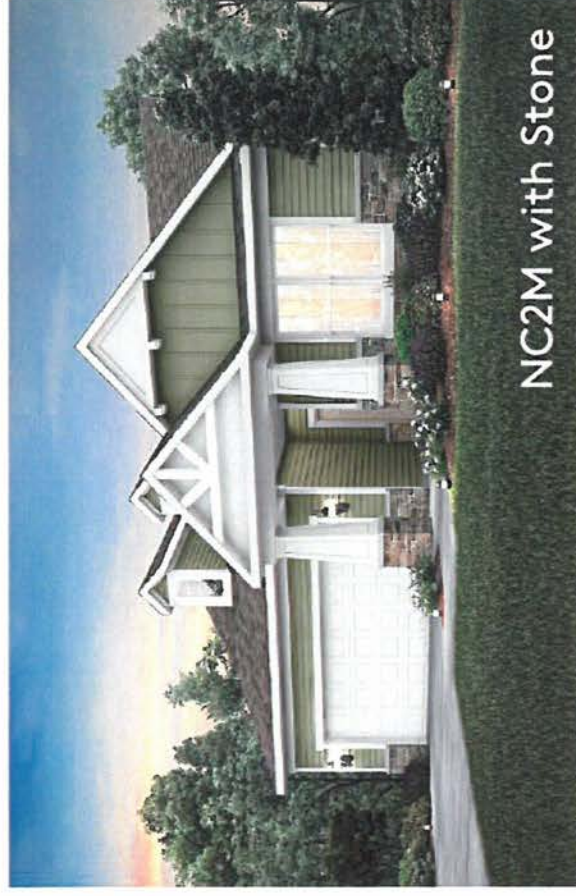
HR2G



HR2G with Stone



NC2M

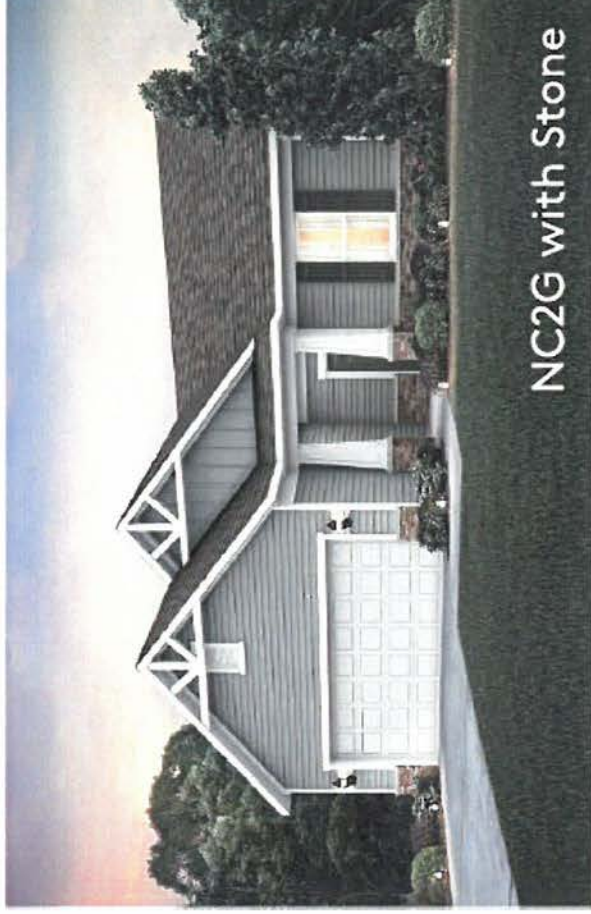


NC2M with Stone

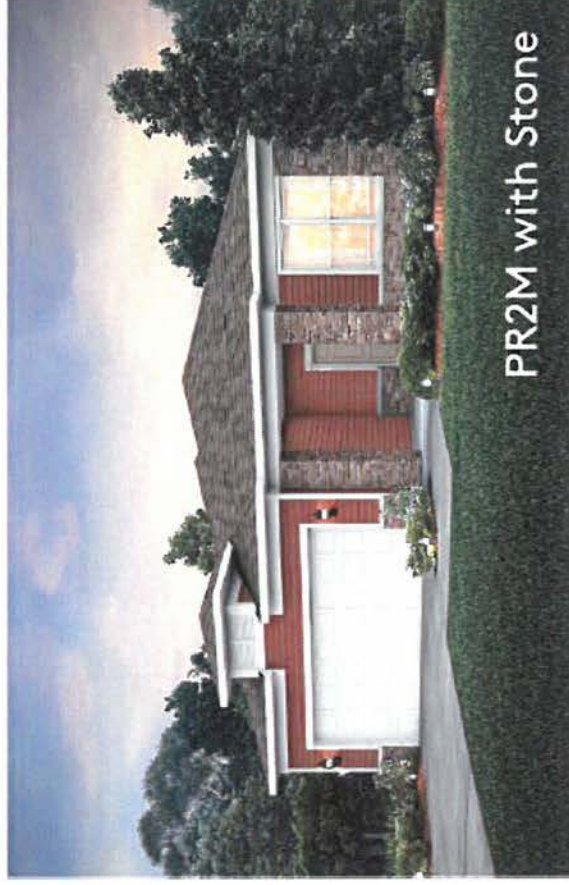
Ascend – The Landings



Martin Ray – The Landings



Martin Ray – The Landings

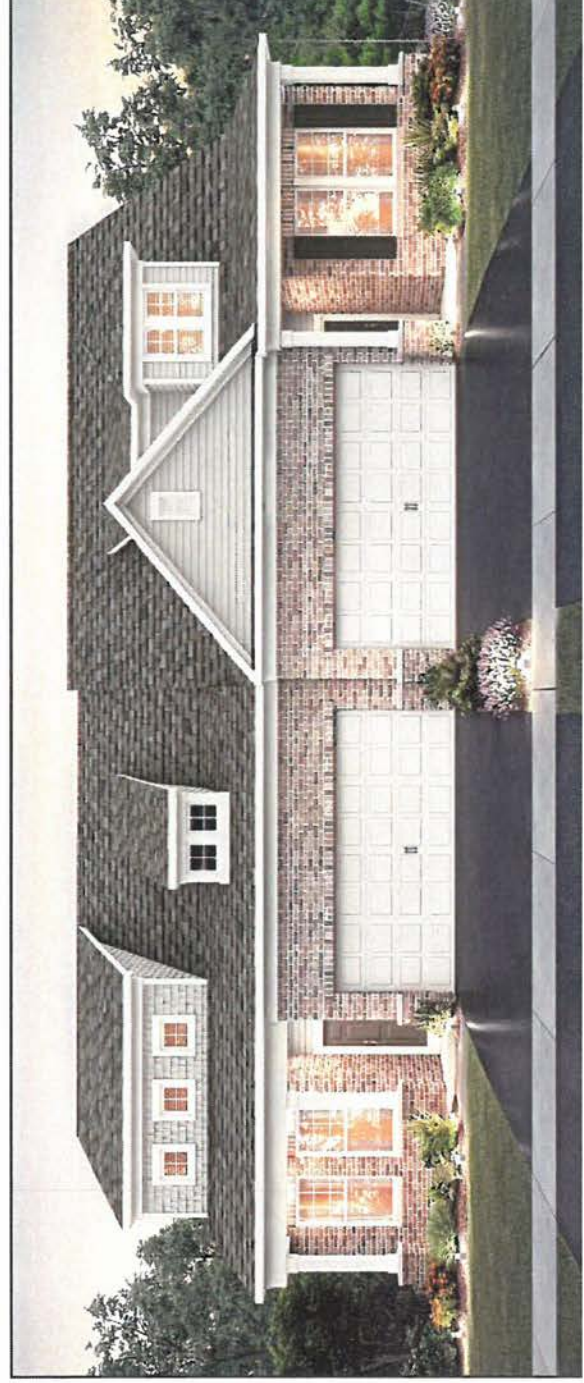


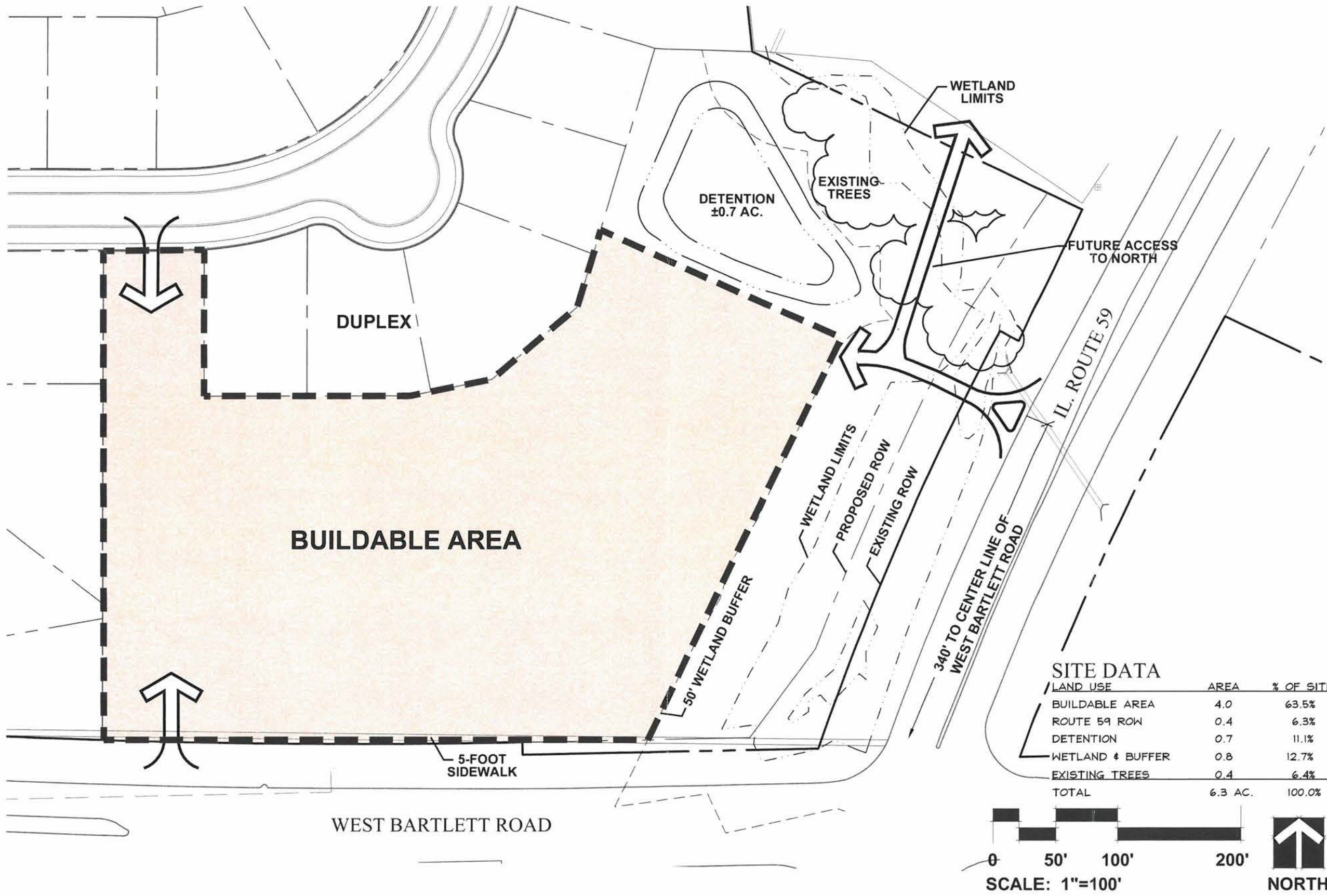
Duplex Series Line-up

	Square Footage	Bedrooms	Garage	Elevations
Provence	1,577 – 2,781	2 – 4	2	4

53' den

Provence – Duplex (Bottom is with loft Option)



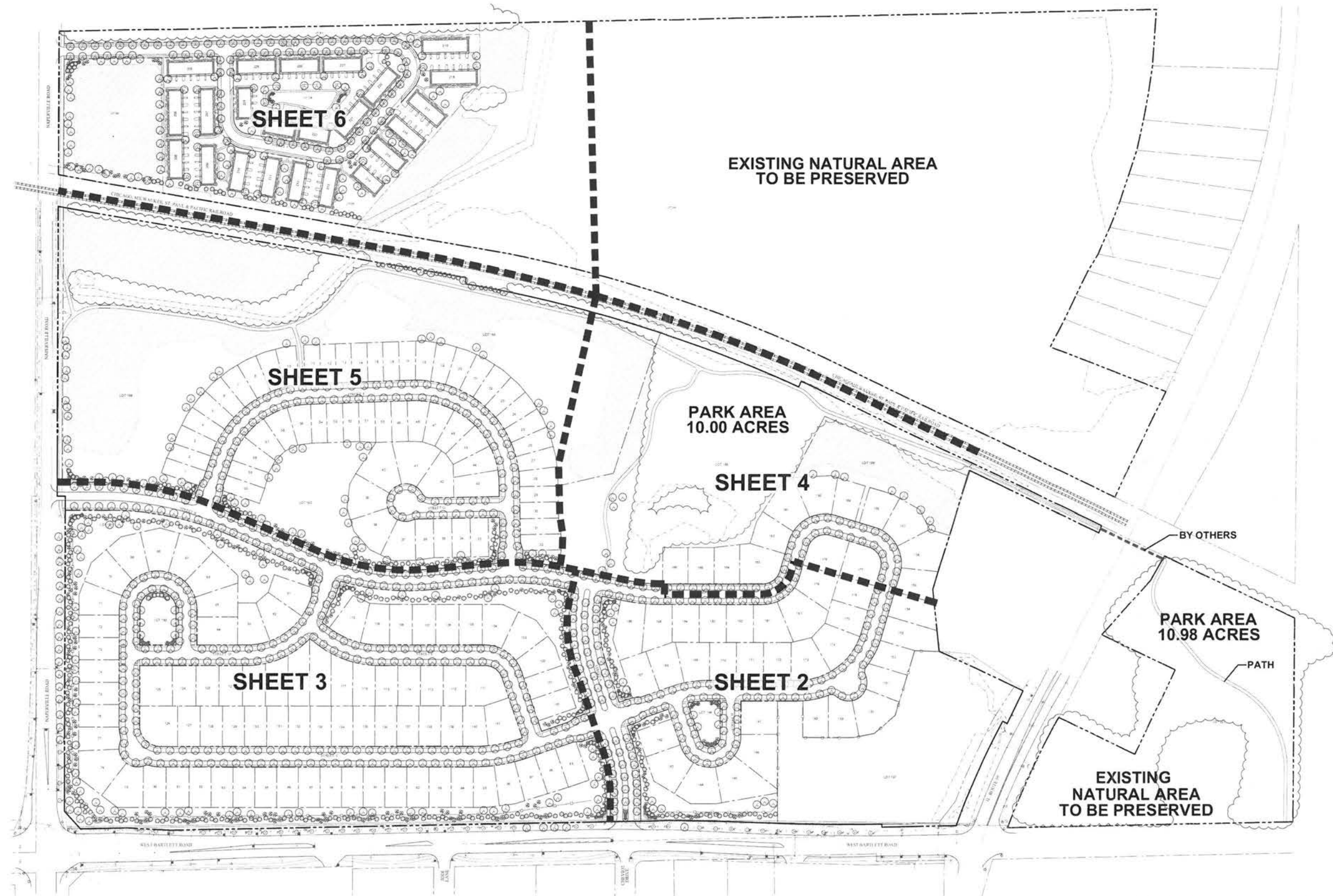


SITE DATA

LAND USE	AREA	% OF SITE
BUILDABLE AREA	4.0	63.5%
ROUTE 59 ROW	0.4	6.3%
DETENTION	0.7	11.1%
WETLAND & BUFFER	0.8	12.7%
EXISTING TREES	0.4	6.4%
TOTAL	6.3 AC.	100.0%

COMMERCIAL CONCEPT
 THE GRASSLANDS
 BARTLETT, ILLINOIS
 3/29/2021

GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 WWW.GRWAINC.COM
L:\Projects\CRN2001\Acad\CRN2001_G01_01CP_comm.dwg



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

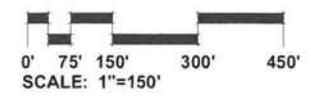
DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
OVERALL LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



REVISIONS	DATE
1	3.29.2021

DATE: 2-24-2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:

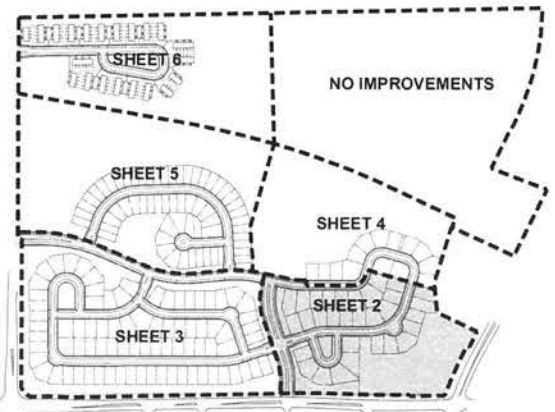


REPRESENTATIVE PLANT LIST

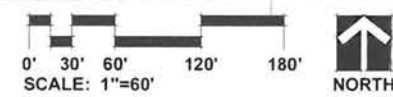
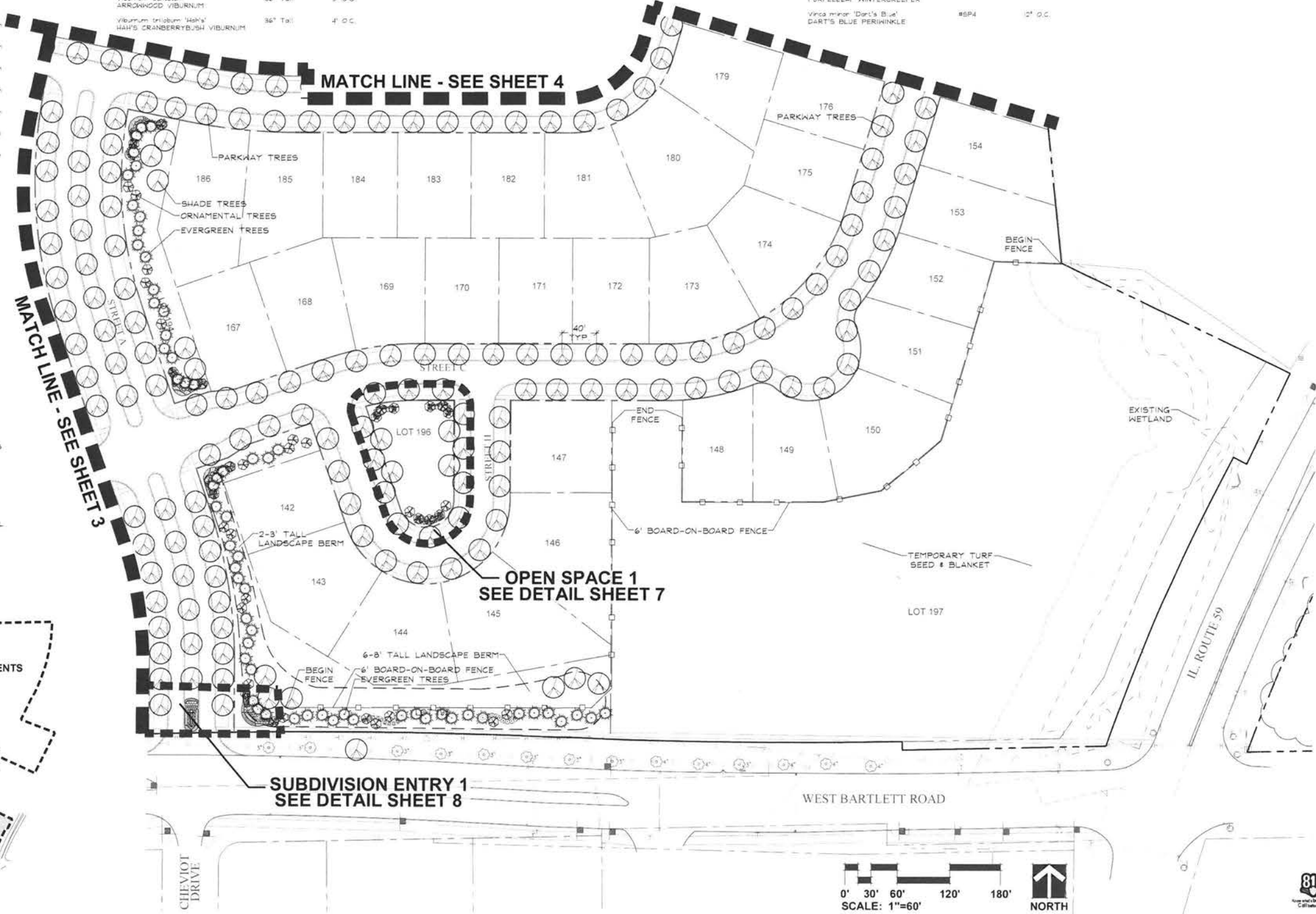
Key	Botanical/Common Name	Size	Remarks	Key	Botanical/Common Name	Size	Remarks	Key	Botanical/Common Name	Size	Remarks
	SHADE TREES				EVERGREEN TREES				PERENNIALS		
	Acer x freemanii AUTUMN BLAZE MAPLE	2 1/2" Cal.			Abies concolor WHITE FIR	6' Tall			Juniperus chinensis v. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
	Acer saccharum SUGAR MAPLE	2 1/2" Cal.			Picea glauca 'Cernis' BLACK HILLS SPRUCE	6' Tall			Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	24" Wide	4' O.C.
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.			Picea mariana SERBIAN SPRUCE	6' Tall			Juniperus chinensis 'Kallaya Compact' KALLAYA COMPACT PRITZER JUNIPER	24" Wide	4' O.C.
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.			Picea pungens GREEN COLORADO SPRUCE	6' Tall			Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.			Pinus strobus WHITE PINE	6' Tall			ORNAMENTAL GRASSES		
	Quercus bicolor SHAMP WHITE OAK	2 1/2" Cal.			Cornus sericea 'Bailey' BAILEY'S REDTIG BUSH	36" Tall	5' O.C.		Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Quercus rubra RED OAK	2 1/2" Cal.			Columnea acutifolia PERKING COTONEASTER	36" Tall	4' O.C.		Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	24" O.C.
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.			Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.		Pennisetum alopecuroides 'Hammer' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Tilia cordata LITTLELEAF LINDEN LINDEN	2 1/2" Cal.			Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.		Sporobolus heterostachys PRAIRIE DROPSIDE	#1	24" O.C.
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	2 1/2" Cal.			Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.		GROUNDCOVERS		
	ORNAMENTAL TREES				Viburnum trilobum 'Haki' HAKI'S CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.		Euryymous fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem						Viola minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.
	Betula nigra RIVER BIRCH	6' Tall	Multi-stem								
	Cercis canadensis E-STEERN REDBUD	6' Tall	Multi-stem								
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-stem								
	Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-stem								
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Multi-stem								
	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Tall	Multi-stem								

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUNDCOVERS
- NATURALIZED PLANTINGS
- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H.W.L. / N.W.L.



SHEET KEY
SCALE: N.T.S.



GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHITON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

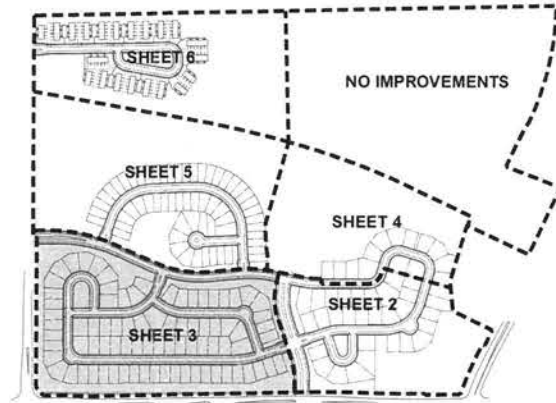
THE GRASSLANDS

BARTLETT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

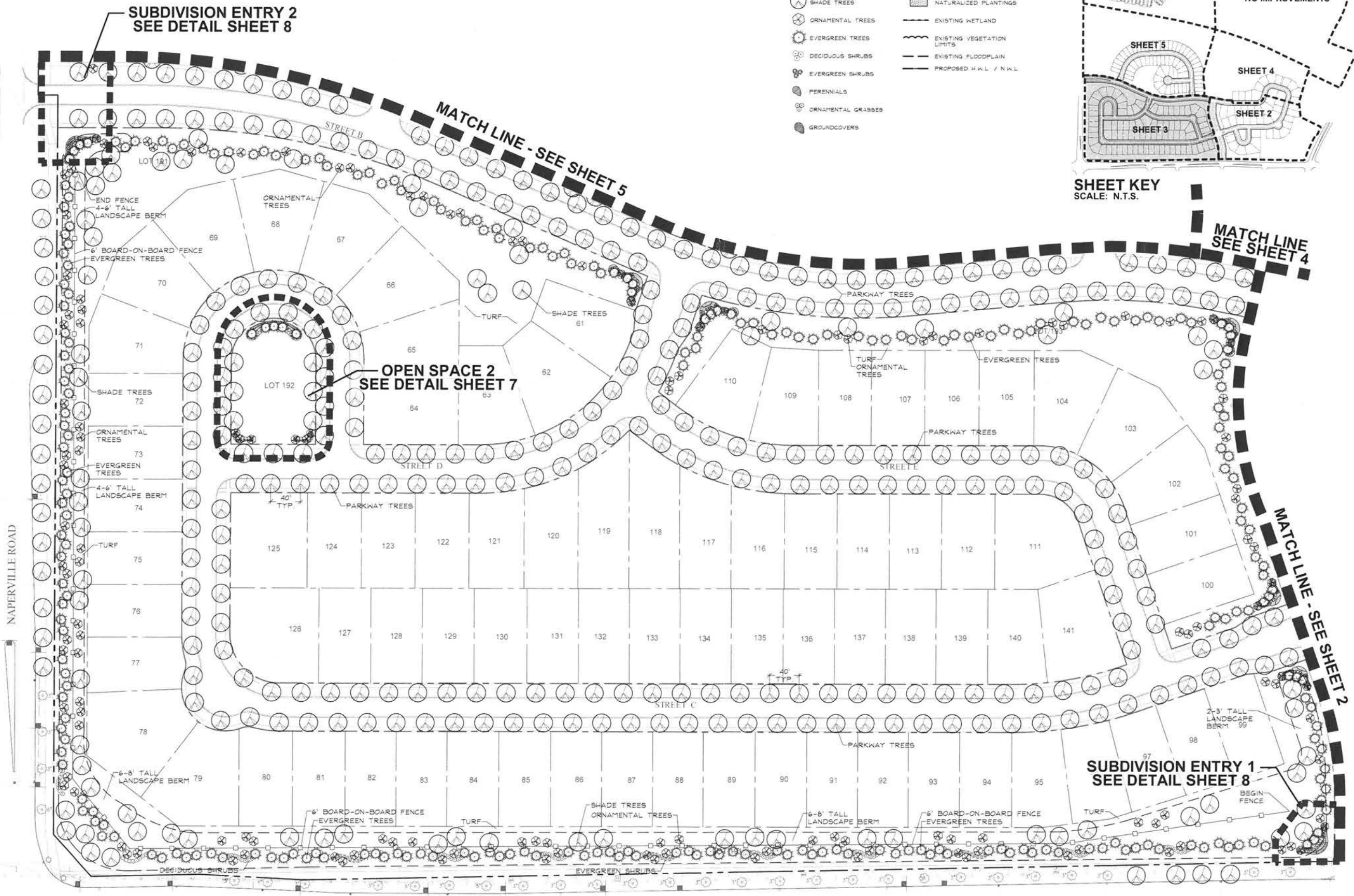
1 REVISIONS 3.29.2021

DATE 2.24.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.



SHEET KEY
SCALE: N.T.S.

- LEGEND**
- ☉ SHADE TREES
 - ☉ ORNAMENTAL TREES
 - ☉ EVERGREEN TREES
 - ☉ DECIDUOUS SHRUBS
 - ☉ EVERGREEN SHRUBS
 - ☉ PERENNIALS
 - ☉ ORNAMENTAL GRASSES
 - ☉ GROUNDCOVERS
 - ▨ NATURALIZED PLANTINGS
 - EXISTING WETLAND
 - ~ EXISTING VEGETATION LIMITS
 - - - EXISTING FLOODPLAIN
 - PROPOSED H.W.L. / N.W.L.



NAPERVILLE ROAD

WEST BARTLETT ROAD

SUBDIVISION ENTRY 1
SEE DETAIL SHEET 8

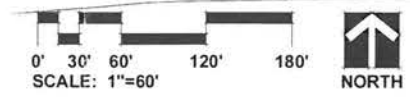
SUBDIVISION ENTRY 2
SEE DETAIL SHEET 8

OPEN SPACE 2
SEE DETAIL SHEET 7

MATCH LINE - SEE SHEET 5

MATCH LINE
SEE SHEET 4

MATCH LINE - SEE SHEET 2



GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD #202
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

1 REVISIONS 3/29/2021

DATE 2/24/2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.



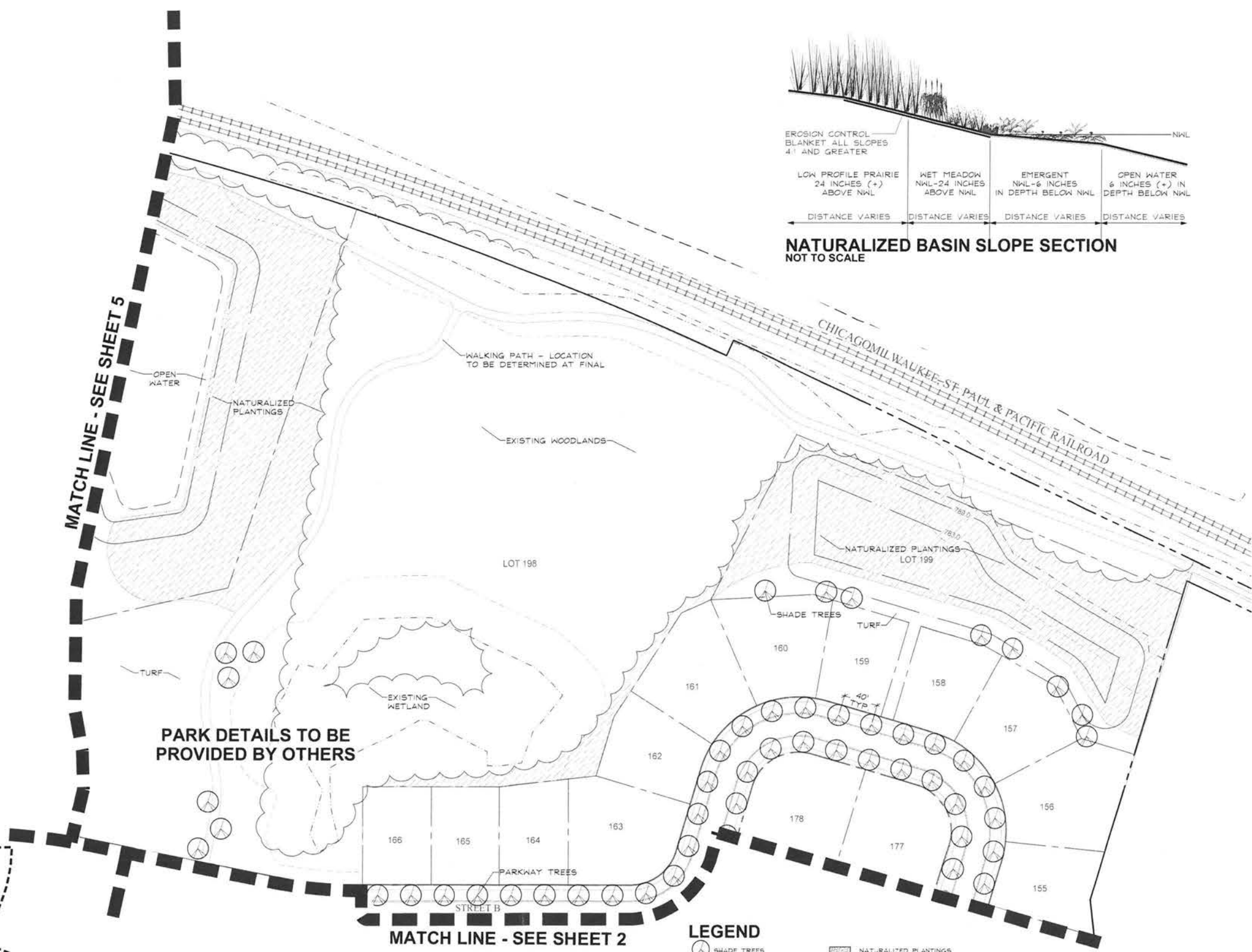
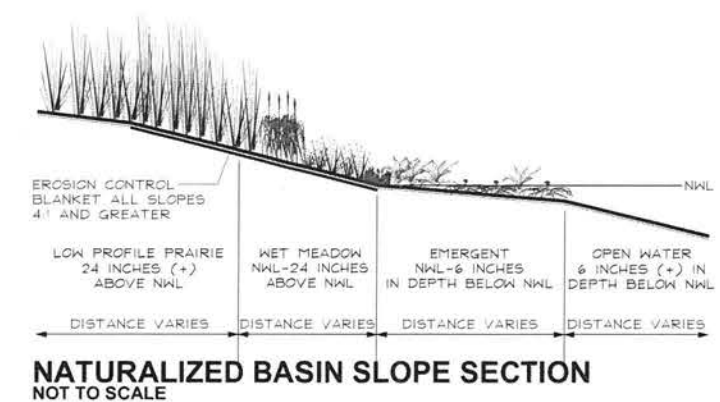
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
**CROWN COMMUNITY
DEVELOPMENT**
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563

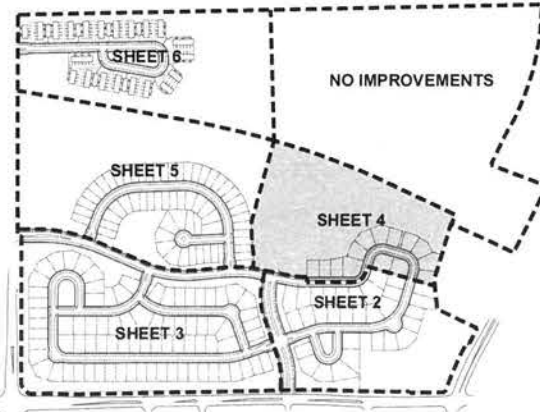
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

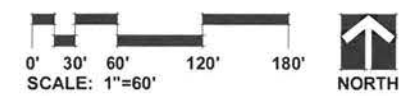


PARK DETAILS TO BE PROVIDED BY OTHERS



SHEET KEY
SCALE: N.T.S.

- LEGEND**
- ☉ SHADE TREES
 - ☼ ORNAMENTAL TREES
 - ☀ EVERGREEN TREES
 - ☁ DECIDUOUS SHRUBS
 - ☁ EVERGREEN SHRUBS
 - ☁ PERENNIALS
 - ☁ ORNAMENTAL GRASSES
 - ☁ GROUNDCOVERS
 - ▨ NATURALIZED PLANTINGS
 - EXISTING WETLAND
 - ~ EXISTING VEGETATION LIMITS
 - - - EXISTING FLOODPLAIN
 - PROPOSED H.W.L. / N.W.L.



1	3.29.2021
REVISIONS	

DATE 2.24.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS

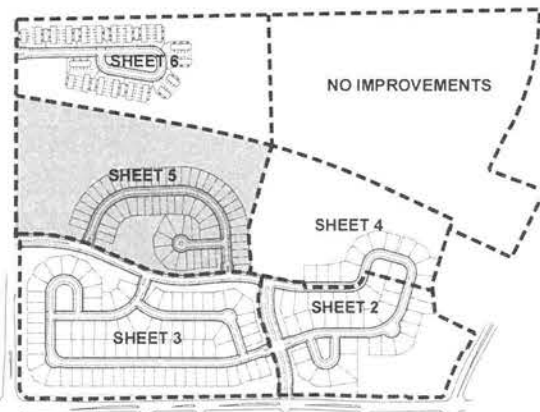
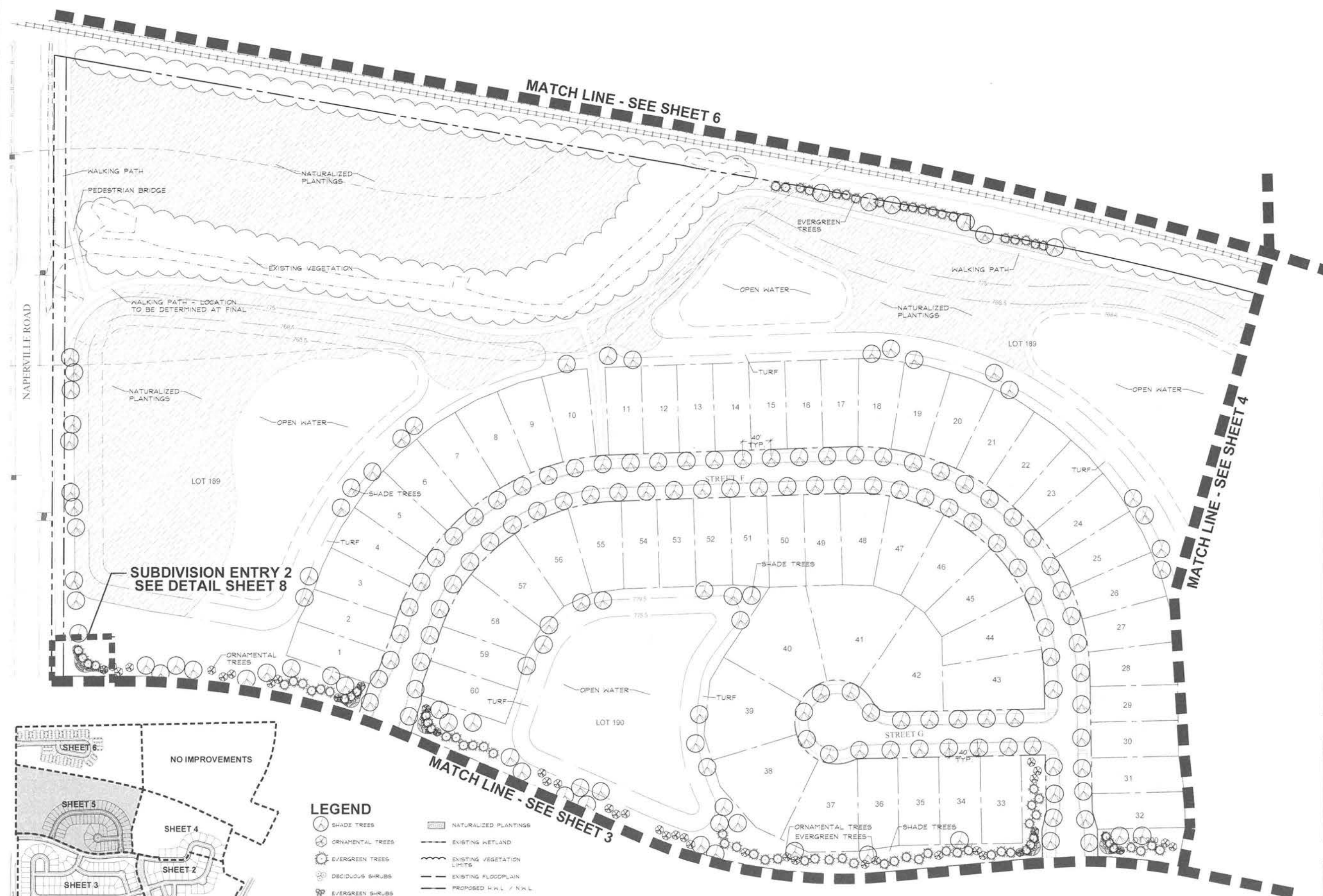
BARTLETT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

1 3.29.2021
REVISIONS

DATE: 2.24.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:

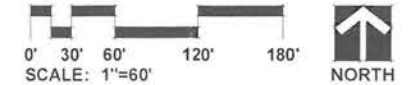
5 OF 8



SHEET KEY
SCALE: N.T.S.

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUNDCOVERS
- NATURALIZED PLANTINGS
- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H.W.L. / N.W.L.

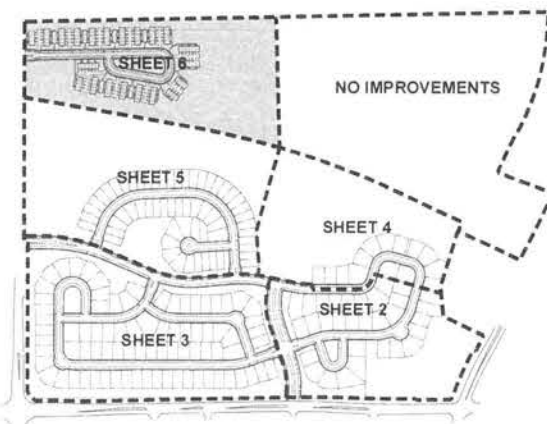
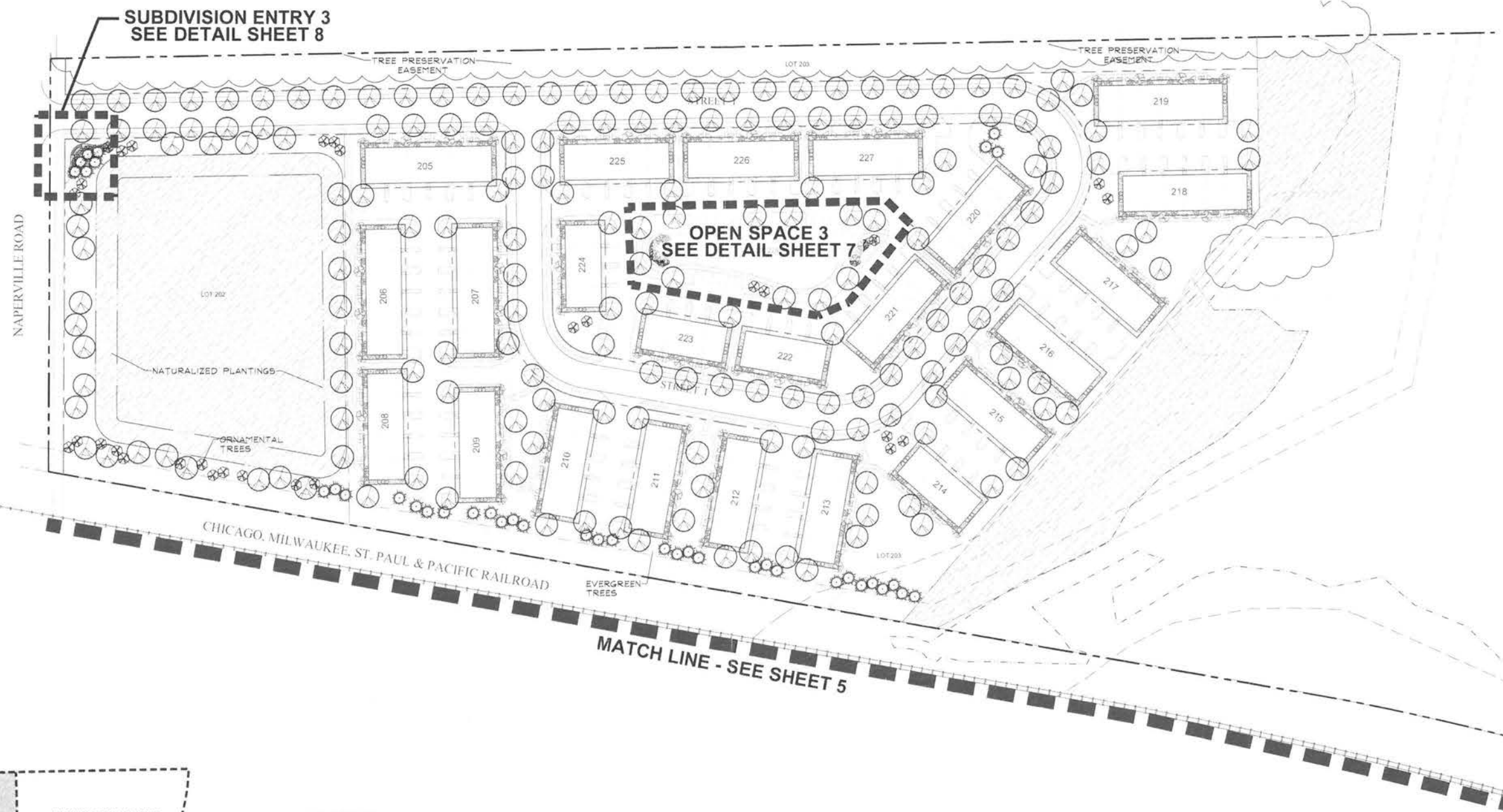




GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
403 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563

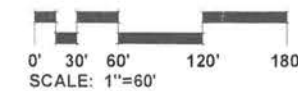
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555



SHEET KEY
SCALE: N.T.S.

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUNDCOVERS
- NATURALIZED PLANTINGS
- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H.W.L. / N.W.L.



REVISIONS	3/29/2021
-----------	-----------

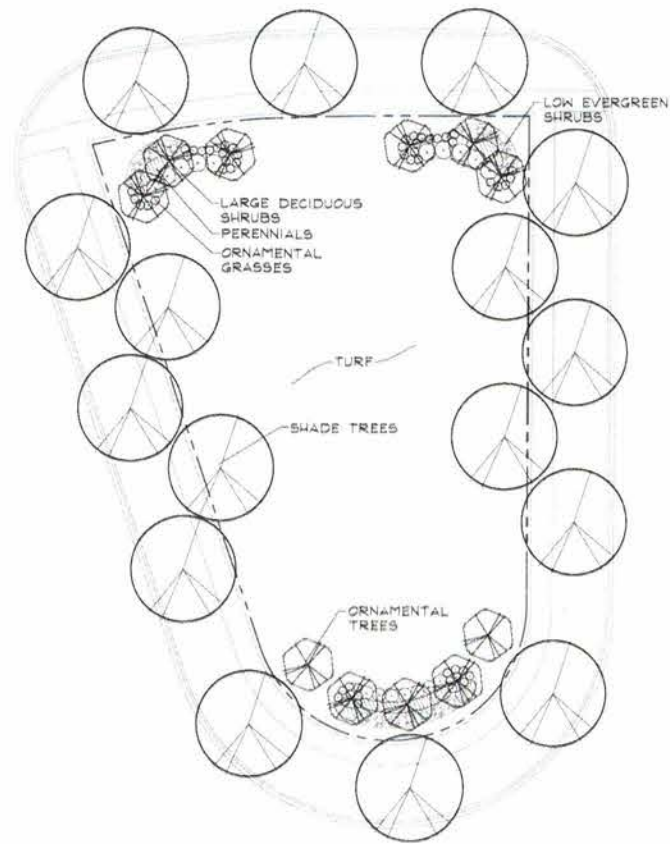
DATE: 2/24/2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:



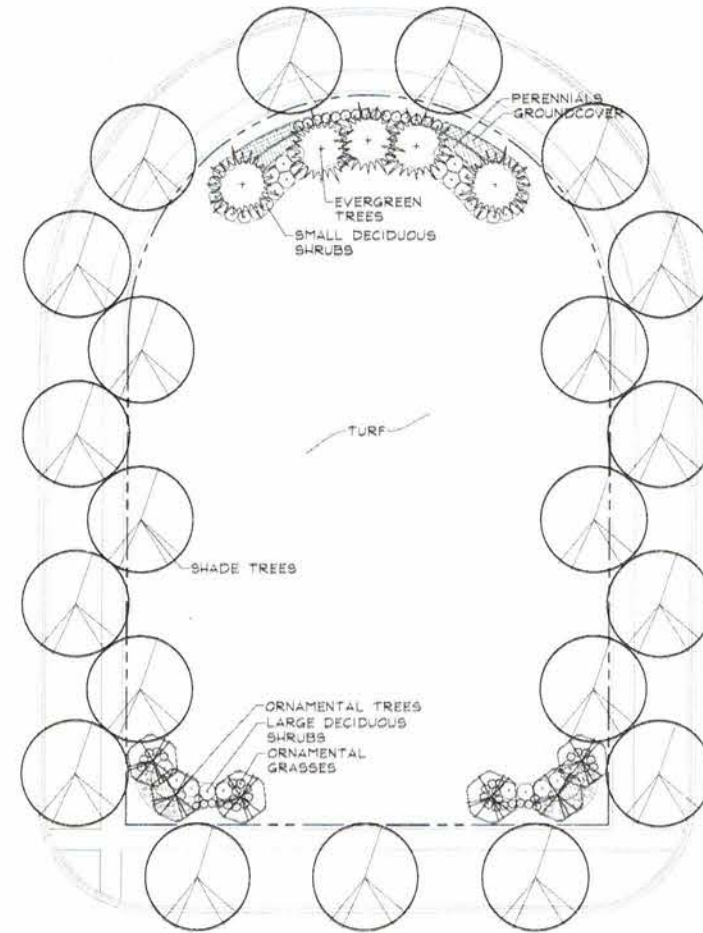
THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUNDCOVERS
- NATURALIZED PLANTINGS
- EXISTING WETLAND
- EXISTING VEGETATION LIMITS
- EXISTING FLOODPLAIN
- PROPOSED H.W.L. / N.W.L.



OPEN SPACE 1



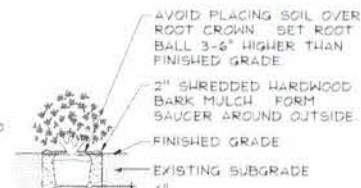
OPEN SPACE 2



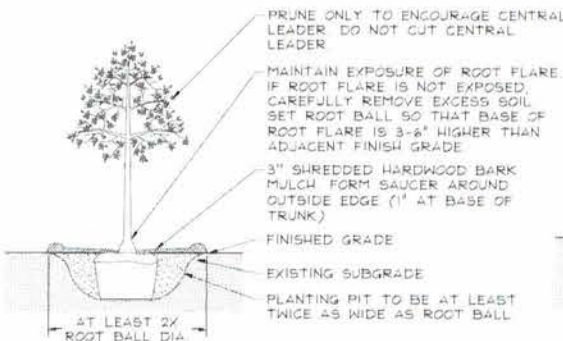
PLANTING DETAILS



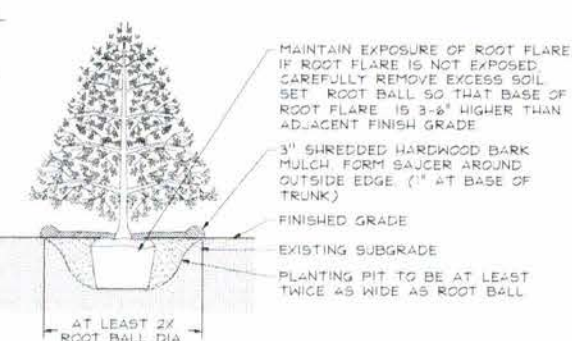
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



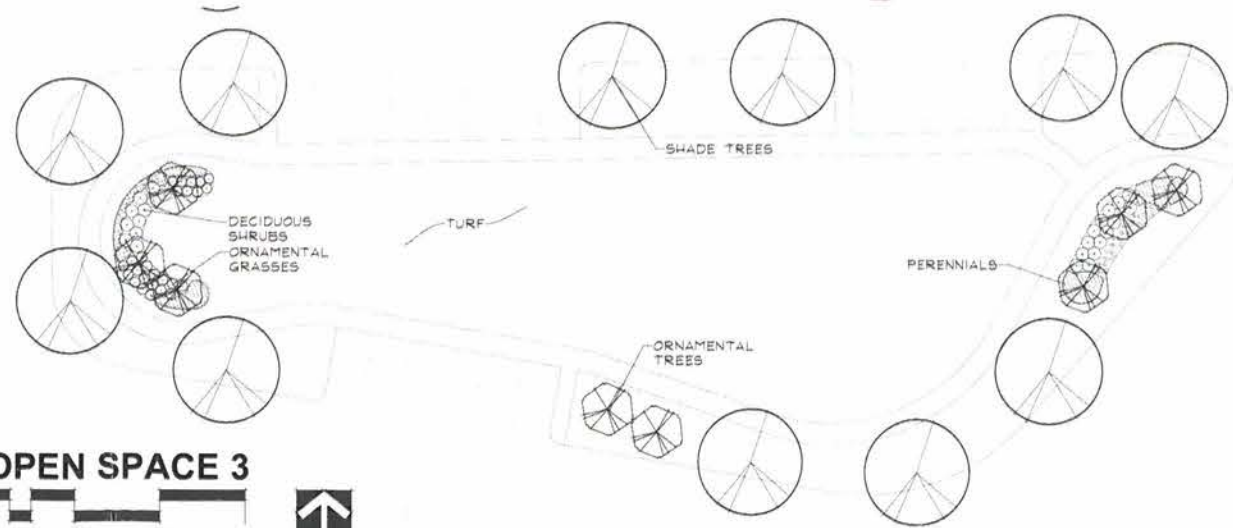
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



OPEN SPACE 3



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
403 W. LIBERTY DRIVE
WILBARTON, ILLINOIS 60187
PHONE: 630-668-7197

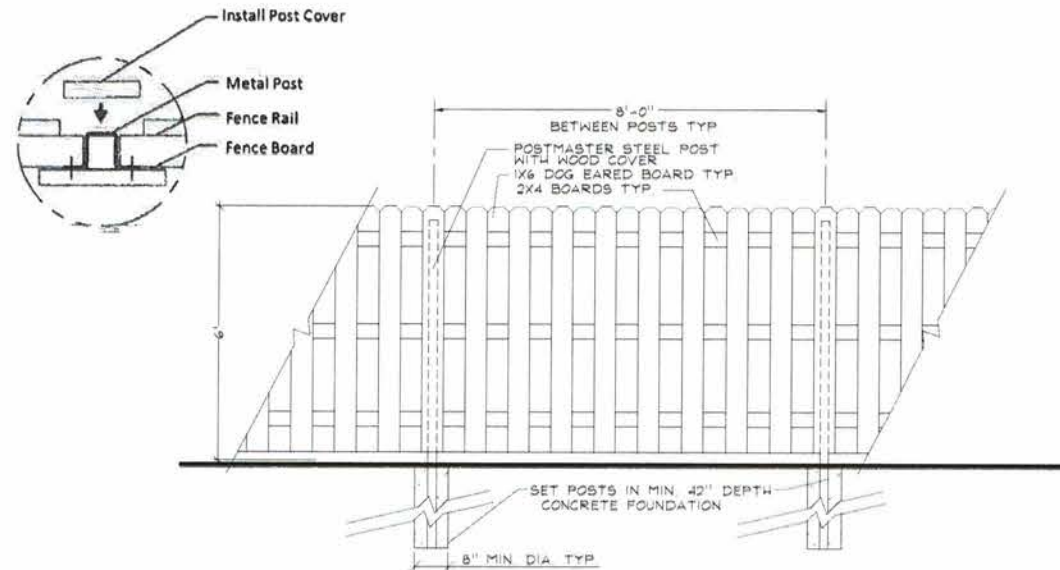
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

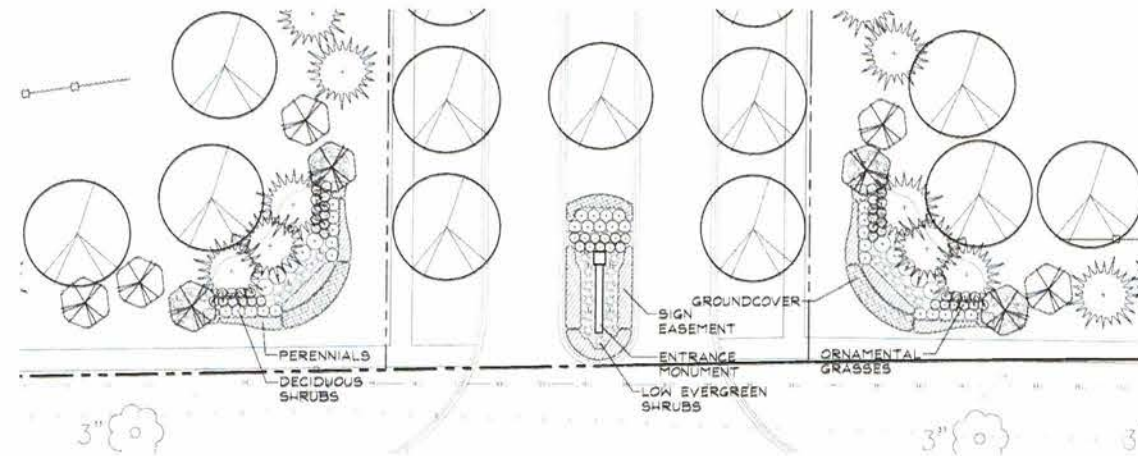
1 3/29/2021
REVISIONS

DATE: 2/24/2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.



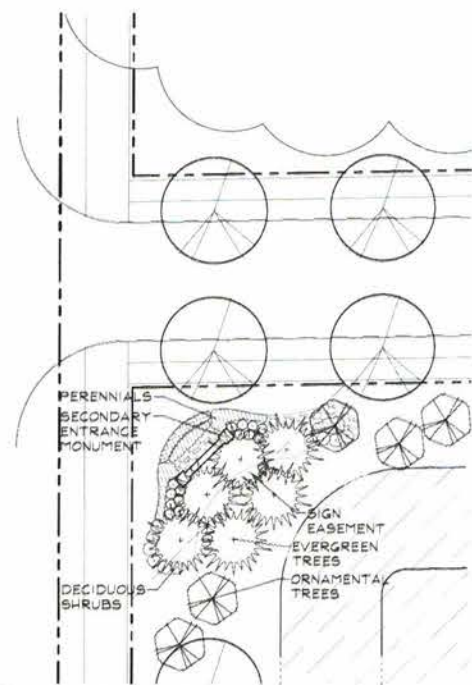


BOARD-ON-BOARD FENCE DETAIL
SCALE: N.T.S.



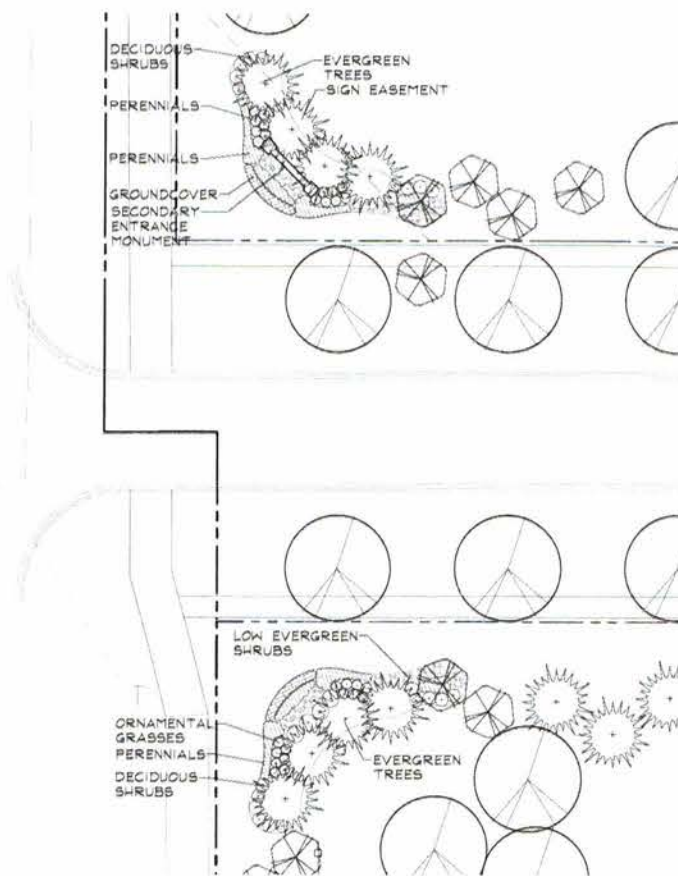
SUBDIVISION ENTRY 1 LANDSCAPE DETAIL

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



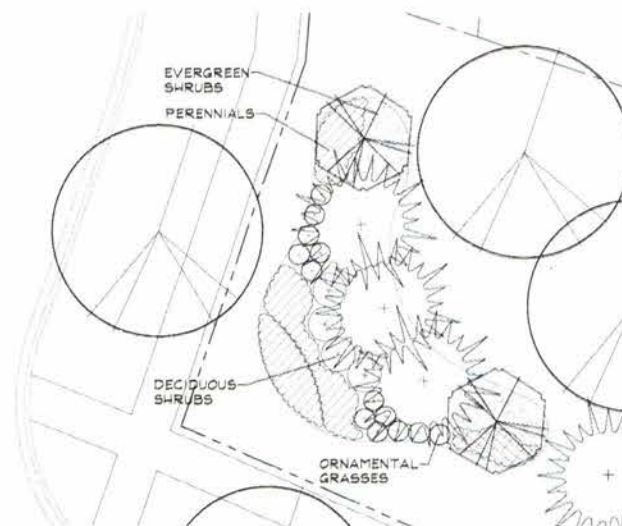
SUBDIVISION ENTRY 3 LANDSCAPE DETAIL

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



SUBDIVISION ENTRY 2 LANDSCAPE DETAIL

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



TYPICAL CORNER LANDSCAPE DETAIL

0' 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WIBATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563

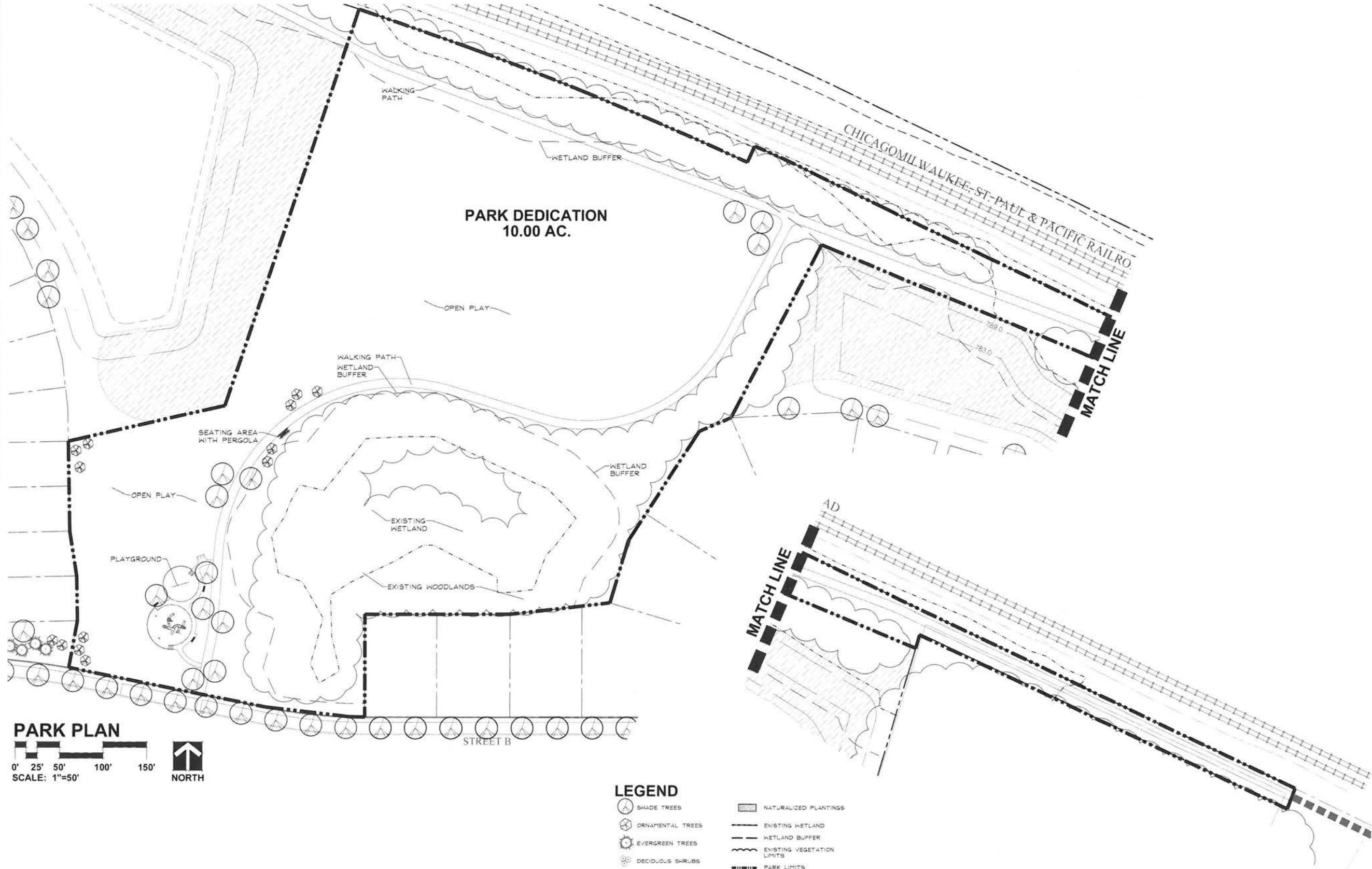
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

1 3/29/2021
REVISIONS

DATE 2/24/2021
PROJECT NO. GRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.





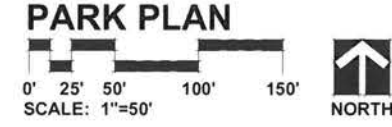
**PARK DEDICATION
10.00 AC.**

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD

STREET B

MATCH LINE

MATCH LINE



- LEGEND**
- SHADE TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - PERENNIALS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - NATURALIZED PLANTINGS
 - EXISTING WETLAND
 - WETLAND BUFFER
 - EXISTING VEGETATION LIMITS
 - PARK LIMITS

GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

DEVELOPER
**CROWN COMMUNITY
 DEVELOPMENT**
 1751 A WEST DEHL ROAD
 NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
 4320 WINFIELD ROAD, #200
 WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
 BARTLETT, ILLINOIS
PRELIMINARY PARK PLAN

REVISIONS

DATE	4.07.2021
PROJECT NO.	CRN2001
DRAWN	GFB
CHECKED	MGM
SHEET NO.	



B.J.T.	09-15-05
B.J.T.	10-06-05
B.J.T.	11-11-05
B.J.T.	01-09-06
B.J.T.	06-16-06
B.J.T.	06-27-06
B.J.T.	08-28-06
B.J.T.	11-16-06

LOS CASTORES
PRELIMINARY CONCEPT PLAN
LOCATED IN BARTLETT, IL



PREPARED FOR:
Los Castores LLC
LOCATION:
Bartlett, IL
DATE:
9-15-05
SCALE:
1"=100'-0"
COMPUTER NAME:
SP 9-28-05
JOB NUMBER:
2005-119

SHEET
SP-1

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX AND FOOTPRINT.
3. REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.
4. ALL LANDSCAPE SHOWN IS FOR VISUAL PURPOSES ONLY.

PRELIMINARY CONCEPT PLAN

PRELIMINARY CONCEPT PLAN. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.

SITE DATA -

GROSS LAND AREA -	114.96 ac.
TOTAL RESIDENTIAL AREA -	98.34 ac.
TOTAL COMMERCIAL AREA -	16.62 ac.
TOTAL COMMERCIAL S.F. -	±125,000 s.f.
Retail "A" -	Required Parking - 210,000 s.f. Actual Parking - 50 spaces
Retail "B" -	Required Parking - ±10,000 s.f. Actual Parking - 50 spaces
Retail "C" -	Required Parking - ±92,500 s.f. Actual Parking - 463 spaces
Restaurants -	Required Parking - 25,000 s.f. Actual Parking - 133 spaces
Bank -	Required Parking - 134 spaces Actual Parking - ±4,500 s.f.
	Required Parking - 25 spaces Actual Parking - 11 spaces
TOTAL LOTS/UNITS -	288 lots/units
Single Family Lots -	108 lots
Traditional Lots -	41 lots
Neo-Traditional Lots -	67 lots
Townhomes Units -	180 units
Traditional Units -	97 units
Neo-Traditional Units -	83 units
Required Guest Parking -	45 spaces
Actual Guest Parking -	53 spaces
GROSS DENSITY -	2.5 du/ac.



NAPERVILLE ROAD

WEST BARTLETT RD.

JODI LANE

CHEVIOT DRIVE

ILLINOIS ROUTE 59

NOT INCLUDED

APPROXIMATE LOCATION OF THE CURB CUT FOR SENIOR HOUSING FACILITY. EXACT LOCATION TO BE VERIFIED BY AN ENGINEER.

33 33
33 33

RECEIVED
COMMUNITY DEVELOPMENT

NOV 21 2006

VILLAGE OF
BARTLETT

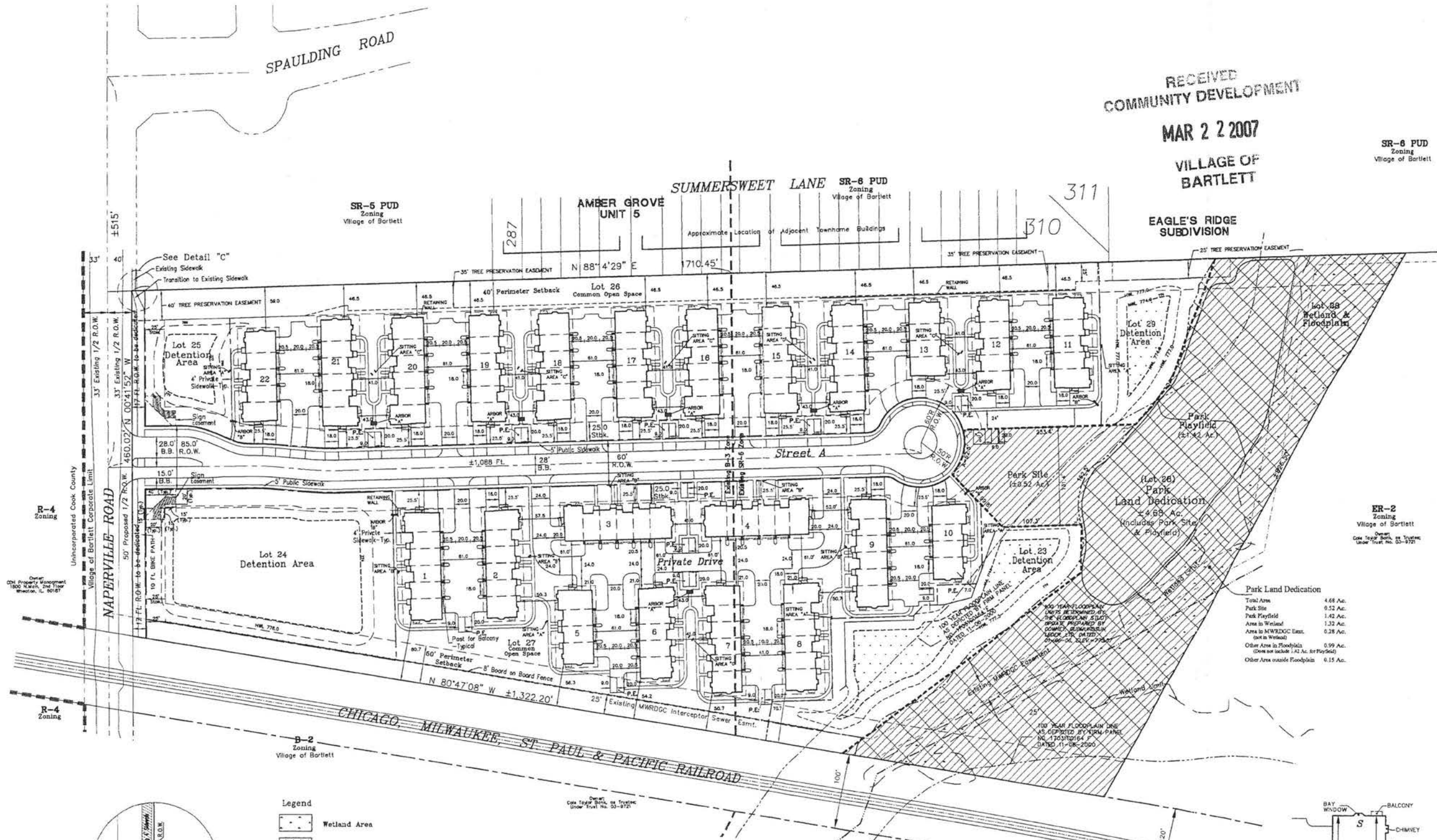
© 2005 Copyright. This Drawing is the Property of Lenet Land Design.

RECEIVED
COMMUNITY DEVELOPMENT
MAR 22 2007
VILLAGE OF BARTLETT

SR-6 PUD
Zoning
Village of Bartlett

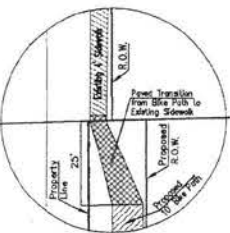
JEN LAND DESIGN, INC.
PLANNING - LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
PH: 773.633.3320 Fax: 773.633.3325 Email: jland@jland.com

Site Plan
Magnolia Place
Bartlett, Illinois



Park Land Dedication

Total Area	4.68 Ac.
Park Site	0.52 Ac.
Park Playfield	1.42 Ac.
Area in Wetland	1.32 Ac.
Area in MWRDGC Esmt.	0.28 Ac.
(Not in Wetland)	
Other Area in Floodplain	0.99 Ac.
(Does not include 1.42 Ac. for Playfield)	
Other Area outside Floodplain	6.15 Ac.



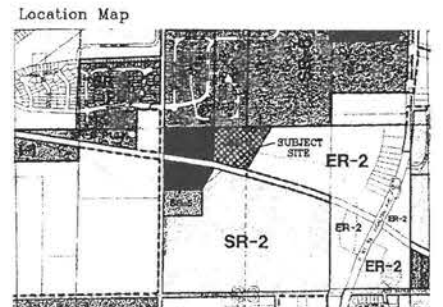
Detail C:
Bike Path - Sidewalk Transition
Scale: 1"=20'

Legal Description

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33 A DISTANCE OF 420.00 FEET THENCE NORTH 88 DEGREES 47 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 53 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 420.00 FEET THENCE SOUTH 88 DEGREES 47 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 53 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33 TO THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 WITH THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AS RECORDED BY DOCUMENT NUMBER 41474; THENCE NORTH 80 DEGREES 47 MINUTES 58 SECONDS WEST ALONG SAID NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD 190 FEET WEST TO A DISTANCE OF 465.00 FEET TO THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 88 DEGREES 47 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 1310.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Legend

- Wetland Area
- Wet Bottom Detention Basin
- Area in Floodplain
- Area in Park Land Dedication



Site Data

Area	Area	Percent
Total Site Area	25.00	100.00
Area to Property Line (R.O.W.)	0.19	0.80
Area to Street (R.O.W.)	1.07	4.28
Building Coverage	1.90	7.60
Parking Coverage	2.88	11.52
Area in Open Space	8.98	35.92
Area in Park Land Dedication	4.68	18.72

Design Schedule

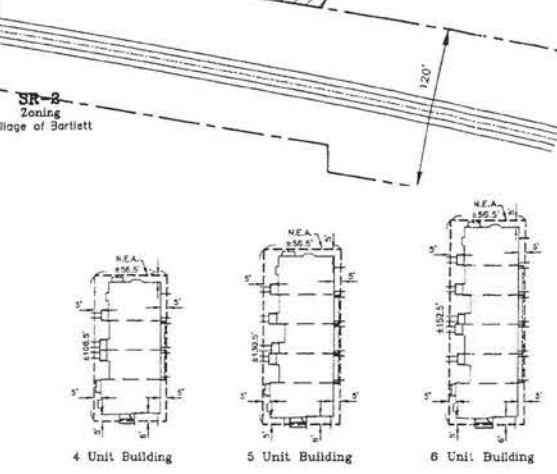
Building to Street (R.O.W.)	24 Ft. Min.
Building to Property Line	40 Ft. Min.
Front to Building	40 Ft. Min.
Front to Side	40 Ft. Min.
Front to Rear	40 Ft. Min. (95, 5 to 47, 41, 4 to 40)
Side to Side	40 Ft. Min.
Side to Rear	40 Ft. Min.
Rear to Rear	40 Ft. Min.

Parking Schedule

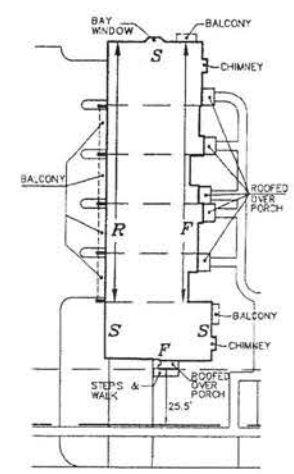
Deck	300 spaces @ 2.0 spaces / D.U.
Garage	300 spaces
Off Street Curbside	24 spaces @ 2.0 spaces / D.U.
Total	624 spaces @ 2.0 spaces / D.U.

Note: Off Street parking does not include spaces at Park Site.

- Notes:**
- Existing zoning of the subject property is SR-6 and SR-6 in use (Village of Bartlett).
 - Proposed zoning of the subject property is SR-6 and a Special Use for a Planned Unit Development in the Village of Bartlett.
 - Refer to Preliminary Engineering Plans for Roadways, Utilities, Stormwater Management, and Proposed Utility and Easements.
 - Utilities and easements shown to be used as indicated.
 - Refer to Preliminary Landscaping Plan for proposed buffer areas and areas of existing vegetation to remain.
 - Refer to application for the Planned Unit Development for the final plan.
 - The location of the existing zoning line on the Subject Property is shown as a solid line on the Village of Bartlett Zoning Map.
 - Blanket public utility easements and other easements shown on the map are to be granted over the 22.24, 22.8, & 23.00 which shall be subject to the easements shown on the Village of Bartlett Zoning Map.
 - Lot 28 and 27 are common areas outside of right-of-way, easement, and other restrictions. There is a shared public utility easement over Lots 28 & 27 to provide access to existing public utilities. Lots 28 & 27 are owned and controlled by the Magnolia Place Homeowners' Association.
 - Lot 28 is to be dedicated to the Bartlett Park District, who will own and maintain the Lot. Lot 28 includes area for a Park Site, a Park Playfield, and area in wetland and floodplain.
 - Refer to Preliminary Subdivision Plan for the designations and specific easement provisions.
 - Notwithstanding to the Bartlett Subdivision Ordinance are required to provide the maximum length of easement 42 feet in the horizontal direction 100 Ft. to 1-1/2" R.F.P. and to provide minimum easement area 100 Ft. x 6" to 8" to 100 Ft.
 - Refer to Landscaping Plan for details for Access, Erosion Area, and 300' Vision Obstruction Minimum Sign.
 - Parking Schedule: Maintenance of proposed roads, driveway spaces, and other appurtenances shall be the responsibility of Magnolia Place Homeowners' Association. P.E. notes to Parking Schedule.



Detail B:
Typical Buildings and
Non-Easement Areas (N.E.A.)
Scale: 1"=50'



Detail A:
Front, Side & Rear Building Elevation
per Architect.
Scale: 1"=30'

Lennar Communities of Chicago, LLC
2300 N. Barrington Road, Suite 540
Hoffman Estates, IL 60195
(847) 252-5000

Revisions
10-11-05 Staff Comments & R.F.P. 108
10-11-05 Staff Comments & R.F.P. 108
03-03-06 Staff Comments
03-08-07 Staff Comments
03-14-07 Staff Comments

Job # 10007792
Date 08-16-05
Scale 1"=50'



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
December 1, 2020**

1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting of December 1, 2020 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:39 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular meeting of the Village President and Board of Village Trustees of the Village of Bartlett (the "Village Board") scheduled to be held on December 1, 2020 at 7:00 p.m. at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 25 people or 25% of the capacity of the meeting room as a public health measure.

PRESENT: Chairman Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN REINKE
Route 59/West Bartlett Road Concept Plan Review

Chairman Reinke stated the development is approximately a 114-acre mixed-use development site with duplexes and ranch homes. There is also a pod dedicated to commercial use with 11 acres of open space.

Roberta Grill, Planning and Development Director stated this piece has many zoning designations. It straddles the east and west sides of Route 59, travels north and crosses over the Metra/Soo Line and has development north of the tracks. This is a concept plan and development consists of duplexes and ranch homes on smaller lots with snow removal and lawn maintenance provided. These lots would typically attract empty nester, retiree and/or active adult buyers. Also, included as part of this development plan, are



VILLAGE OF BARTLETT COMMITTEE MINUTES December 1, 2020

areas designated for typical single-family homes, townhomes, wetlands, open space and commercial uses. A multi-use path meanders throughout the residential development providing connectivity to each of the water features, woodlands and wetland areas. A perimeter path would also be located along the north side of W. Bartlett Road, providing pedestrian access to the commercial area, and along the east side of Naperville Road that would connect to the existing path to the north. The plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of approximately 90 duplexes on 9,400 sq. foot lots with reduced rear yards. POD 2 would consist of 60 ranch homes on 6,375 sq. foot lots with reduced lot widths and 30-foot rear yards. POD's 1 and 2 would be for your typical active adult buyer. POD 3 would provide for a typical single-family development with 8,750 sq. foot lots and reduced rear yards and POD 4 would consist of 104 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59. There would also be a 50-acre wetland area north of the tracks.

This Concept Plan identifies a full access curb cut across from Cheviot Drive on West Bartlett Road which would provide direct access to the duplex and single-family neighborhoods. They would also be requesting two additional curb cuts, a potential full curb cut located on the west end of the commercial, and a potential right in, right out closer to the intersection. On Naperville Road, two full access curb cuts are proposed; one located south of the railroad tracks providing access to the detached residential uses and one north of the tracks providing access to the townhome development. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways and Rt. 59 is under the jurisdiction of IDOT. Staff has directed the petitioner to contact both agencies to discuss the proposed curb cut locations for this development plan. To give you an update, the West Bartlett Road/Rt. 59 intersection improvements are slated for a June 2021 letting, with possible construction taking place in the fall of 2021. This improvement identifies dual left turn lanes and designated right turn lanes at each leg of the intersection. A full traffic impact statement will be required for this development at the time a formal application is submitted for the staff's review and the petitioner has indicated that counts are currently taking place. This impact statement, along with Cook County and IDOT's input, will determine future access point locations and will guide the layout of the development plan.

It is staff's understanding that Crown would be developing the overall property, but would sell the single-family development sites to a residential home builder. Included in this plan is the designation of an open space area at the northeast corner of Naperville and W. Bartlett Road. Upgraded lighting, landscaping and berming will also be required at the time a full application is submitted. Stormwater detention and wetland requirements would be determined at the time of a formal application submittal. Staff directed the petitioner to also contact the park district for their review of the proposed parks and the required



VILLAGE OF BARTLETT COMMITTEE MINUTES December 1, 2020

dedications associated with this proposed development. The petitioners are on the call tonight if you have any specific questions.

Chairman Deyne asked about the curb cuts along West Bartlett Road. West Bartlett Road backs up for people waiting to make a left hand turn on to Route 59 from eastbound West Bartlett Road.

Ms. Grill stated right now this is just conceptual and neither of these locations have been approved by the County. When the Route 59 improvements occur next year, there will be dual left turn lanes, so that stacking will be shortened.

Chairman Deyne asked when the estimated completion date of that intersection will be.

Dan Dinges, Public Works Director, stated that if they stay on schedule and have a June letting, that means they will likely start utility relocations in the fall and in the spring of 2022 will be about the time they start actual road improvements. It will take about a year to do all road improvements if they stay on schedule.

Chairman Deyne asked about the detention areas south of the railroad.

Ms. Grill stated those areas will be reviewed when they submit a formal application.

Chairman Deyne asked about annexing property around Rt. 59.

Ms. Grill stated those homes are in the village.

Chairman Carbonaro asked about the Naperville Rd. curb cuts. Is there going to be a decelerating lane and left turn lane so people can get in and out safely.

Ms. Grill stated that would depend on what the results are of the traffic impact statement.

Chairman Reinke thanked the petitioner for choosing Bartlett. He stated that some of the issues that have come up tonight surrounding the curb cuts will be something the Village is concerned about. In terms of POD 3, do you have any notions on who you might sell that POD to?

Dan Olsem with Crown Community Development heads up the engineering and construction department with Crown and also present was Chris Naatz who heads up the sales and marketing department. Roberta is right, the timing of this is pretty fortunate because of the improvements that will be occurring at that intersection which will make a tremendous impact on the queuing at that intersection. The corridor transportation study that's being done now is good as well because we were able to provide them this information so they could include that into their study. Our traffic engineer has already



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
December 1, 2020**

reached out to IDOT to discuss turn lanes that are coming off West Bartlett Road, even though it's not IDOT's jurisdiction, because Cook County will defer to them. Crowns traffic study will be finalized in about another month.

Chris Naatz stated they are grateful for this opportunity and stated that Pulte Homes is expressing interest in making the homes for that section.

Chairman Deyne asked who might be interested in that commercial area.

Mr. Olsem stated they have had some inquiries, but nothing specific thus far.

Chairman Suwanski asked how many units would be in each building of POD 4.

Mr. Naatz stated he believed they were mostly 4-unit buildings, there may be some 5 or 6-unit buildings.

Chairman Gandsey asked if there would be a path connecting over Rt. 59 for people to walk to the downtown area.

Mr. Olsem stated it would be difficult to cross that many lanes, but we are going to see if that is an option in our traffic study. The wider the intersection, the more concern with safety you get.

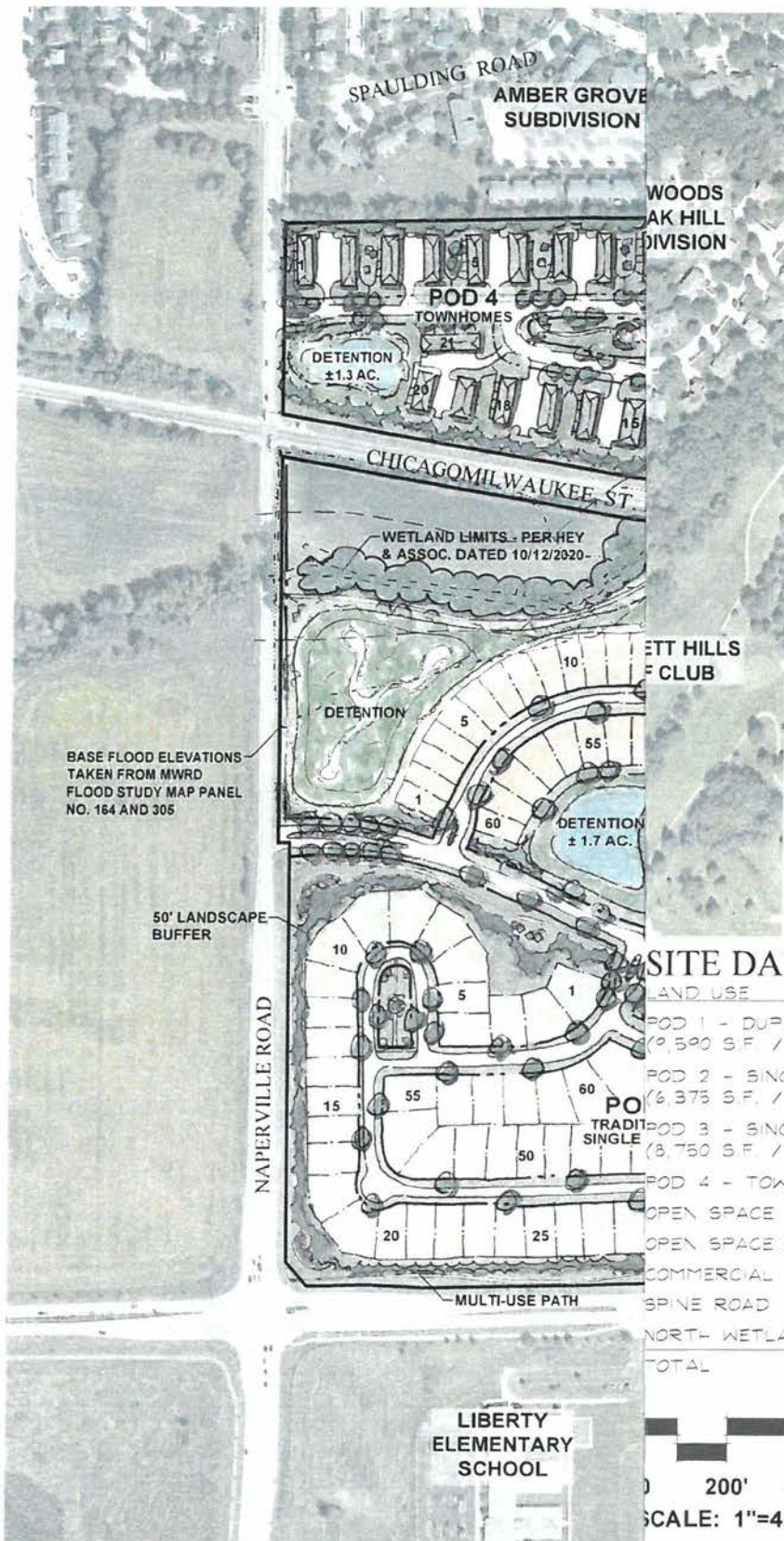
President Wallace stated that there is an overpass south of Army Trail that would be ideal.

Mr. Olsem stated Kane County put in an overpass for one of their projects not long ago. The topography of the land is not ideal for a bridge in this location.

President Wallace stated he loved the concept and thought having ranch homes was a great idea. There is a lot of heavy lifting as far as the traffic concerns, but he thought it was a great plan and thanked the petitioner.

Mr. Olsem thanked President Wallace and stated that Crown has been property owners in the village for quite some time and they are happy to finally have a plan that will work well.

Chairman Hopkins stated that with all the construction that will be starting in 2022 along Rt. 59, it would be nice for the village to work with IDOT to get a pedestrian bridge for across Rt. 59. It would help connect both sides of the village.



BASE FLOOD ELEVATIONS
TAKEN FROM MWRD
FLOOD STUDY MAP PANEL
NO. 164 AND 305

50' LANDSCAPE
BUFFER

DESIGN STANDARDS

- DUPLEX (POD 1)
SETBACKS:
FRONT 25'
SIDE CORNER 25'
SIDE INTERIOR 5'
REAR 20'
MAX LOT COVERAGE 60%
- ACTIVE ADULT SINGLE FAMILY (POD 2)
SETBACKS:
FRONT 25'
SIDE CORNER 25'
SIDE INTERIOR 5'
REAR 20'
MAX LOT COVERAGE 55%
- TRADITIONAL SINGLE FAMILY (POD 3)
SETBACKS:
FRONT 25'
SIDE CORNER 25'
SIDE INTERIOR 5'
REAR 30'
MAX LOT COVERAGE 40%
- TOWNHOME (POD 4)
SETBACKS:
FRONT 25'
SIDE TO R.O.W. 25'
SIDE TO PROPERTY 50'
- SEPARATIONS:
FRONT TO FRONT 60'
REAR TO SIDE 50'
REAR TO REAR 60'
- STREETS:
R.O.W. WIDTH 66'
MINIMUM CURVE RAD. 90'

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
POD 1 - DUPLEX (9,590 S.F. / 82'W X 117'D)	90	16.2	8.5%
POD 2 - SINGLE FAMILY (6,375 S.F. / 51'W X 125'D)	60	13.3	6.9%
POD 3 - SINGLE FAMILY (8,750 S.F. / 70'W X 125'D)	81	24.8	12.9%
POD 4 - TOWNHOMES	104	12.1	6.3%
OPEN SPACE	-	53.1	27.7%
OPEN SPACE EAST OF RTE 59	-	11.0	5.7%
COMMERCIAL	-	6.1	3.2%
SPINE ROAD	-	4.7	2.4%
NORTH WETLAND	-	50.7	26.4%
TOTAL		335	100.0%



CONCEPT PLAN BARTLETT, ILLINOIS

G:\Projects\CRN2001\Agcd\CRN2001_A06_03CP.dwg



GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
412 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7187



Agenda Item Executive Summary

Item Name Bike & Run Committee Recommendations Committee
or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

The Bike and Run Plan Advisory Committee was established by Ordinance #2016-21 for the purpose of reviewing the Village's existing bike plan and bike paths and make recommendations to the corporate authorities regarding proposed upgrades to and expansion of the Village's bike path system.

The Villages of Bartlett and Streamwood were awarded a Local Technical Assistance Grant by CMAP for a joint Bicycle Plan in 2019. Due to unforeseen circumstances, work on the plan was not started until March 2021 and is not expected to be complete until Fall 2022.

The Bike and Run Advisory Committee requested staff recommend bicycle projects that the village could complete in the short term. Staff proposed the following three on-street projects:

1. Signed bike route from the Route 59 path to downtown Bartlett
2. Signed bike route on Mayflower Ln. and striped parking lanes on Mayflower Ln. and E. Struckman Blvd.
3. Designated bike lane on the shoulder of W. Stearns Road

The Bike and Run Advisory Committee reviewed the three projects at their March 25, 2021 meeting and recommended the projects be reviewed by the Village Board.

ATTACHMENTS

PDS memo, minutes of the March 25, 2021 Bike & Run Advisory Committee meeting, project description and map

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff Kristy Stone, Village Planner

Date: 04.20.2021

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

21-47

DATE: April 20, 2021

TO: Paula Schumacher, Village Administrator

FROM: Kristy Stone, Village Planner *KS*

RE: **Bike and Run Advisory Committee Recommendations**

The Bike and Run Plan Advisory Committee was established by Ordinance #2016-21 for the purpose of reviewing the Village's existing bike plan and bike paths and make recommendations to the corporate authorities regarding proposed upgrades to and expansion of the Village's bike path system. The committee also reviews bike and running related proposals and matters referred to it by the corporate authorities to perform more detailed studies, analysis, and investigation of issues and matters, including the taking of public input as appropriate, and to make recommendations thereon to the corporate authorities.

The Villages of Bartlett and Streamwood were awarded a Local Technical Assistance Grant by CMAP for a joint Bicycle Plan in 2019. Due to unforeseen circumstances, work on the plan was not started until March 2021 and is not expected to be complete until Fall 2022.

The Bike and Run Advisory Committee requested staff propose bicycle projects that the village could complete in the short term. Staff proposed the following three on-street projects:

1. Signed bike route from the Route 59 path to downtown Bartlett
2. Signed bike route on Mayflower Ln. and striped parking lanes on Mayflower Ln. and E. Struckman Blvd.
3. Designated bike lane on the shoulder of W. Stearns Road

The Bike and Run Advisory Committee reviewed the three projects at their March 25, 2021 meeting and recommended the projects be reviewed by the Village Board.

RECOMMENDATION

1. The Staff recommends the Committee of the Whole review the proposed projects recommended by the Bike & Run Advisory Committee and provide Staff further direction on the proposals.
2. The minutes of the March 25, 2021 Bike & Run Advisory Committee meeting, the project descriptions and a map of the three proposed projects are attached for your reference.



Village of Bartlett
Bike and Run Committee Minutes
March 25, 2021

they have a lot of experience doing this. We can send samples of projects that they have worked on. **A. Reinke** that would be good to see. I like that we are going to be able to report this back to the Village Board and get the Village Board to vote on this and get moving on this.

Bicycle Project Discussion

K. Stone the village staff has decided, based on the direction of this commission to see if we can get connections completed in the short-term. We were all very hopeful when this commission started that the Bicycle Plan would have already been in place by now, but obviously, due to the delays, we have held off on making some of these connections. We would really like this commission to have some projects moving forward. The first one is we are looking at is prompted because IDOT completed a bike bath along Route 59 that currently dead ends at Baytree Drive. We want to bring people to the downtown as part of our Downtown TOD Plan. We came up with possibly doing a signed bike route along the route directing people to the down town and letting people know how to get to Route 59, which also brings them to Target and does connect Walnut Hills Subdivision to the rest of the village. That is the first one that we thought was very simple and low-cost way to complete a link in our network. The second project we came up is along Mayflower Lane and Struckman Boulevard. It achieves a few goals. We are looking at doing a bike route on the street as well as adding striped parking lanes, which gives us a place for bicyclists to be on the road. Also, when there are cars parked there, it does create a traffic calming effect. This was done in the Village of Hoffman Estates on some of their streets and it is incredibly effective. It does not require any change to the roadway width, it is simply adding striping. Right now, both of these roads are 36' wide. Mayflower Lane has two 18' wide travel lanes. We are proposing to go to two 7' wide parking lanes and two 11' wide travel lanes. Our third project is a much longer-term project, which is adding a designated bike lane on the Stearns Road shoulder. This is something that we will have to approach DuPage County to get their support and see if we can get an agreement to get this project moving forward. We are looking to see if it is something we can talk about doing striping and signage. This is very early in the process. We want to see if this committee supports these 3 projects. If you do, we can bring this recommendation to the Village Board. If we get support from the Village Board we can start approaching DuPage County to see if we can get this project moving forward. We wanted to have a couple fairly simple projects that we can do on our own, but also look at long-term connections as well. **J. Goetz** I truly believe when you have a nicely laid out program like number 1 and 2 that seem to be fairly easy to accomplish, my big question would be are the resources available to do these things and do them in a fairly quick fashion? **K. Stone** public works is aware of these projects. Dan Dinges, the public works directors was involved and thinks that these 2 projects will be able to get done this spring or summer. These are fairly low-cost connections. **A. Reinke** in fact as part of the budget process, public works has requested a rather expensive sign printing machine and when we were reviewing the public works budget, I made it a point that this machine is going to be fantastic to put print up all of the new bicycle signs. Everybody seemed to be on board with that and knew this was coming. This machine can also print banners. **T. Isham** yes, it can do both and once it is here and approved, it should go pretty quickly. **A. Reinke** great. We like projects 1 and 2, are there any comments about projects 1 or 2? **J. Goetz** that seems like a slam dunk and makes perfect sense to guide people with signs. Can you explain how it works when cars are parked? Do the bikes ride in the roadway? **K. Stone** they do. I grew up in Hoffman Estates in the neighborhood where they did this and I would say 90% of the time there are not vehicles parked there. It is very rare that there are actually cars there. Bicyclists do then have to have to go around parked cars. **J. Goetz** I am all for the striping on the road. There is a park there that has soccer practice usually in the evenings on the eastern end of Struckman Boulevard and that gets busy between around 4:00 pm and 6:00 pm. Also, the trail head for Hawk Hollow on the



Village of Bartlett
Bike and Run Committee Minutes
March 25, 2021

western end, a lot of cars park there when they are hiking or biking Hawk Hollow. I do see a lot more cars there. I think striping the lanes with the bike logo would be great benefit to the residents in those neighborhoods. **B. Hendricks** the trail head at Hawk Hollow has plenty of land to develop parking off the street. I do not know why the forest preserve is fighting us about moving just a gravel parking area there. It is a wonderful recreational area for Bartlett. I do not know why we cannot make something happen there. **K. Stone** I think by striping this and making it very clear that people can park on the street that may help the situation. **A. Reinke** the stretch of Struckman Boulevard near Sunrise Park and Sunset Park traffic calming project has been approved. We are going to have a bump out on both sides that is going to narrow the roadway and hopefully serve to slow people down as you come into that area as you would otherwise park for soccer practice and on the north side where there is Frisbee golf. I think it makes perfect sense to have the parking area and the striping right there too. People drive like maniacs on Struckman Boulevard. They think it's Route 59. **J. Goetz** it looks like in Kristy's map that the striping is only going from the north central trail east to Mayflower, to Schick Road. Is it going to go west to Route 59? **K. Stone** at this point, we are only going east of S. Bartlett Road. This is our first time doing this so we are testing this out. The example that I showed from Hoffman Estates where they have the striping is very similar. They have baseball fields and a football field. You can see how the roadway narrows at the intersection. This is similar to what we are doing on the other side of Struckman Boulevard. **J. Goetz** I think this is the right time to address this with bump outs. What happens to the bike lane? It looks like the bike lane is going to end for a 50 to 100 ft stretch. **K. Stone** this is just for the intersection. Typically, a bicyclist is supposed to follow the same rules of the road as a car. The bicyclist is supposed to be stopping at the intersection at the stop bar, looking for traffic, and then going through the intersection. **J. Goetz** at Sunrise and Sunset Parks where those bump outs are going to be, will there be stop signs there? **A. Reinke** there is no stop sign on Struckman Boulevard, but the feeder has a stop sign. It would naturally narrow there without a stop sign. I think that would be ok because it is not sudden and abrupt. It is an open area. If you are riding your bike on Struckman Boulevard whether you are headed east or west, you are going to be able to see that the road is narrowing, but just slightly. It is not going to be dramatic. **J. Goetz** there is a bike trail right there. **K. Stone** correct, there is a bike trail on the W. Struckman Boulevard. Along Mayflower, there is not a bike trail. **A. Reinke** so we do not need lane striping there because we have a trail. **K. Stone** correct. **A. Reinke** does it go all the way to Route 59? **K. Stone** it turns into sidewalk at one point so there is sidewalk all the way to Route 59. **A. Reinke** okay, that makes me feel better that we are not putting a stripe lane there because there is already path. **K. Stone** we are using the sidewalk as an unofficial bike path from Sunset Park to Route 59. **A. Reinke** as it goes further east on the south side of Struckman Boulevard you have a nice wide typical asphalt bike path that works very well. Any more comments on items 1 and 2? It sounds like item 3 is very preliminary. If we are going to move forward with this we need to start contacting DuPage County to get them in line. **K. Stone** correct. It is a bikeway that they have on their bikeways plan since at least 2007. We are not coming up with anything they have not seen before. **A. Reinke** I would also think that with that new building at Munger Road and Stearns Road is now completed and it would be a perfect time to really get this in place. **K. Stone** the owner of one of the buildings actually called me and asked if there were nearby bike paths or walking paths for his employees because he takes that very seriously. I told him that Philip State Park has a great network, but we cannot quite get there from their location. He was excited to hear that there are future plans for something along Stearns Road. That is one of the reasons that he bought that building because there was a bike path. **A. Reinke** that is good to hear. **J. Goetz** I agree that there needs to be something there. I am a little concerned about the on-road pathways and Terry brought up some great points about the directional and that we need a crossing. I believe the speed limit there is 45 miles per hour, but people do 60 miles per hour. I am a little concerned about it being on-road. I will



Village of Bartlett
Bike and Run Committee Minutes
March 25, 2021

take striping and a bike lane any day over nothing, but especially near the industrial park directly to Munger Road up to the railroad tracks. There is plenty of right-of-way there off the road to make a path at least to the railroad tracks. I get that crossing the railroad tracks is financial burden to cross with a path. I do not know how interested DuPage County would be to make it off the road. If there is any interest in funding a project to make it off the pavement and keep the east and west on the same side of the road, off the roadway and not have to cross over. **A. Reinke** the speed limit is 45 miles per hour and trying to get onto that roadway for a short period of time is dangerous and I think it is really a matter of putting this in front on DuPage County again and making them aware. The building owner might also be an asset. **T. Isham** we did look at potentially off road and the reason we suggested striping with on road in the shoulder was because off road there is wetland and grade change there and it would take property acquisition and working with the railroad. It would be very complicated. **J. Goetz** I understand the costs. We have to weigh that with safety. That is the challenge. **A. Reinke** we need to start having this conversation with DuPage County. If there is a way that we can explore funding for a side path, that would be ideal especially from a safety point of view. Also, I think that would help lower the maintenance cost because we are not going to have to pay a sweeper to go out to Stearns Road. If we cannot make that happen, I would hate to see that stop the project. **J. Goetz** I am in complete agreement. I understand the funding aspect. Maybe we could work with the railroad to get some funding there. That would be a great off the street path because that road is so dangerous. **B. Hendricks** we could sanction the police department to give speeding citations of which there is plenty of opportunity and use that money to build anything we want. **J. Goetz** with our new sign making device we could make signs to make the drivers aware to slow down. **A. Reinke** I think the striping is going to help with that. The more I have read about that and seen samples, it seems like that would probably help. I would expect a great deal of input from the board on this too. There is enough here to recommend this to the board and have a robust discussion and see what we can do. **K. Stone** we want to get the conversation started with DuPage County.

T. Witt the bike path in front of the church at Devon Avenue and W. Bartlett Road on the northwest corner of that intersection is waiting for a crash to happen. That corner has a lot of undergrowth on the tree line and you cannot see cars coming down the hill. The cars on Devon Avenue do not stop at the stop line. They pull up to the street across the bike path. Even though it is on private property, I am sure we have an ordinance that prevents people from blocking a line of site. I would ask public works to go over and cut the brush so people can see. **A. Reinke** that is an excellent point. I am assuming as part of the reconstruction there that public works is going to clear that up for us. **T. Isham** yes. **A. Reinke** I will follow up at the next Village Board meeting. Should I make a formal motion at the meeting to consider the 3 options? **K. Stone** I would like a formal motion. There is one thing that was brought to our attention yesterday, which was also seeing if the Bike and Run Committee would also like to recommend the village approaching IDOT about requesting a bike path along Route 59 that we talked about before from Schick Road going north.

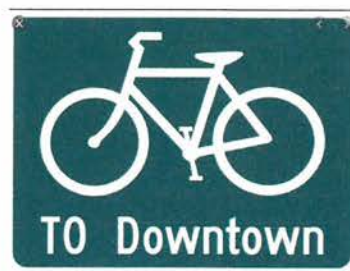
A. Reinke made a motion to recommend that the Village Board approve the 3 bicycle projects outlined in the agenda packet.

Motioned by: A. Reinke
Seconded by: B. Hendricks

Ayes: B. Krall, B. Hendricks, D. Palmer, J. Goetz, and A. Reinke
Nays: None

#1 - SIGNED BIKE ROUTE FROM ROUTE 59 PATH TO DOWNTOWN BARTLETT (Spring/Summer 2021)

- IDOT's bikepath installed as part of the 59/20 improvements dead ends at Baytree Drive
- Install Bike Route Signs with arrows when route makes turns
- Bike Route Sign located at 59 and Baytree (1.5 miles to Downtown)
- Bike Route Sign located at Hickory/Onieda (1.5 miles to Route 59)
- Route is 59/Baytree-Timber Ridge-Ford-Patricia-Jessica-Hickory/Oneida
- Achieves TOD goal #6 - improve bike and pedestrian connections from surrounding residential neighborhoods to Downtown
- Achieves Strategic Goal #13 Improve Village bike and pedestrian pathways and route AND #24 Further implementation of TOD Plan (see above)
- Will become incorporated into the Village's overall Wayfinding Signage Plan that primarily will aid in directing truck traffic to designated truck routes, but must also include other destinations and points of interest.



#2 SIGNED BIKE ROUTE ON MAYFLOWER AND STRIPED PARKING LANES ON MAYFLOWER & E STRUCKMAN (Summer 2021)

- Add parking lane striping to Mayflower Ln. and E. Struckman Blvd. (may calm traffic by narrowing traffic lanes)
- Encourages on-street parking (calms traffic when parked cars are present)
- Parking lanes provide a place for bicyclists to ride outside of the travel lane
- Provides on-street parking on Struckman for riders of the North Central Regional Trail (Bike & Run Committee requested the Forest Preserve District install a parking lot at the trail head in Hawk Hollow Forest Preserve)
- Sign Mayflower Lane as a bike route
 - Connects to existing paths on Struckman Blvd, S. Bartlett Rd, North Central Regional Trail, sidewalk on Schick Road (Hanover Park shows a future bike path along Schick to Mallard Forest Preserve)
- Bike Route sign located at Mayflower & Schick (1.3 miles to North Central Regional Trail)
- Bike Route signs with arrow at Mayflower and Struckman
- Achieves Strategic Goal #13 Improve Village bike and pedestrian pathways
- Phase 2 may include narrowing of the roadway with bumpouts to protect parking at the crosswalk to the bike path in Hawk Hollow



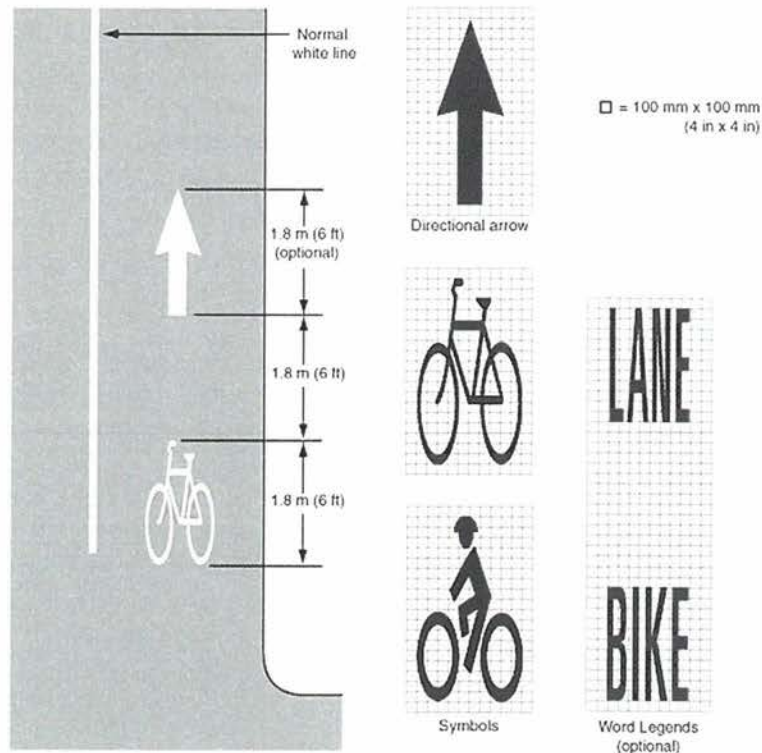
Current 36' wide
(2- 18' travel lanes)



Proposed 36' wide NO CHANGE TO WIDTH
(2- 7' parking lanes & 2- 11' travel lanes)

#3 DESIGNATED BIKE LANE ON W. STEARNS SHOULDER (Longer term due to DuPage Co jurisdiction)

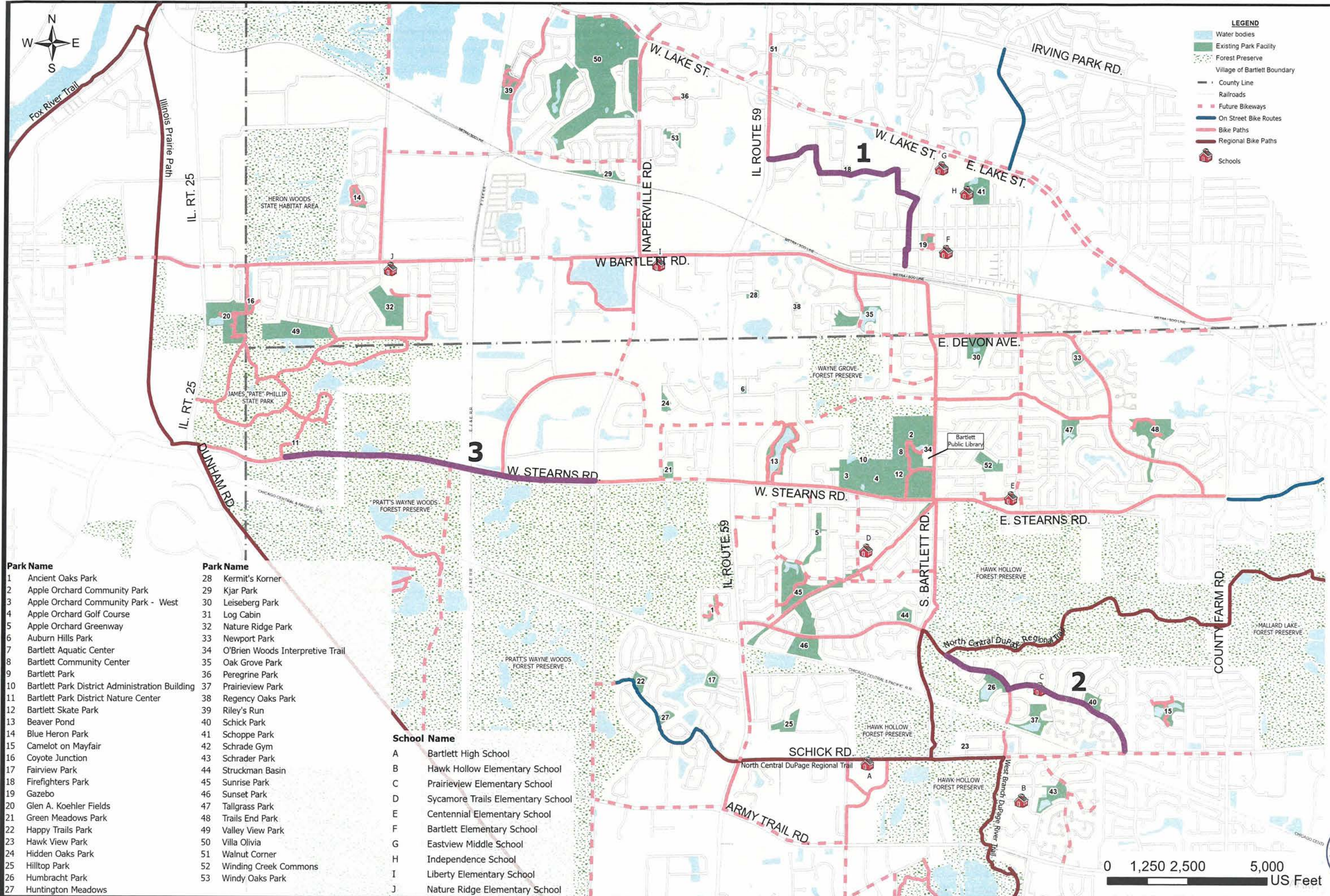
- Public Works will contact DuPage County Highway to discuss marking the existing paved shoulders as a bike lane from Munger Road to the State Park
- Public Works will work with DuDOT for striping and sweeping the shoulder (Village has been notified that the shoulder often contains debris making bicycling hazardous in this location)
- Would fill a 1.7 mile gap in both the Village's and DuPage County's bicycle networks
- Provides a connection to the James Pate Philip State Park trails and the Illinois Prairie Path Elgin Branch
- The 2014 DuPage County Bicycle Map indicates that Stearns Road is a Proposed Regional Bikeway
- Achieves Strategic Goal #13 Improve Village bike and pedestrian pathways



As we work with CMAP and the Village of Streamwood on the adoption of a Bicycle Plan, additional bicycle projects will be discussed, prioritized and implemented.



- LEGEND**
- Water bodies
 - Existing Park Facility
 - Forest Preserve
 - Village of Bartlett Boundary
 - County Line
 - Railroads
 - Future Bikeways
 - On Street Bike Routes
 - Bike Paths
 - Regional Bike Paths
 - Schools



- Park Name**
- 1 Ancient Oaks Park
 - 2 Apple Orchard Community Park
 - 3 Apple Orchard Community Park - West
 - 4 Apple Orchard Golf Course
 - 5 Apple Orchard Greenway
 - 6 Auburn Hills Park
 - 7 Bartlett Aquatic Center
 - 8 Bartlett Community Center
 - 9 Bartlett Park
 - 10 Bartlett Park District Administration Building
 - 11 Bartlett Park District Nature Center
 - 12 Bartlett Skate Park
 - 13 Beaver Pond
 - 14 Blue Heron Park
 - 15 Camelot on Mayfair
 - 16 Coyote Junction
 - 17 Fairview Park
 - 18 Firefighters Park
 - 19 Gazebo
 - 20 Glen A. Koehler Fields
 - 21 Green Meadows Park
 - 22 Happy Trails Park
 - 23 Hawk View Park
 - 24 Hidden Oaks Park
 - 25 Hilltop Park
 - 26 Humbracht Park
 - 27 Huntington Meadows

- Park Name**
- 28 Kermit's Korner
 - 29 Kjar Park
 - 30 Leiseberg Park
 - 31 Log Cabin
 - 32 Nature Ridge Park
 - 33 Newport Park
 - 34 O'Brien Woods Interpretive Trail
 - 35 Oak Grove Park
 - 36 Peregrine Park
 - 37 Prairieview Park
 - 38 Regency Oaks Park
 - 39 Riley's Run
 - 40 Schick Park
 - 41 Schoppe Park
 - 42 Schrade Gym
 - 43 Schrader Park
 - 44 Struckman Basin
 - 45 Sunrise Park
 - 46 Sunset Park
 - 47 Tallgrass Park
 - 48 Trails End Park
 - 49 Valley View Park
 - 50 Villa Olivia
 - 51 Walnut Corner
 - 52 Winding Creek Commons
 - 53 Windy Oaks Park

- School Name**
- A Bartlett High School
 - B Hawk Hollow Elementary School
 - C Prairieview Elementary School
 - D Sycamore Trails Elementary School
 - E Centennial Elementary School
 - F Bartlett Elementary School
 - G Eastview Middle School
 - H Independence School
 - I Liberty Elementary School
 - J Nature Ridge Elementary School



BARTLETT BIKEWAYS MAP