



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
June 10, 2021
7:00 P.M.**

- I. Roll Call
- II. Approval of the April 8, 2021 meeting minutes
- III. **(#21-04) The Grasslands**
 - A. **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,
 - B. **Preliminary Subdivision/PUD,**
 - C. **Comprehensive Plan Amendment** to the Future Land Use Plan,
 - D. **Special Uses** for a planned unit development and wetland mitigation,
 - E. **Preliminary PUD Plans** - Phase 2 (townhomes) and Phase 3 (commercial)

PUBLIC HEARING
- IV. Old Business/New Business – Discussion Regarding Joint Special ZBA/PC meeting in July
- V. Adjournment



Village of Bartlett
Plan Commission Minutes
April 8, 2021

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

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, D. Gunsteen, and J. Miaso

Absent: T. Ridenour, J. Kallas

Also Present: Planning & Development Services Director, Roberta Grill, Village Planner, Kristy Stone, and Associate Planner, Devin Kamperschroer

Approval of Minutes

A motion was made to approve the March 11, 2021 meeting minutes

Motioned by: J. Miaso

Seconded by: A. Hopkins

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and J. Lemberg

Nays: None

Abstain: D. Gunsteen

The motion carried.



Village of Bartlett
Plan Commission Minutes
April 8, 2021

(#21-05) Midwest Products Division Facility - Bluff City Industrial Park

- A. **Amending the preliminary PUD plan and general site plan** to allow for wood products production (wood chips/mulch) on a 9.36-acre site rather than the concrete recycling operations as shown on the Bluff City Industrial Park 186-acre preliminary PUD plan approved by ordinance #2003-98
- B. **Amending ordinance #2003-103** to amend Exhibit E-the preliminary PUD plan and Exhibit H-the general site plan to reflect the proposed wood products production facility and associated storage areas
- C. **Final PUD plan** for Midwest Compost
- D. **Special use permits** for wood products production and for the storage of uncontained bulk materials

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone the subject property is located within the Bluff City Industrial Park on the northwest side of the village. There was a previously approved preliminary PUD plan and general site plan for the 186-acre Bluff City Industrial Park. The property in question was originally identified for a concrete recycling operation. The petitioner is requesting to amend the preliminary PUD plan and general site plan to allow for wood products production and the outdoor storage of materials including logs, wood chips and mulch. As part of that request, they are required to amend ordinance #2003-103 (Exhibit E-the preliminary PUD plan and Exhibit H-the general site plan) to reflect the proposed change of use. Special use permits are also being requested to allow wood products production and for the storage of uncontained bulk materials. The final PUD plan for the 9.36-acre site identifies multiple material stockpiles, a fabric storage enclosure, employee parking spaces as well as parking for their equipment. There will be a portable toilet with a wash station as required by the building code. The material stockpiles will not exceed 25-ft in height and the stockpile locations will be routinely moved and will always remain a minimum of 15-ft from the property lines as well as from each other so that equipment can move within the site. The hours of operation are 6:00 am to 6:00 pm Monday-Saturday; however, noise-generating activities, such as their production equipment will not occur before 7:00 am during the week and 8:00 am on the weekends to match the construction hours permitted in the village. The existing 8-ft tall landscape berm will remain on Gifford Road and there is an existing 6-ft tall chain-link fence that is located along the east property line. The properties to the west and south have existing fencing. The village's environmental consultant reviewed the proposed uses and has provided recommendations to protect the public health and environment. Staff does recommend approval of the petitioner's requests subject to the conditions and findings of fact in your staff report. The petitioners are present and can answer any additional questions that the commission may have.



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The petitioner, **Charles Murphy**, and the attorney **Peter Bazos** representing the petitioner came forward and were sworn in by **J. Lemberg, Chair**.

A. Hopkins asked the petitioner, how many trucks do you plan to have going in and out on a daily basis and what kind of trucks will they be? **Charles Murphy** stated that the trucks entering and departing will be minimal, below 50 a day. They would be semi-trucks that would be picking up material as well as vehicles that would be delivering materials to the site such as the Village of Bartlett as a customer bringing us logs and some of their ground material into our existing facility. It would be state trucks. These would be a bigger size vehicle to try to minimize a lot of traffic. **A. Hopkins** is there a typical route that the trucks are going to be taking? **Charles Murphy** most of the vehicles that we get today come from the north on Bluff City Boulevard and Route 20 coming down Gifford Road. Depending on where they are coming from they possibly would come from W. Bartlett Road to Gifford Road and come north. Potentially, they could come through on Vulcan Drive as well. I have not had experience with that given our current location. **A. Hopkins** it seems like there would be a lot of truck traffic on Gifford Road, which is close to residential. Is there any concern for the amount of mulch that is going to be produced as far as air quality? If it is a windy day is this going to get blown anywhere? **Charles Murphy** no, it is not movable. It is in piles and is not going to blow around. This is a 9.3-acre site and with the amount of material, size of the location and surrounding buffers with 6 stories of stone on one side and probably 4 to 5 stories of shingles being processed on the other side, we are kind of in a bowl and would be the smallest business there. **Peter Bazos** stated that immediately west there is an operating quarry with piles of stone that are 50-60 feet high. These piles would be 25-ft or less. Immediately south, there is an asphalt and shingle recycling facility. The site where the petitioner would like to relocate used to be a concrete crushing facility. This is actually certainly a lighter use than exists on the south and west, and lighter than what used to exist here. **D. Gunsteen** asked if the village allows fabric-covered buildings and if they are required to be repaired? **K. Stone** the building division and code enforcement would require the building's fabric to be maintained.

J. Lemberg asked if there were any further questions from the commission for the petitioner. No one came forward.

J. Lemberg opened the public hearing portion of the meeting. No one came forward.

J. Lemberg closed the public hearing portion of the meeting.

A. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#21-05) Midwest Products Division Facility - Bluff City Industrial Park** amending the preliminary PUD Plan and general site plan to allow for wood products production (wood chips/mulch) on a 9.36-acre site rather than the concrete recycling operations as shown on the Bluff City Industrial Park 186-acre preliminary PUD plan approved by ordinance #2003-98, amending ordinance #2003-103 to amend Exhibit E-the preliminary PUD plan and Exhibit H-the general site plan to reflect the proposed wood products production facility and associated storage areas, final PUD plan for Midwest Compost, and special use permits for wood products production



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and for the storage of uncontained bulk materials subject to the conditions and findings of fact outlined in the staff report.

Motioned by: A. Hopkins

Seconded by: D. Gunsteen

J. Lemberg closed the public hearing portion of the meeting.

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, and J. Lemberg

Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
April 8, 2021

Old Business/ New Business

K. Stone I do not know if we will have a meeting next month. **R. Grill** we do have some big projects coming, but they are just not ready to come to the Plan Commission yet. I do want to mention that the village is hosting a vaccination clinic April 13, 2021 and May 4, 2021 for both the first and second doses. We have about 3,500 doses that we are going to give out at the Bartlett Community Center. We also have a newly-elected trustee, which is good news, but we are losing him from the Plan Commission. **A. Hopkins** congratulations trustee-elect. **D. Gunsteen** thank you for everything. Unfortunately, this will be my last Plan Commission meeting.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: A. Hopkins

Seconded by: D. Gunsteen

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:19 pm.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-53

DATE: May 25, 2021
TO: The Chairman & Members of the Plan Commission
FROM: Kristy Stone, Village Planner *Ks*
RE: **(#21-04) The Grasslands**

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 PUD plan review for Phase 2 (townhomes) and Phase 3 (commercial)

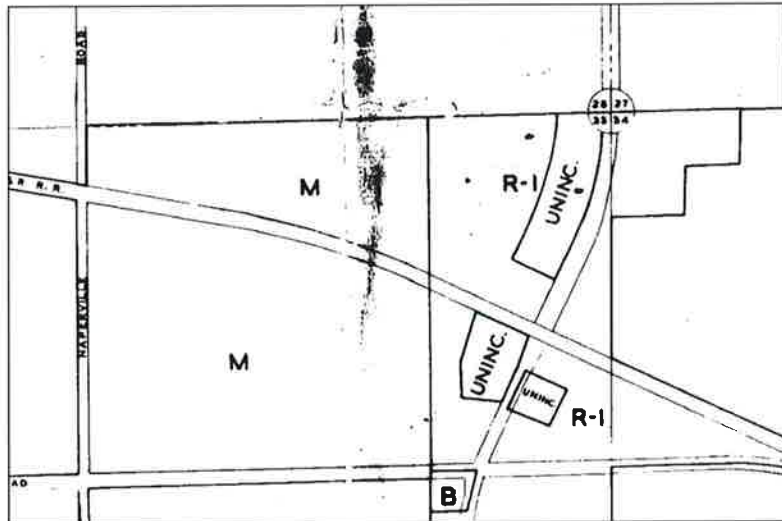
SURROUNDING LAND USES

	<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

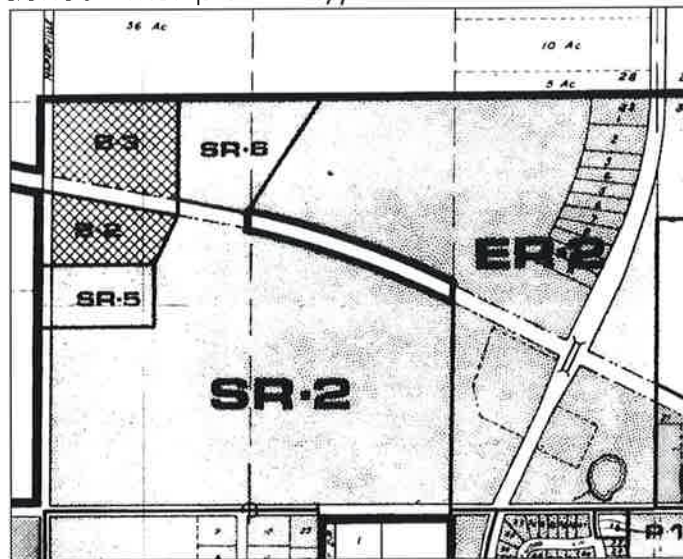
ZONING HISTORY

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.



1961 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.

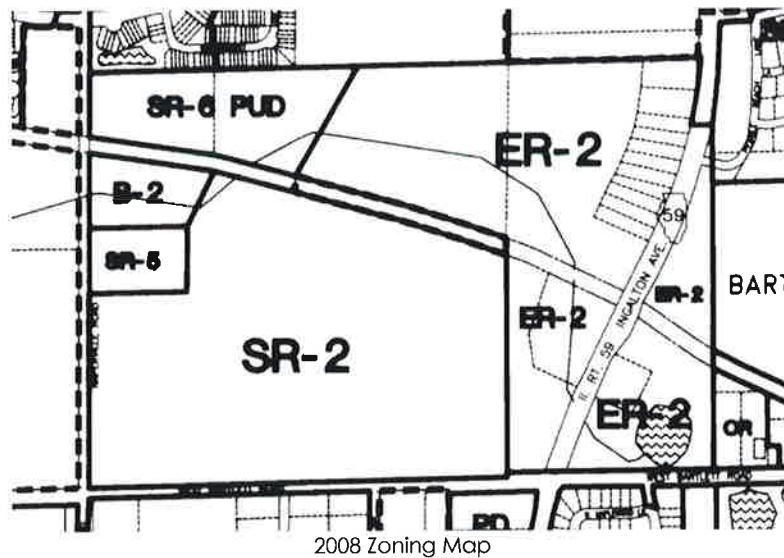


1979 Zoning Map

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.*

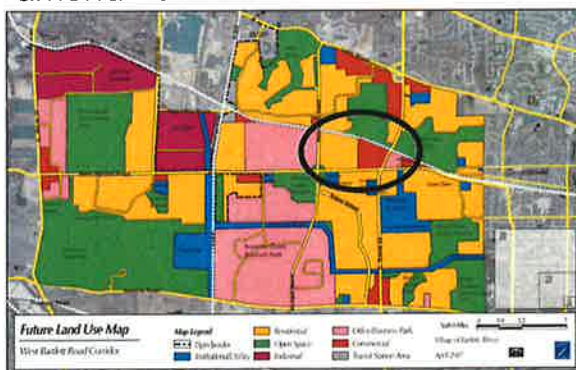


The property was subject to foreclosure proceedings in 2010 and was purchased by Bartlett 59 LLC in 2012.

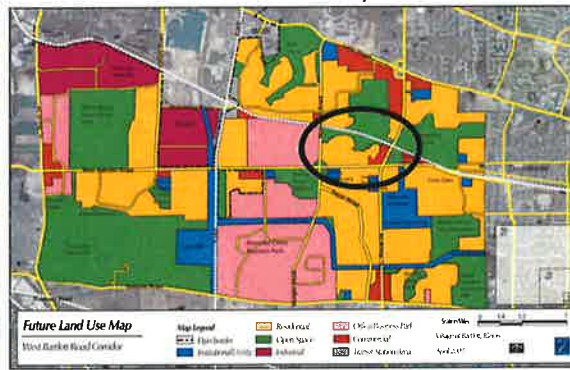
DISCUSSION

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. The project is tentatively scheduled for the November 5, 2021 letting.
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 to allow a mixed-use development and for wetland mitigation. Approximately 0.52 acres of low-quality, isolated wetlands in PODS 2 and 3 will be mitigated and credits will be purchased from a regional wetland mitigation bank.
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.



Current Future Land Use Plan



Proposed Future Land Use 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, ornamental trees and shrubs.
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. As part of the development agreement, the village will pursue grant opportunities and split the local share with the developer.
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. IDOT will install a pedestrian crossing on the west leg of W. Bartlett Road from this sidewalk to the bike path on the south side of W. Bartlett Road as part of their intersection improvements.
13. As part of the PUD, the petitioner is requesting modifications from the Subdivision Ordinance for POD 1 to allow maximum driveway slopes up to 8% and to allow the difference in elevation between adjacent building's top of foundation to exceed 5%.

Active Adult Single Family Cottages POD 2 (Phase 1)

14. 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' (Lots 41-50)	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%

15. Lot 189 contains a 10-ft wide bike path, detention basin, wetlands and floodplain. Lot 190 (2.84 acres) contains a retention pond.
16. 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%.
17. 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.
18. 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)

19. 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%	<i>(Pre-dates impervious surface requirements)</i>

- 20. 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.
- 21. 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, ornamental trees and shrubs.
- 22. A wetland detention basin (lot 199) is proposed between lots 156-160 and the railroad.
- 23. As part of the PUD, the petitioner is requesting a modification from the Zoning Ordinance to allow a maximum impervious surface of 56%.

Townhomes POD 4 (Phase 2)

- 24. The petitioner is requesting **preliminary PUD 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.
- 25. The PUD 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'

26. The 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.
27. The 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. Lot 202 contains a wetland detention basin adjacent to Naperville Road.
33. 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

34. 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)

35. Lot 197, located at the northwest corner of Route 59 and W. Bartlett Road, is designated for commercial uses in accordance with the B-3 (Neighborhood Shopping) District.
36. The buildable area of the 6.3-acre site is approximately 4.2 acres due to right-of-way dedication, wetlands, and detention.
37. The petitioner is requesting **preliminary PUD plan review** for a retail/grocery store and a restaurant on the parcel.
38. A final PUD plan submittal, including floor plans and building elevations, would be required before the property could be developed.
39. Parking requirements would be calculated at the time of the final PUD plan submittal.
40. 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.
41. 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.
42. The stormwater detention and wetland buffer requirements for the commercial site would be determined during the final PUD plan review process.

RECOMMENDATION

1. The Staff recommends approval of the petitioner's requests for rezoning, preliminary subdivision/PUD, preliminary PUD plan review and special uses for a planned unit development and wetland mitigation subject to the following conditions and Findings of Fact:
 - a. Approval of a Development Agreement between the Village of Bartlett and the petitioner;
 - b. Village Engineer approval of the Preliminary Engineering Plans;
 - c. Staff approval of the Preliminary Landscape Plans;
 - d. Final Landscape Plans shall be in substantial conformance to the approved

- Preliminary Landscape Plan and shall be approved by Planning & Development Services;
- e. A revised traffic study must be submitted and reviewed by the Village's traffic consultant as part of the final plat submittal for Phase 1;
 - f. A wetland delineation for the 10-acre property on the east side of Route 59 must be submitted and reviewed by the Village's engineering consultant prior to the recording of the final plat of subdivision for Phase 1;
 - g. Sidewalks and bike paths are required to be installed in accordance with the Subdivision Ordinance except where waived or in-lieu of the construction of a bike path as outlined in the Development Agreement;
 - h. Village approval of the wetland mitigation;
 - i. Documentation of payment for the wetland mitigation costs for compensatory wetland mitigation credit from a regional wetland mitigation bank;
 - j. All construction traffic shall exist the site southbound on Naperville Road
 - k. Approval from the Cook County Division of Transportation for the curb cuts onto Naperville Road;
 - l. Approval from the Illinois Department of Transportation for the curb cuts onto W. Bartlett Road;
 - m. The establishment of a Tree Preservation Easement as identified on the Preliminary Subdivision/PUD Plan, the PUD Plan and the Preliminary Landscape Plan;
 - n. A Special Service Area shall be established prior to the issuance of a residential building permit for each phase;
 - o. Proposed CCR's shall be reviewed and approved by the Village Attorney prior to the recording of the final plats of subdivision/PUD for each phase;
 - p. Building elevations for Phase 2 (townhomes) shall be submitted as part of the final subdivision/PUD application;
 - q. A 10-ft. wide bike path shall be installed along the east side of Naperville Road in accordance with the Development Agreement,
 - r. A 10-ft. wide bike path shall be installed on lots 189, 198 and 201 in accordance with the Preliminary PUD Plan;
 - s. Park District approval of the required park donations;
 - t. A Tree Survey shall be submitted for Phase 2 as part of the final subdivision/PUD application;
 - u. A final PUD plan for the for the commercial lot (lot 197) shall be submitted for review and approval prior to development and the issuance of building permits for phase 3;
 - v. Findings of Fact (Planned Unit Development):
 - i. That the proposed mixed-use development is a permitted use in the PD Zoning District in which the Subject Property is located;
 - ii. 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;
 - iii. The Planned Unit Development will not substantially lessen or impede

- the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
- iv. The Planned Unit Development shall include impact donations and such donations shall be paid at the time of an application for a building permit;
 - v. The plan will provide adequate utilities, drainage and other necessary facilities;
 - vi. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
 - vii. The plan shall 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;
 - viii. There shall be reasonable assurance that, if authorized, it will be completed according to schedule and adequately maintained;
- w. Findings of Fact (Special Use – Planned Unit Development):
- i. That the proposed mixed-use development will contribute to the general welfare of the neighbor and/or community;
 - ii. That the proposed townhome development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees;
- x. Findings of Fact: (Special Use - Wetland):
- i. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development.
 - ii. That the granting of the Special Use will not:
 - (a) Diminish the value of land and buildings in its neighborhood;
 - (b) Increase the potential for flood damages to adjacent property;
 - (c) Incur additional public expense for flood protection, rescue or relief;
 - (d) Increase the hazard from other dangers to said property;
 - (e) Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
- y. Findings of Fact (Preliminary PUS Plan-townhomes):
- i. That the proposed townhome development is a permitted use in the

- PD Zoning District;
- ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the PUD plan provides for the safe movement of pedestrians within the site;
 - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. 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)
- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: PUD
 - Variation: _____
- B-2, SR-5, SR-6 PUD,
SR-2 and ER-2 to PD

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
See Dropdown
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

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.

designed

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~~ ^{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

NAPIERVILLE, IL 60563

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 2/9/21



Zoning/Location Map

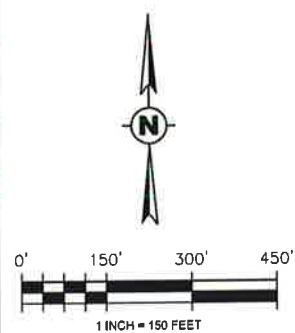
Case #21-04 Magnolia Park
 Preliminary Subdivision/PUD, Rezoning from the B-2 (Local Convenience Shopping), ER-2 (Estate Residence), SR-2 (Suburban Residence), SR-5 (Suburban Residence), SR-6 PUD (Suburban Residence) Zoning Districts to the PD (Planned Development) Zoning District, Special Use Permits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



0 350 700 1,400 US Feet

PRELIMINARY PLAT OF SUBDIVISION FOR THE GRASSLANDS

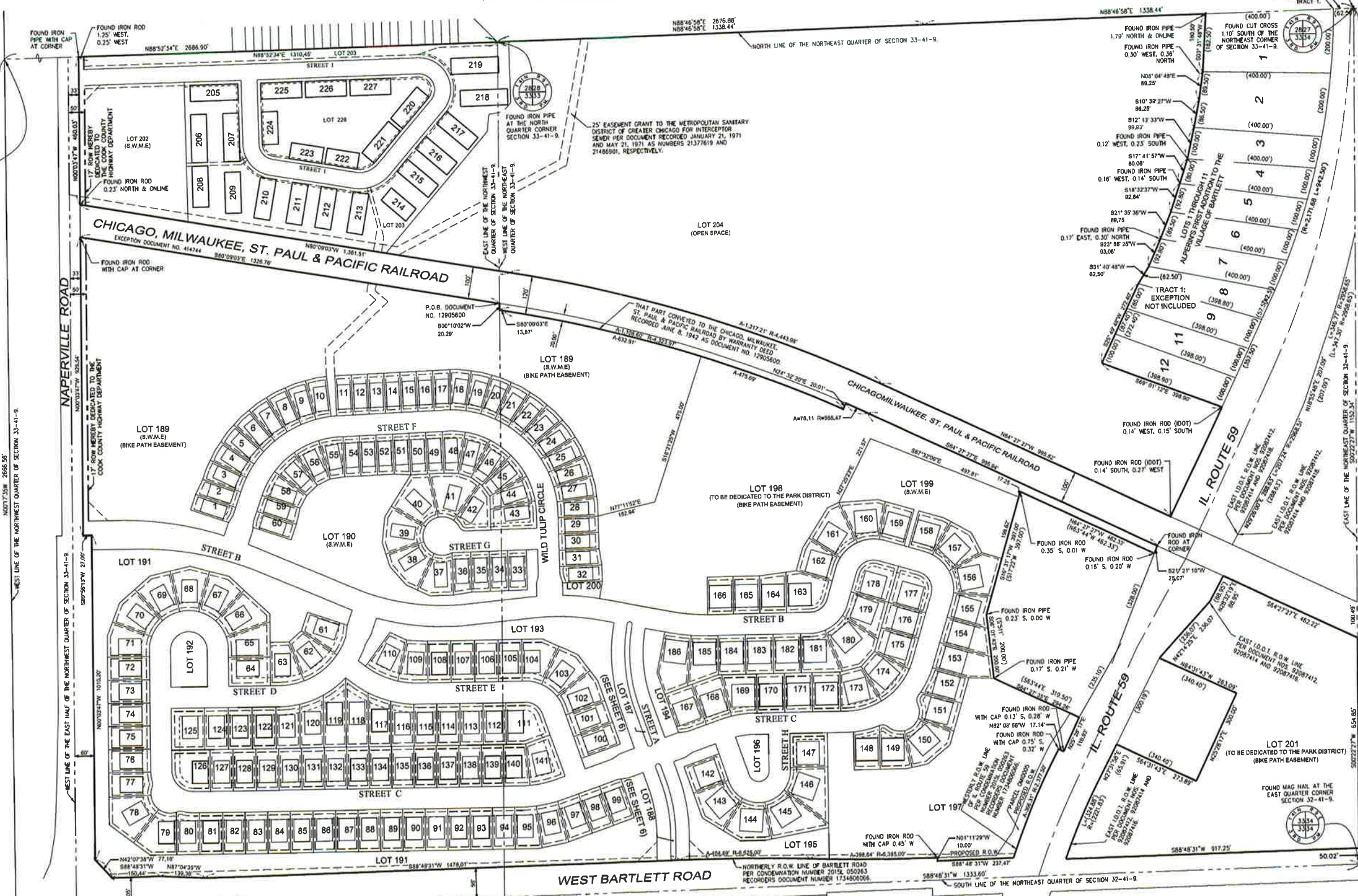
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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



FOUND IR AT THE W. QUARTER CORNER SECTION 32-41-9.



HOME OWNER'S ASSOCIATION NOTE
PARCELS 187-196, 199-200, 202-204 AND 228 ARE TO BE OWNED AND MAINTAINED BY THE THE GRASSLANDS HOMEOWNERS' ASSOCIATION.

TOTAL ACREAGE
PROPOSED SUBDIVISION CONTAINS 8,364,800 SQUARE FEET MORE OR LESS OR 192.023 ACRES MORE OR LESS

OWNER, SUBDIVIDER & DEVELOPER
BARTLETT 69, 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-8 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	06/06/21	PER VILLAGE COMMENTS
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ENGINEER:
ESM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-6553 C: 630-604-0500
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

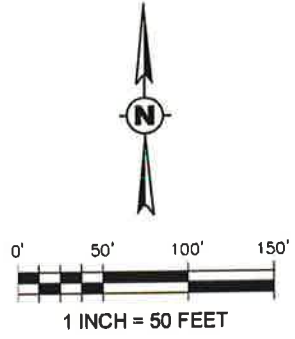
REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 1 OF 7
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

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



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

1 INCH = 50 FEET

N00°03'47"W 40.01'
17' ROW HEREBY DEDICATED TO THE COOK COUNTY HIGHWAY DEPARTMENT

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

17' ROW HEREBY DEDICATED TO THE COOK COUNTY HIGHWAY DEPARTMENT

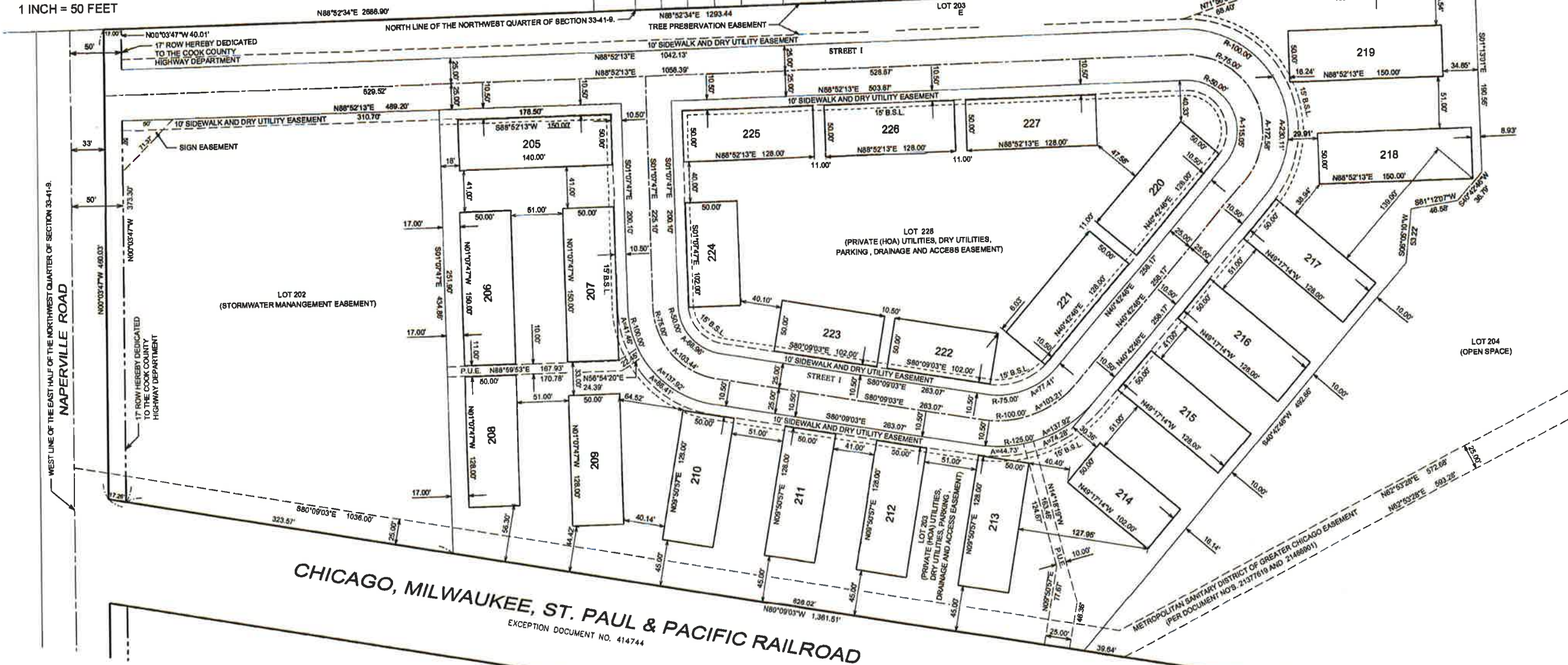
LOT 202
(STORMWATER MANAGEMENT EASEMENT)

LOT 228
(PRIVATE (HOA) UTILITIES, DRY UTILITIES, PARKING, DRAINAGE AND ACCESS EASEMENT)

LOT 203
(PRIVATE (HOA) UTILITIES, DRY UTILITIES, PARKING, DRAINAGE AND ACCESS EASEMENT)

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
EXCEPTION DOCUMENT NO. 414744

METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO EASEMENT
PER DOCUMENT NOS. 21377619 AND 21489001



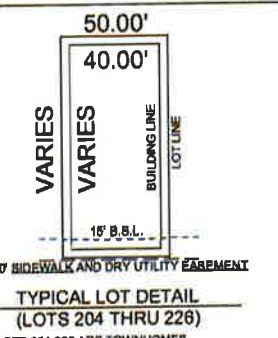
PLAT OF SUBDIVISION
THE GRASSLANDS

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ENGINEER:
ESM CIVIL SOLUTIONS, LLC
4200 WINDFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0933 C: 630-624-0500
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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

PROJECT NO. 18-0123
DATE: 03/20/2021
SHEET 2 OF 7
DRAWING NO.
2



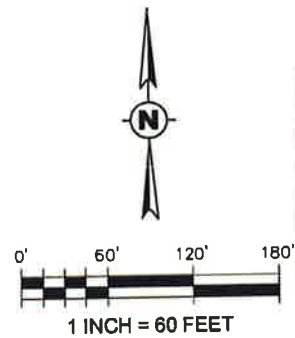
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	SURVEYED PROPERTY
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	PROPOSED RIGHT OF WAY
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	EASEMENT LINE
	MEASURED OR CALCD SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT

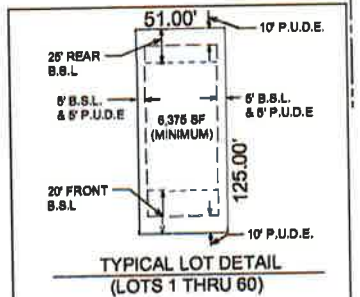
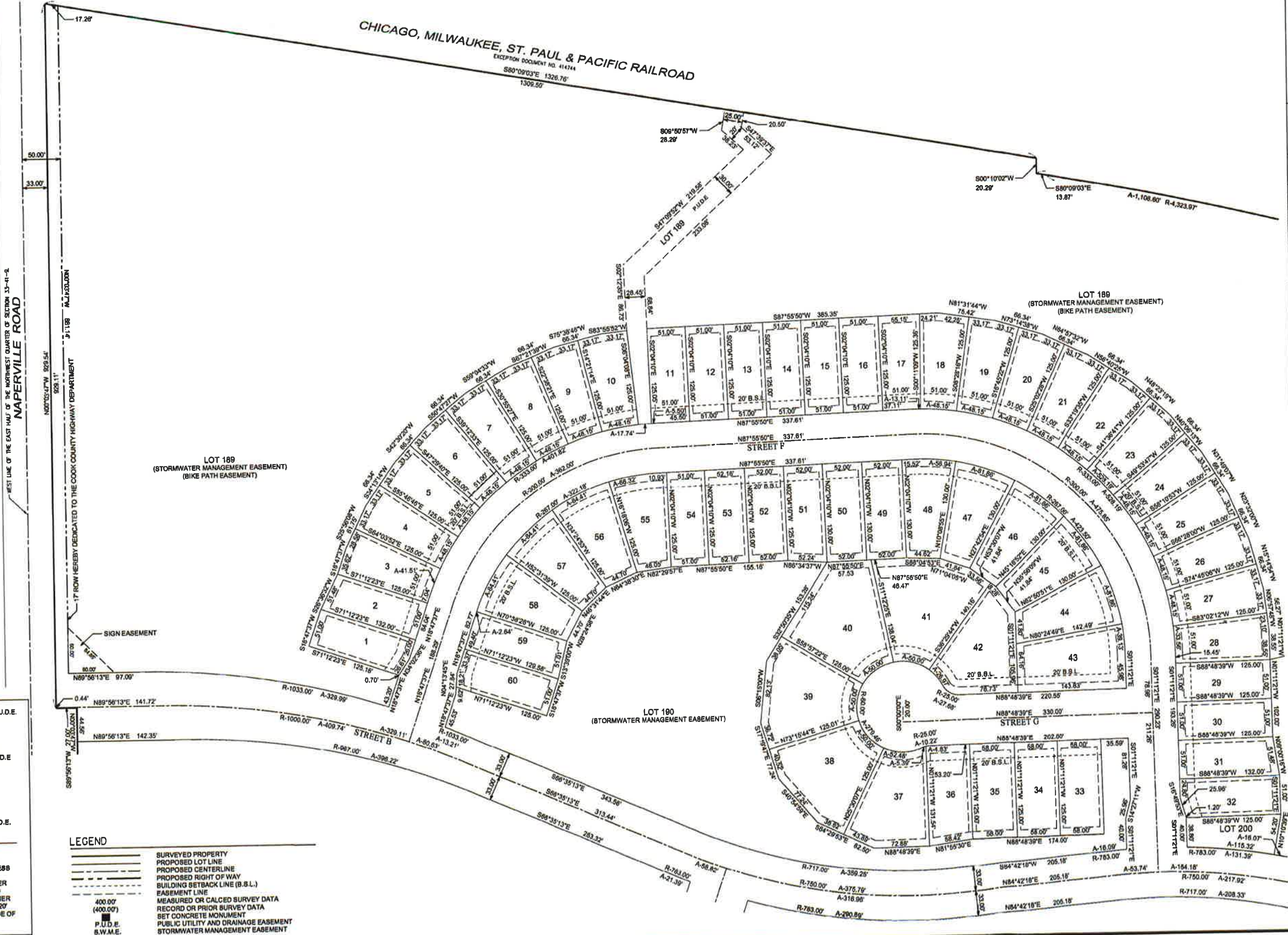
PLAT DATE = 03/20/21
USER NAME = MSTRWAVE
FILE NAME = 18-0123.DWG

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



CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
EXCEPTION DOCUMENT NO. 414744
S80°09'03"E 1326.76'
1308.50'



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

LEGEND

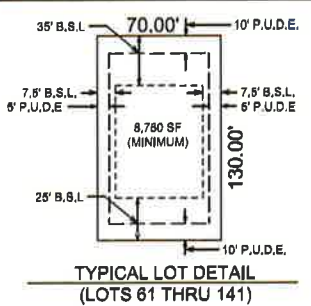
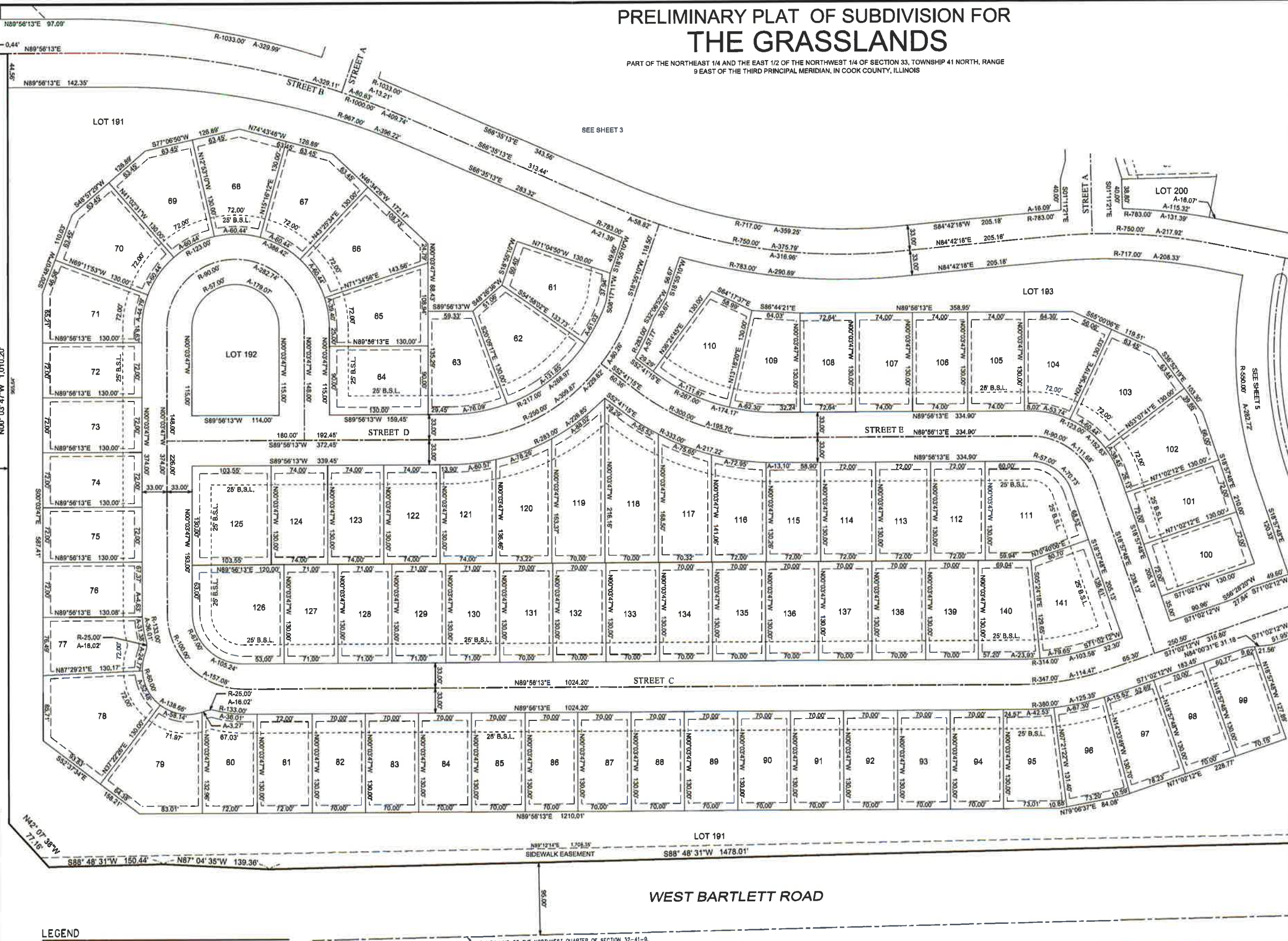
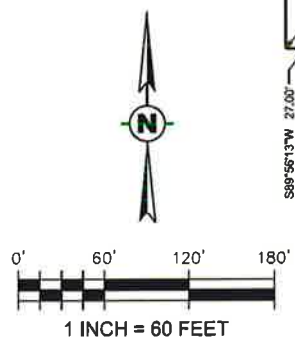
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	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	MEASURED OR CALCULATED SURVEY DATA
	RECORD OR PRIOR SURVEY DATA
	SET CONCRETE MONUMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STORMWATER MANAGEMENT EASEMENT

PLAT OF SUBDIVISION	
THE GRASSLANDS	
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DWR.	RPD
CHD.	RPD
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ESM CIVIL SOLUTIONS, LLC 4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555 O: 630-300-0933 C: 630-624-0520 CIVIL ENGINEERING - LAND ENTAILMENTS - PROJECT FEASIBILITY	
PROJECT NO. 19-0123	
DATE: 09/20/2021	
SHEET 3 OF 7	
DRAWING NO. 3	

PLAT DATE = WATER
LEASER NAME = WATERWAYS
FILE NAME = 011213

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

PLAT DATE = WATER MARKS
FILE NAME = PLAT.DWG

* 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' BIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

PLAT OF SUBDIVISION
THE GRASSLANDS

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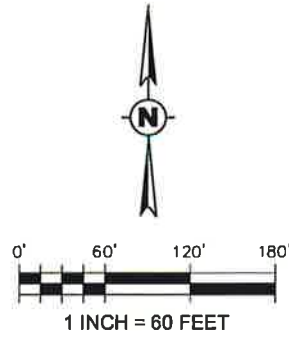
ES&M CIVIL SOLUTIONS, LLC
4320 WARFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
C: 630-300-8553 C: 630-624-8520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

REGIONAL LAND SERVICES
270 WIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (616) 559-2260

PROJECT NO. 18-0123
DATE: 03/20/2021
SHEET 4 OF 7
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

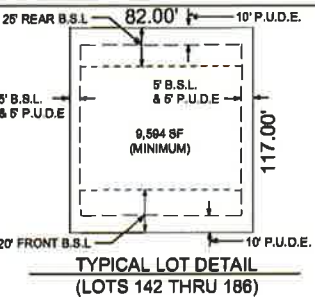


SEE SHEET 3

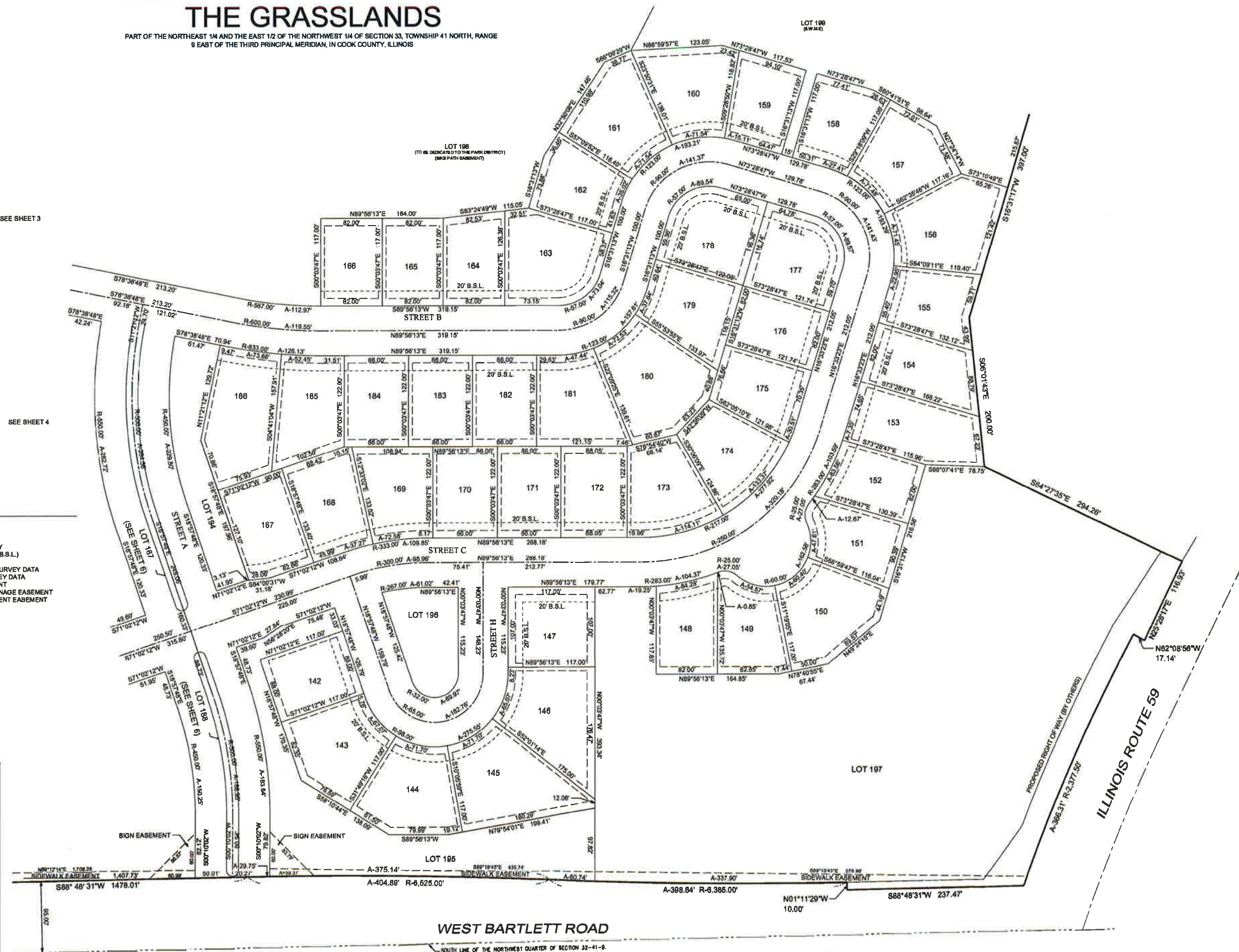
SEE SHEET 4

LEGEND

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



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



PLAT OF SUBDIVISION
 THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	05/06/21	PER VILLAGE COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

ESM CIVIL SOLUTIONS, LLC
 630 W. WOODRIDGE ROAD, SUITE 200 WARENVILLE, IL 60555
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

ENGINEER

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

PROJECT NO. 18-0122
 DATE: 02/20/2021
 SHEET 5 OF 7
 DRAWING NO.
 5

PLAT DATE = 02/20/21
 FILE NAME = 18-0122-05

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

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
SIGNATURE

BY: _____
PRINT

BARTLETT 59, LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, 2021 AT _____, ILLINOIS.

PRINT: _____
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

THIS IS TO CERTIFY THAT BARTLETT 59, LLC, IS (ARE) THE OWNER OF THE PROPERTY DESCRIBED ON THE SUBJECT PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
SIGNATURE

BY: _____
PRINT

ITS: _____

ADDRESS: 1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

ATTEST:
BY: _____
SIGNATURE

BY: _____
PRINT

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE AFORESAID INSTRUMENT, ACKNOWLEDGED THAT HE/SHE (THEY) SIGNED AND DELIVERED THE INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, 2021 AT _____, ILLINOIS.

PRINT: _____
NOTARY PUBLIC

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

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

THIS _____ DAY OF _____, 2021.

BY: _____ ATTEST: _____
PRINT: _____ VILLAGE PRESIDENT PRINT: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS

THIS _____ DAY OF _____, 2021.

BY: _____ ATTEST: _____
PRINT: _____ PLAN COMMISSION CHAIRMAN PRINT: _____ PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

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

DATED THIS _____ DAY OF _____, 2021.

BY: _____
PRINT: _____
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS FOR THE GRASSLANDS, DATED _____

LAST REVISED: _____ PREPARED BY: _____ MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
PRINT: _____
VILLAGE ENGINEER

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY V44, NAPERVILLE ROAD AND COUNTY HIGHWAY B10, WEST BARTLETT ROAD PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
PRINT: _____
COUNTY ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

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

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

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS

THIS _____ DAY OF _____, 2021.

BY: _____

PRINT: _____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

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

BY: _____

PRINT: _____
COUNTY RECORDER

SPECIAL SERVICE AREA NOTICE

UTILITY EASEMENT APPROVED AND ACCEPTED

COMMONWEALTH EDISON
BY: _____ DATED: _____

TITLE: _____

SBC
BY: _____ DATED: _____

TITLE: _____

NICOR
BY: _____ DATED: _____

TITLE: _____

COMCAST
BY: _____ DATED: _____

TITLE: _____

PUBLIC UTILITY EASEMENT PROVISIONS

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 2021.

BY: _____

PRINT: _____
REGISTERED PROFESSIONAL ENGINEER

BY: _____

PRINT: _____
OWNER OR DULY AUTHORIZED ATTORNEY

PLAT OF SUBDIVISION		THE GRASSLANDS	
1	DISGN.	RFD	RFD
2	DRAW.	RFD	RFD
3	CHKD.	RFD	RFD
4	SCALE:	1"= 1'-0" N/A	
5	NO.	DATE	REVISION DESCRIPTION

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

PROJECT NO. 19-0123
DATE: 03/20/2021
SHEET 7 OF 7
DRAWING NO. 7

PLOT DATE = 03/20/2021
 PLOT NUMBER = 19-0123
 FILE NAME = 19-0123



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

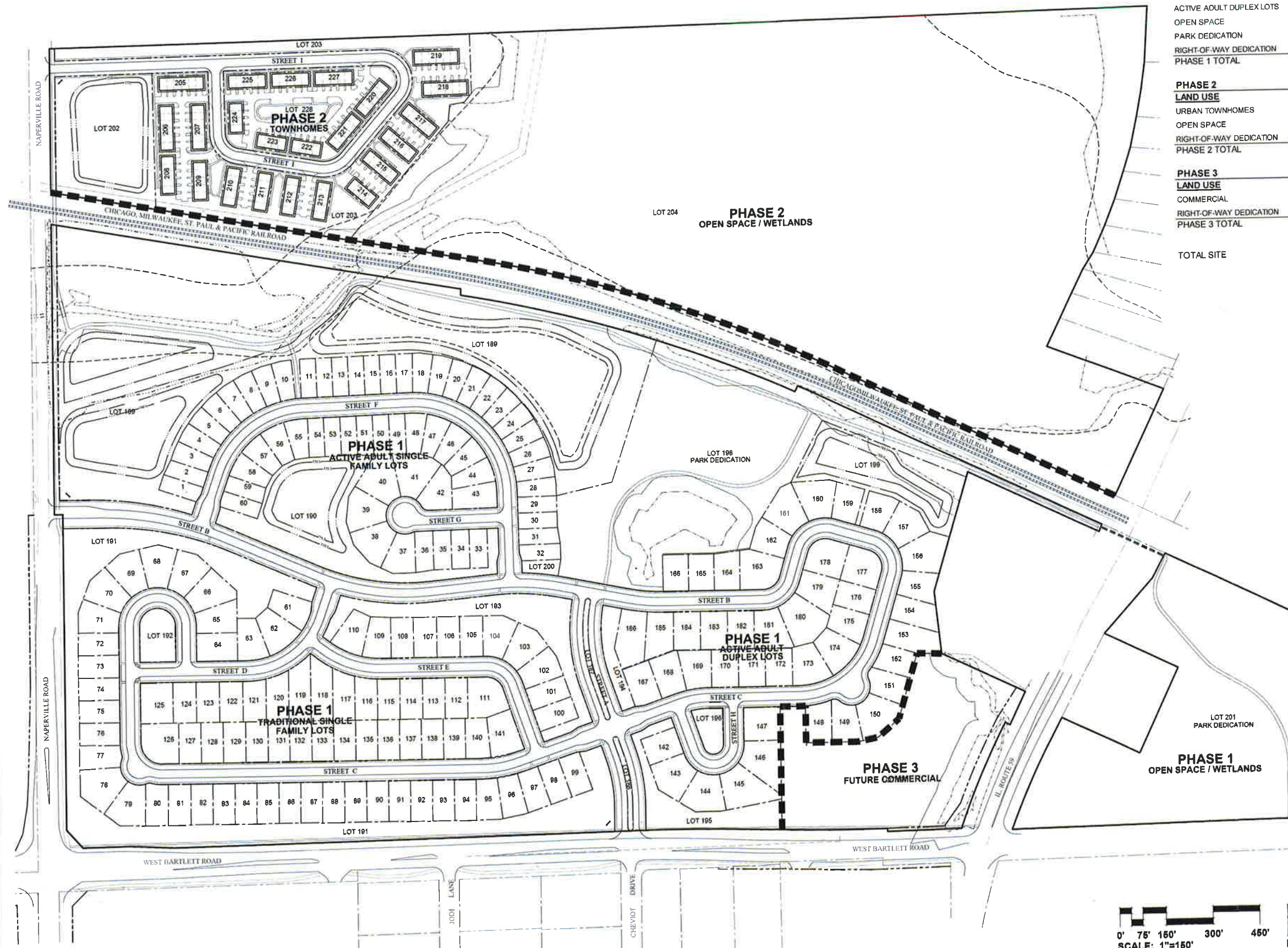
SITE DATA

PHASE 1 LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	18.54%
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	-	2.84	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

1 5.07.2021
REVISIONS

DATE 3.29.2021
PROJECT NO. CRN2001
DRAWN GFB
CHECKED MGM
SHEET NO.

1 OF 1





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

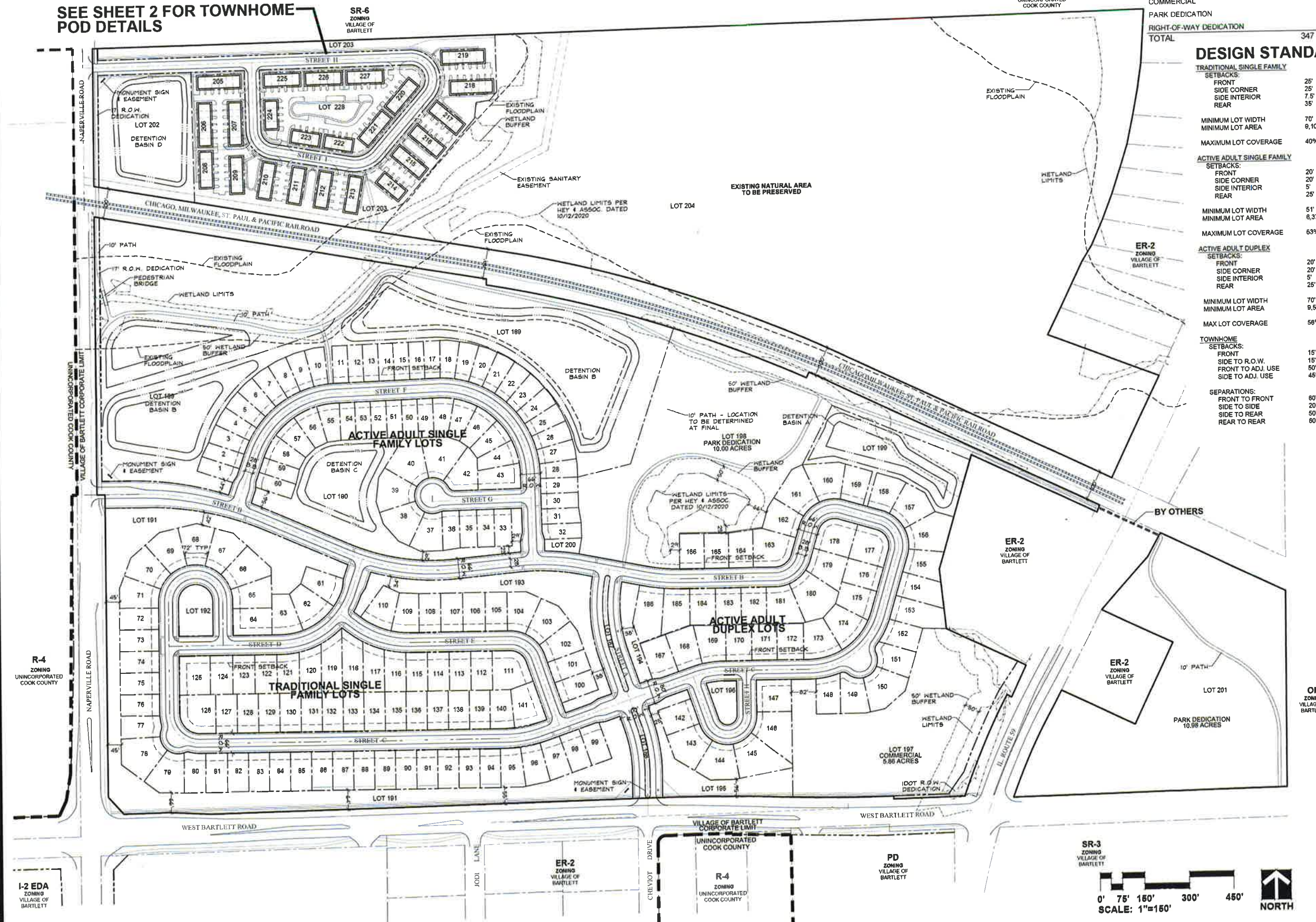
OVERALL SITE DATA

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	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	51'
MINIMUM LOT AREA	8,375 S.F.
MAXIMUM LOT COVERAGE	63%
ACTIVE ADULT DUPLEX	
SETBACKS:	
FRONT	20'
SIDE CORNER	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,500 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



THE GRASSLANDS

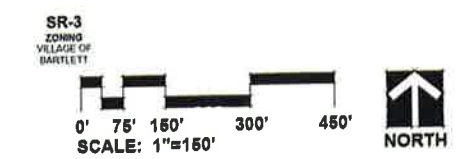
BARTLETT, ILLINOIS

PRELIMINARY PUD PLAN

REVISION	DATE
2	5.07.2021
1	3.28.2021

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

1 OF 2



R-4
ZONING
UNINCORPORATED
COOK COUNTY

I-2 EDA
ZONING
VILLAGE OF
BARTLETT

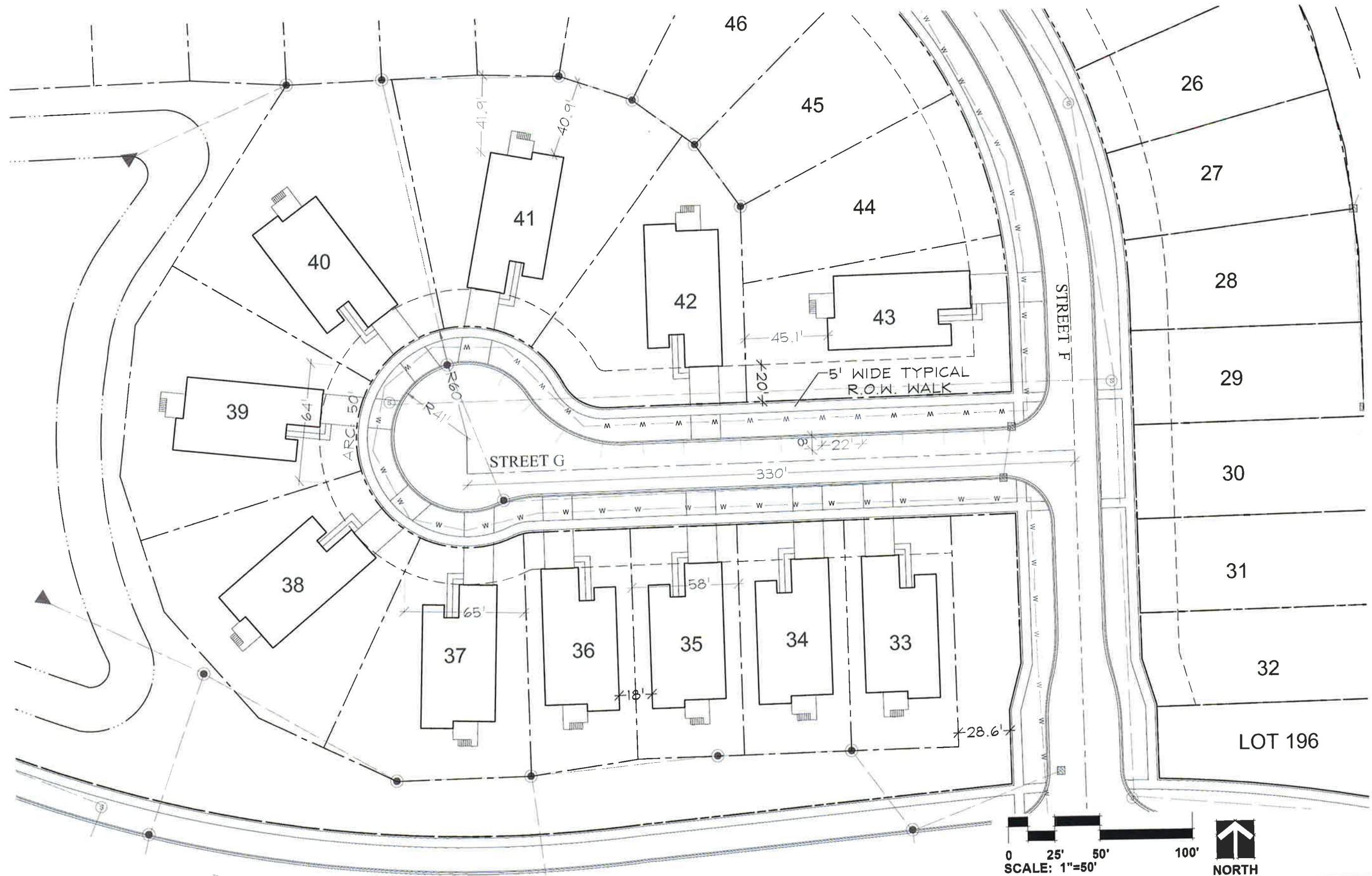
ER-2
ZONING
VILLAGE OF
BARTLETT

R-4
ZONING
UNINCORPORATED
COOK COUNTY

PD
ZONING
VILLAGE OF
BARTLETT

SR-3
ZONING
VILLAGE OF
BARTLETT

OR
ZONING
VILLAGE OF
BARTLETT



ACTIVE ADULT CUL-DE-SAC EXHIBIT

THE GRASSLANDS
BARTLETT, ILLINOIS

5/07/2021

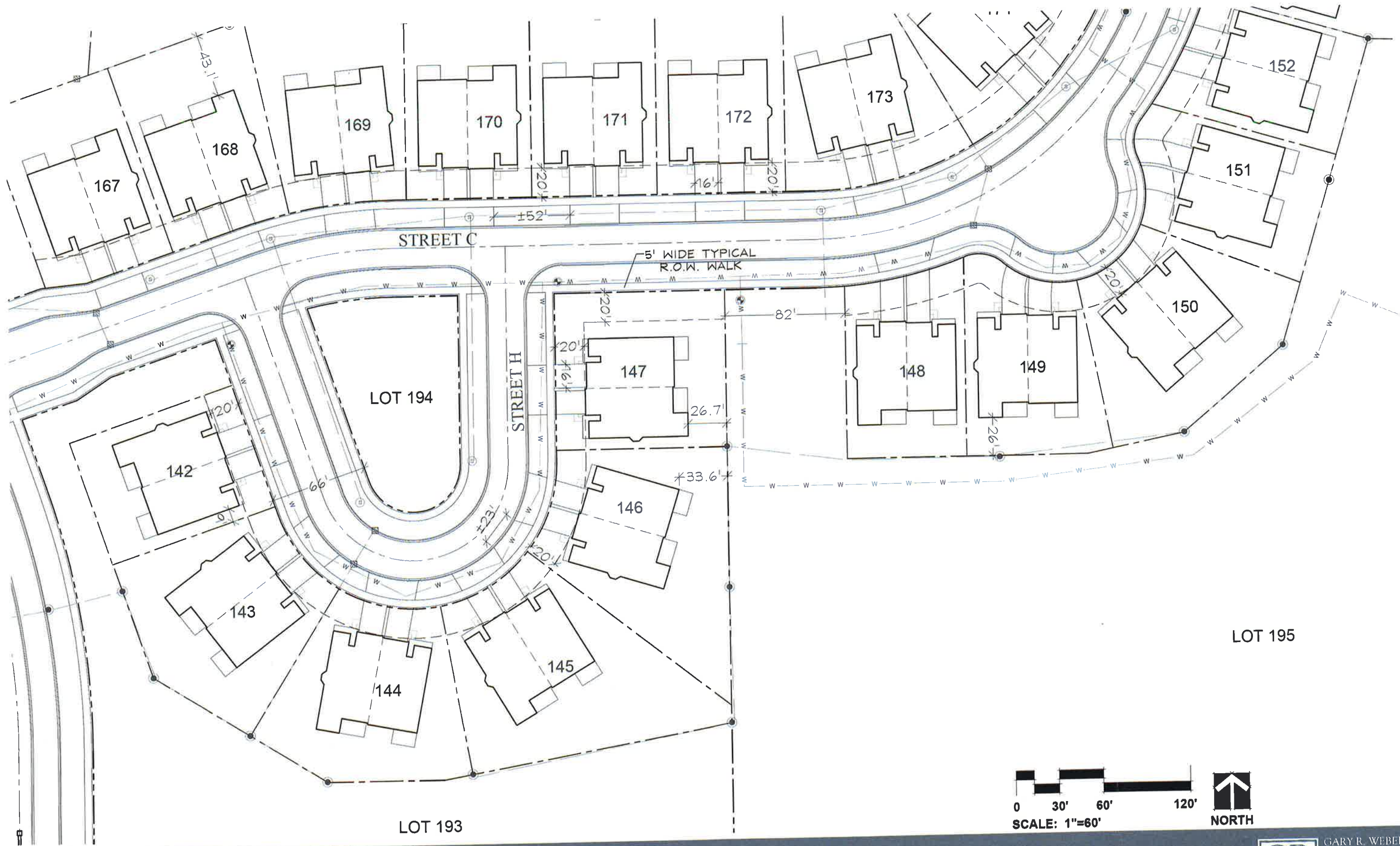


0 25' 50' 100'
SCALE: 1"=50'



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

C:\Projects\CRN\501\Acad\CRN501_A10_05CP.dwg



ACTIVE ADULT DUPLEX EXHIBIT
 THE GRASSLANDS
 BARTLETT, ILLINOIS

5/07/2021



GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 WWW.GRWAINC.COM

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



Abbeyville – The Landings



Ascend – The Landings



Ascend – The Landings



Martin Ray – The Landings



Martin Ray – The Landings



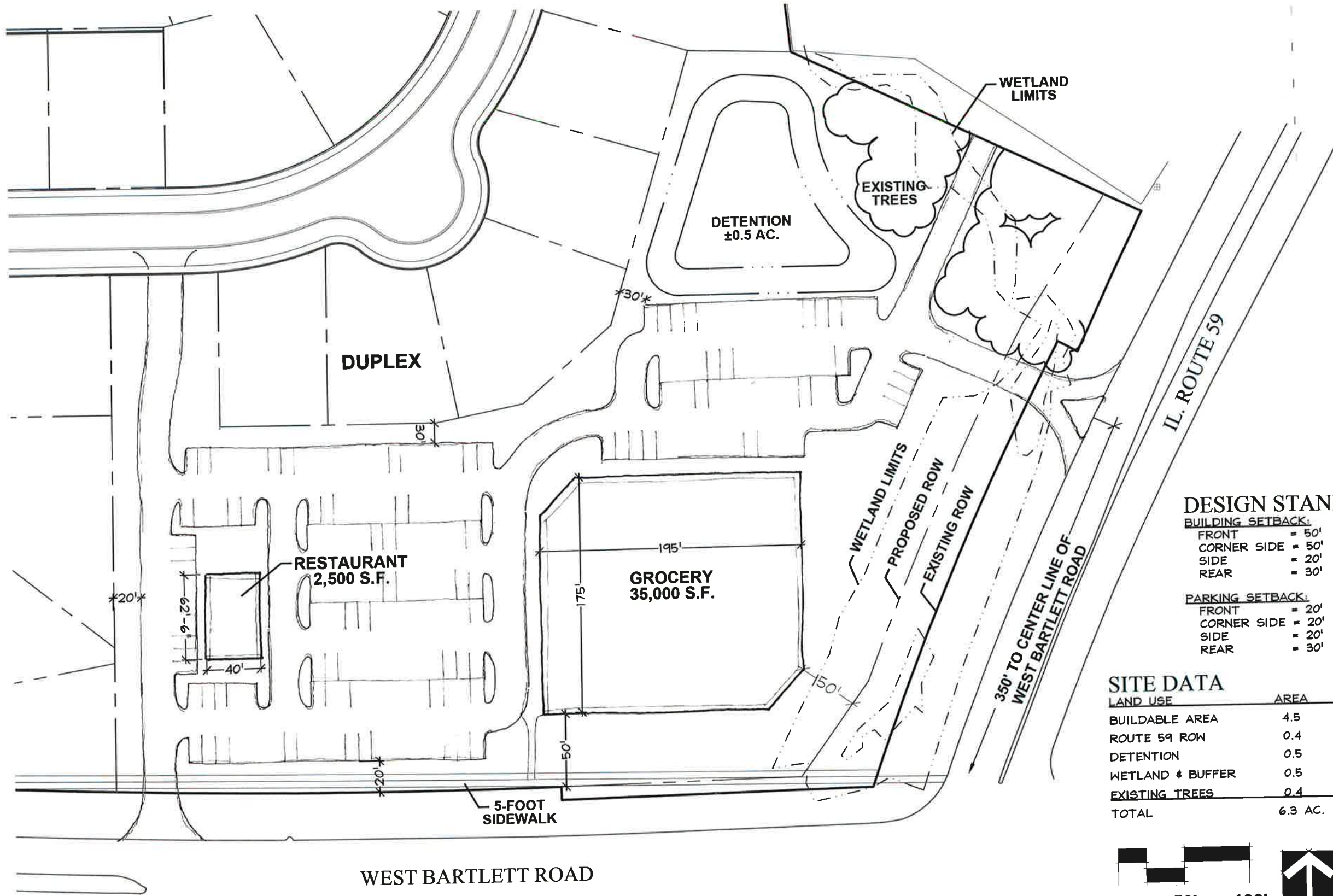
Duplex Series Line-up

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

53' den

Provence – Duplex (Bottom is with loft Option)





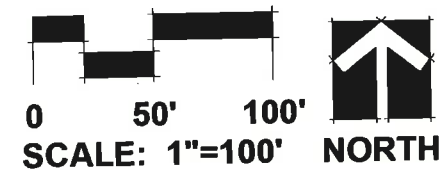
DESIGN STANDARDS

BUILDING SETBACK:
 FRONT = 50'
 CORNER SIDE = 50'
 SIDE = 20'
 REAR = 30'

PARKING SETBACK:
 FRONT = 20'
 CORNER SIDE = 20'
 SIDE = 20'
 REAR = 30'

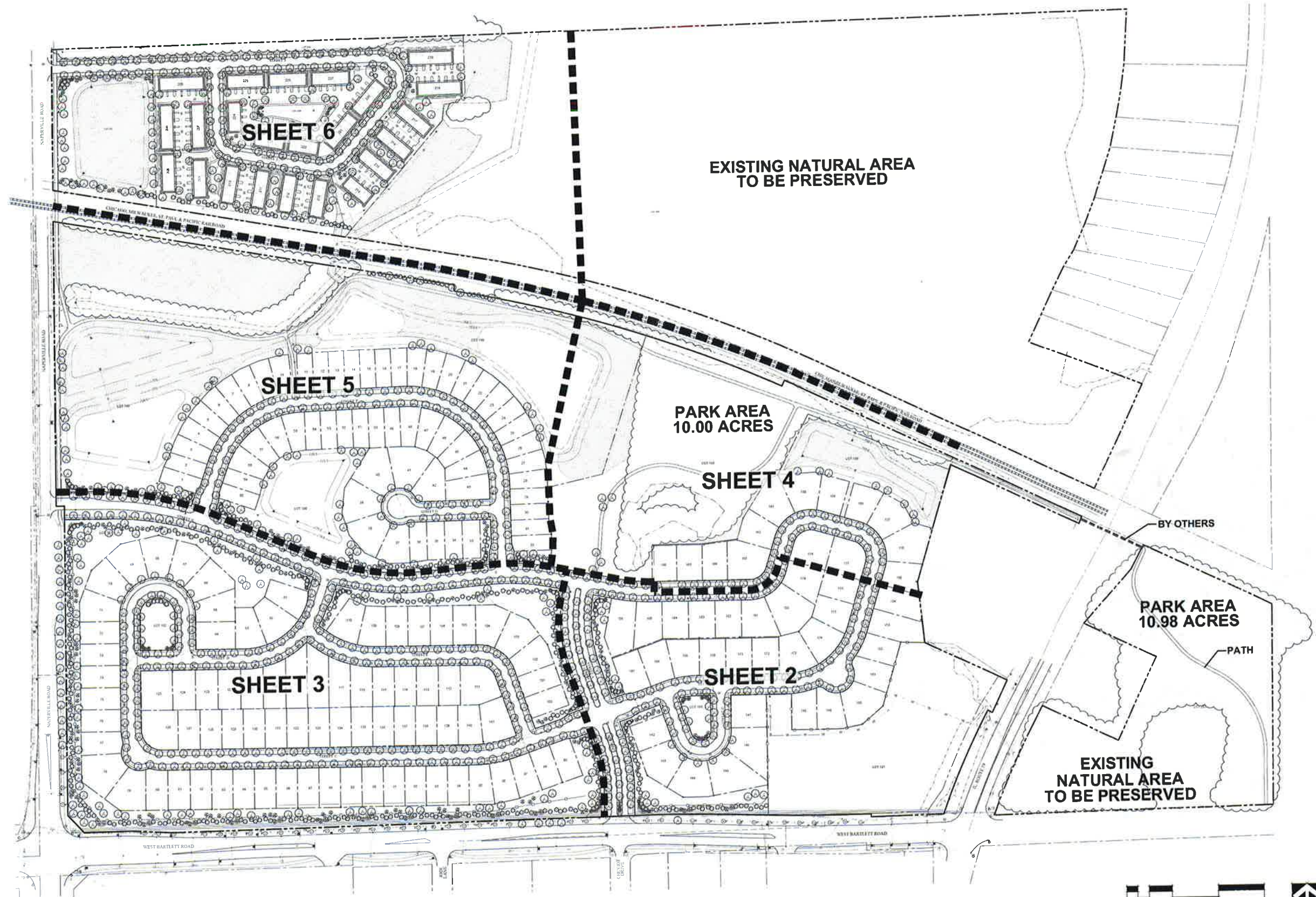
SITE DATA

LAND USE	AREA	% OF SITE
BUILDABLE AREA	4.5	71.4%
ROUTE 59 ROW	0.4	6.3%
DETENTION	0.5	7.9%
WETLAND & BUFFER	0.5	7.9%
EXISTING TREES	0.4	6.5%
TOTAL	6.3 AC.	100.0%



PRELIMINARY COMMERCIAL P.U.D. PLAN
 THE GRASSLANDS
 BARTLETT, ILLINOIS
 6/04/2021





GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. 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.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. 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.
7. See General Conditions and Specifications for landscape work for additional requirements.



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

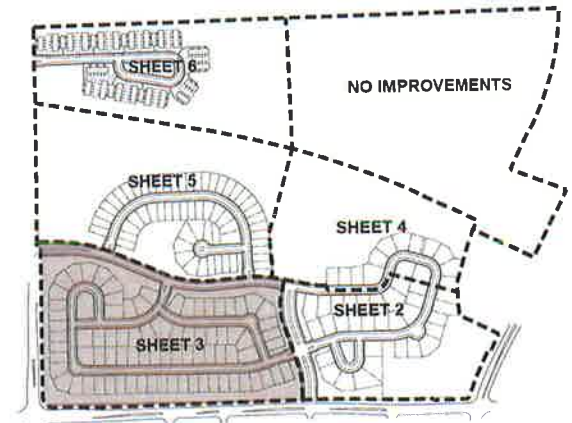
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
 1751 A WEST DIEHL ROAD
 NAPERVILLE, ILLINOIS 60563
 CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
 4320 WINFIELD ROAD, #200
 WARRENVILLE, ILLINOIS 60055

THE GRASSLANDS
 BARTLETT, ILLINOIS
OVERALL LANDSCAPE PLAN

NO.	REVISIONS	DATE
2		5.07.2021
1		3.29.2021

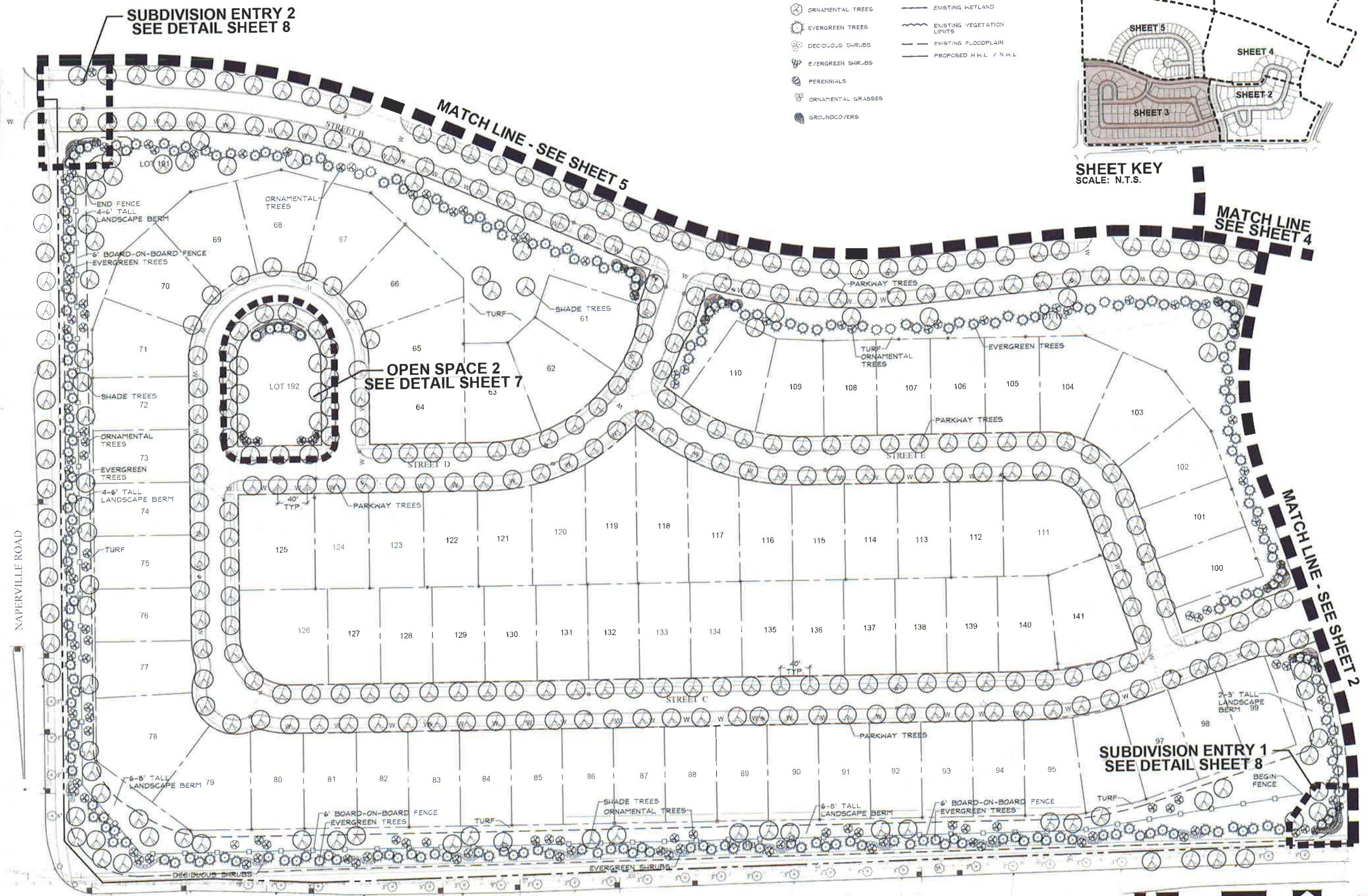
DATE	2.24.2021
PROJECT NO.	CRN2001
DRAWN	GFB
CHECKED	MGM
SHEET NO.	





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

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

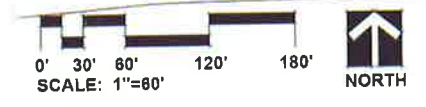
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

2	5.07.2021
1	3.29.2021

REVISIONS

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



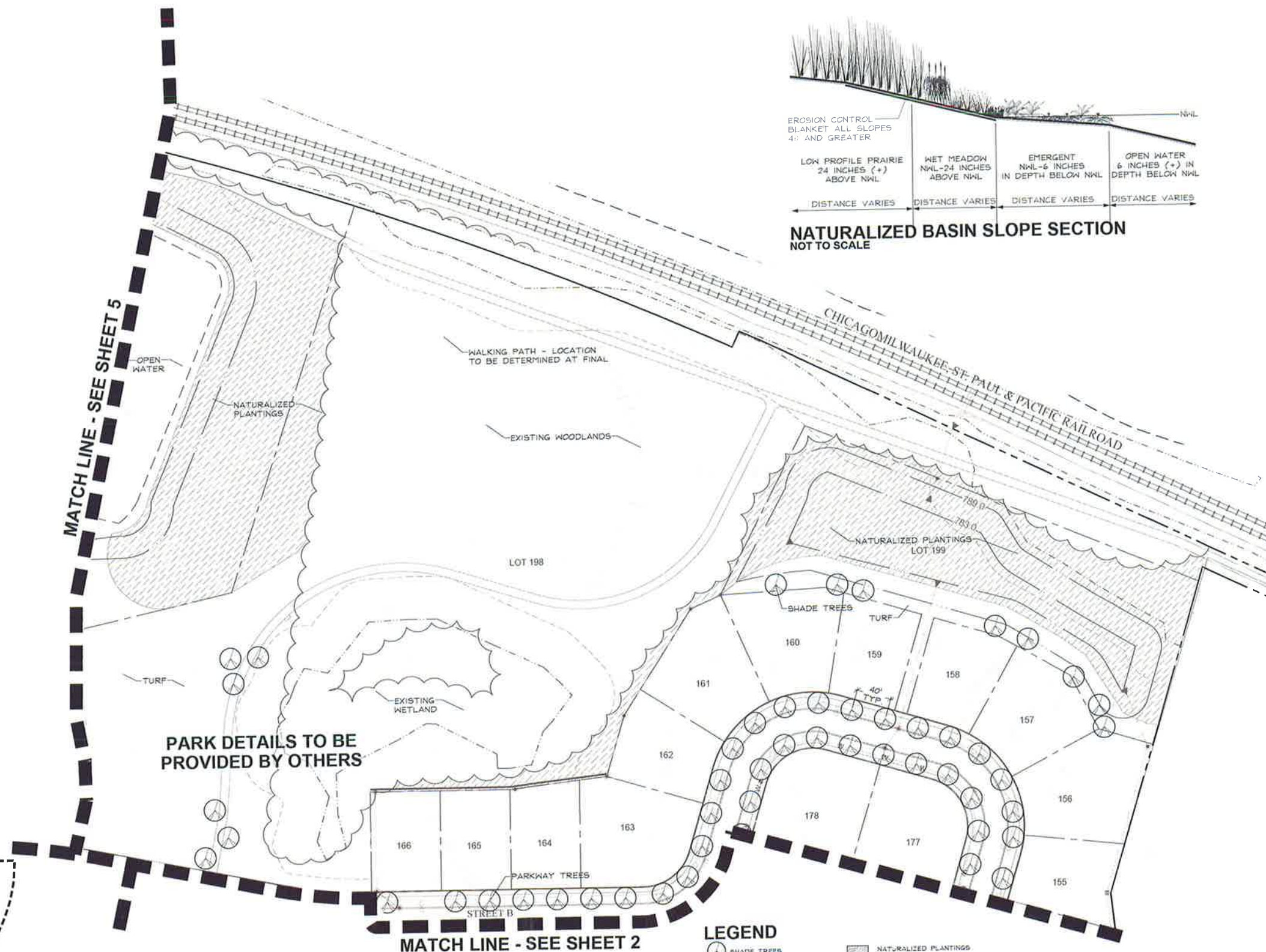
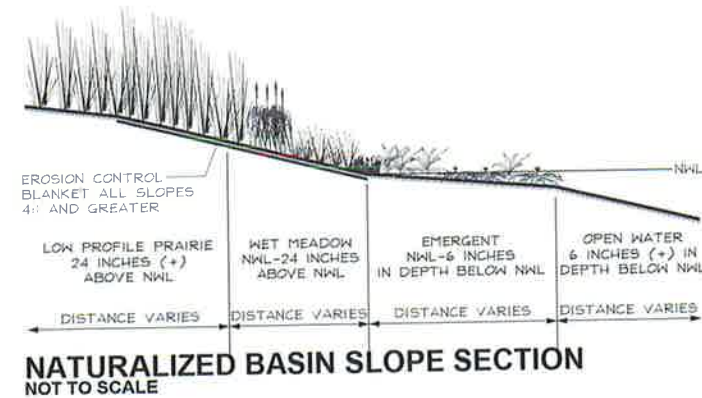


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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

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

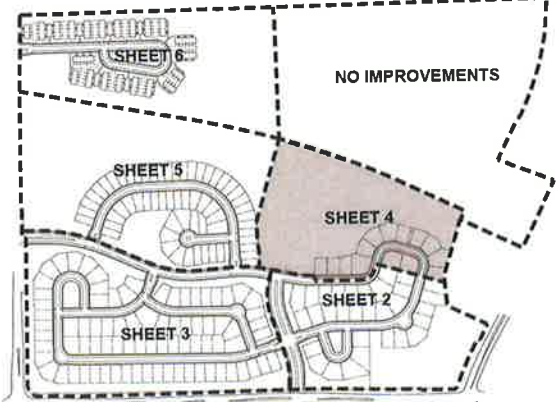
THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN



PARK DETAILS TO BE PROVIDED BY OTHERS

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.N.L.



SHEET KEY
SCALE: N.T.S.

2	5.07.2021
1	3.29.2021
REVISIONS	

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



4 OF 8

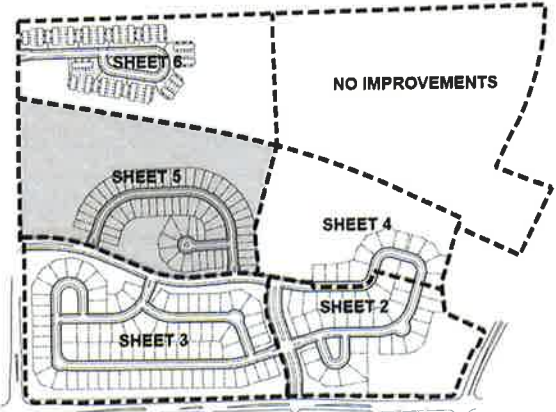
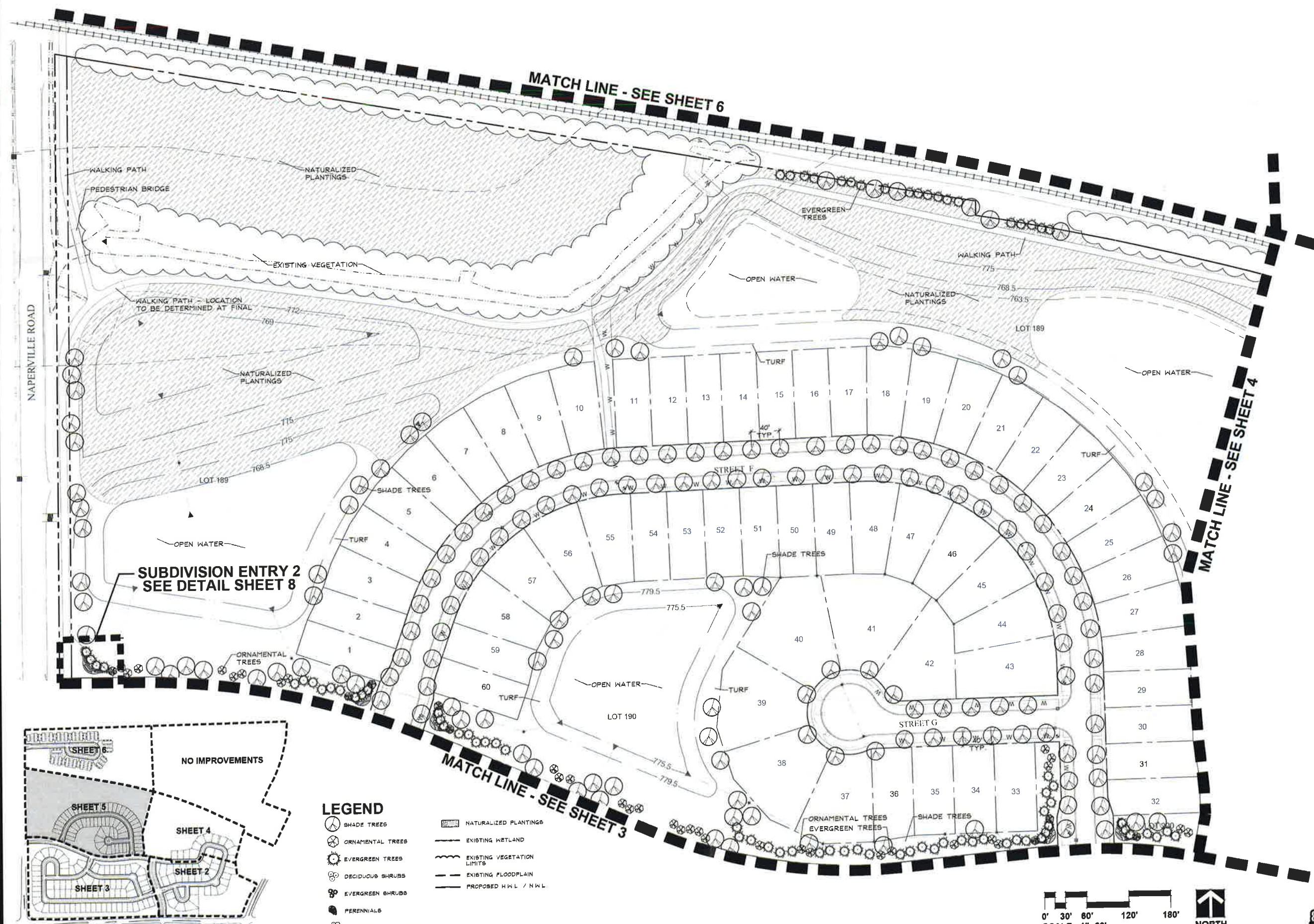


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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

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

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN



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.



NO.	DATE	REVISIONS
2	5.07.2021	
1	3.28.2021	

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

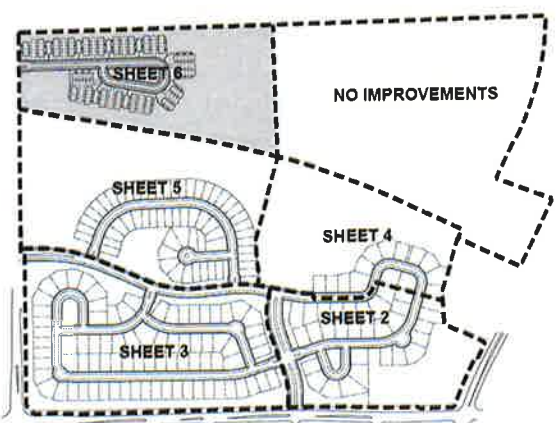
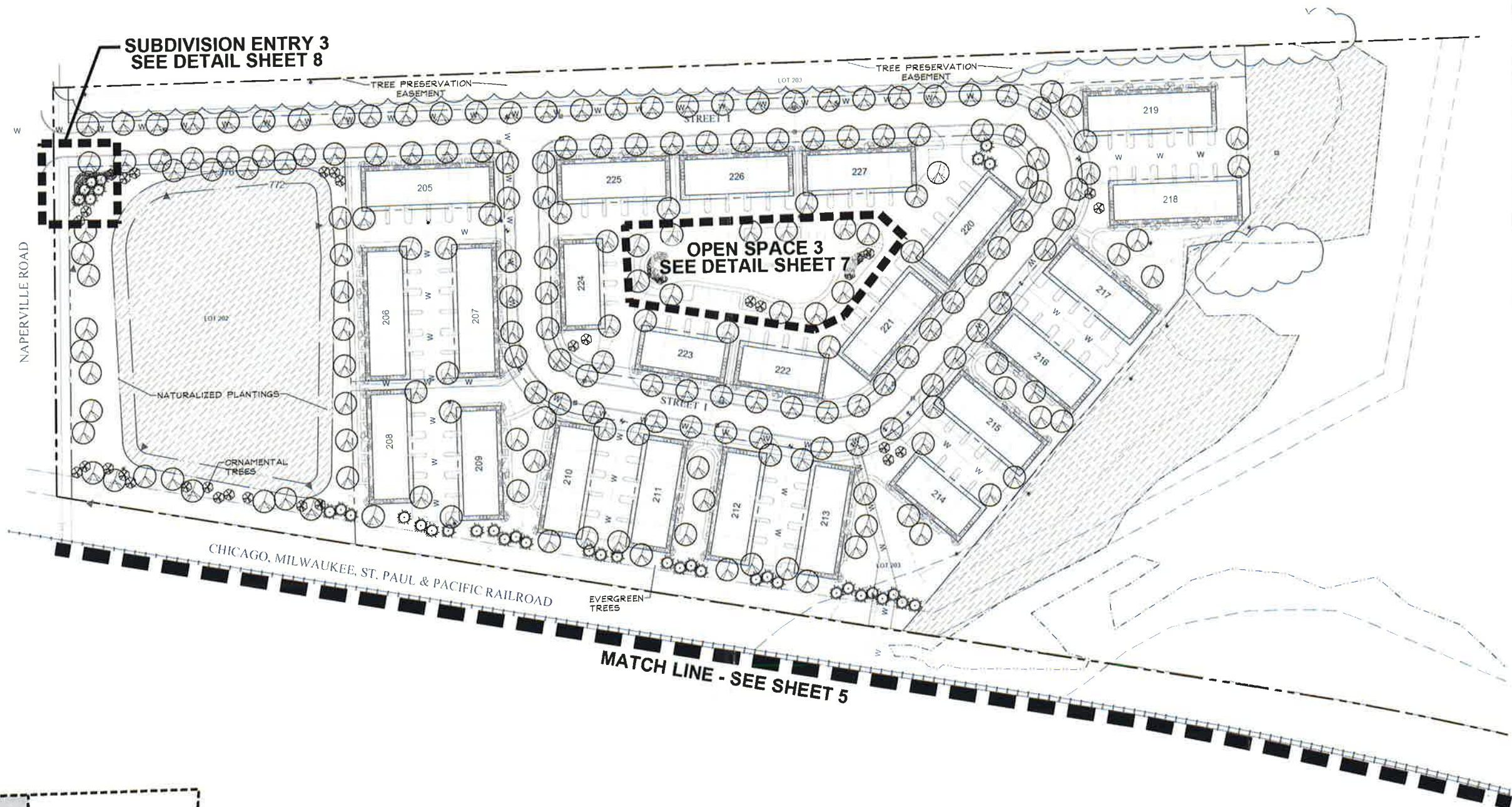




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THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN



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

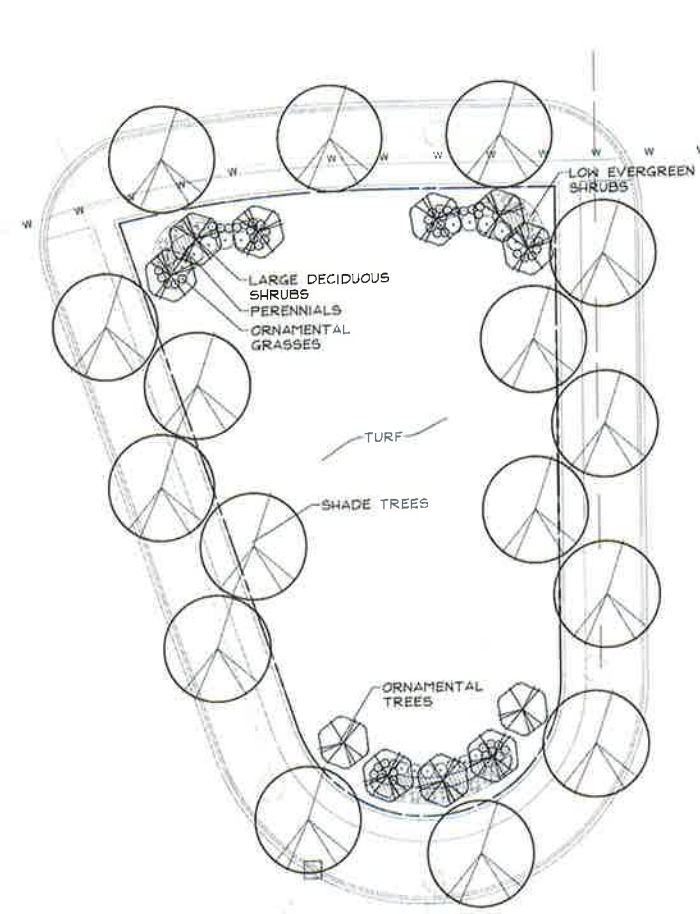
2	6.07.2021
1	3.28.2021

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

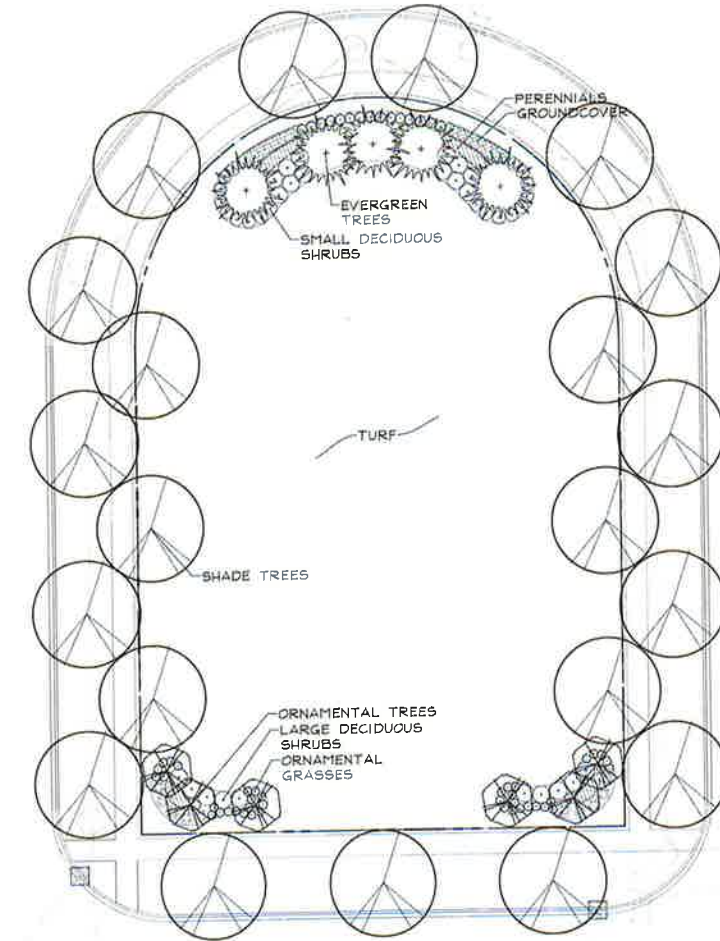
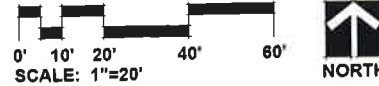


LEGEND

-  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 / N/W



OPEN SPACE 1



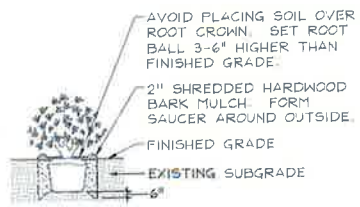
OPEN SPACE 2



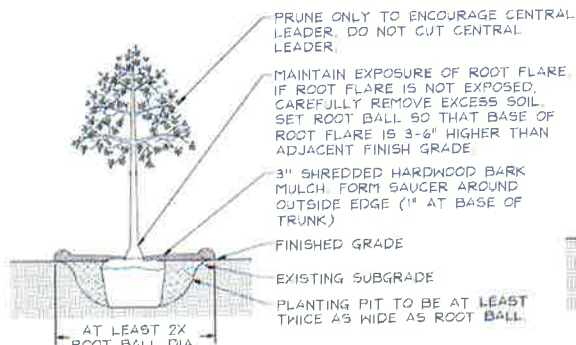
PLANTING DETAILS



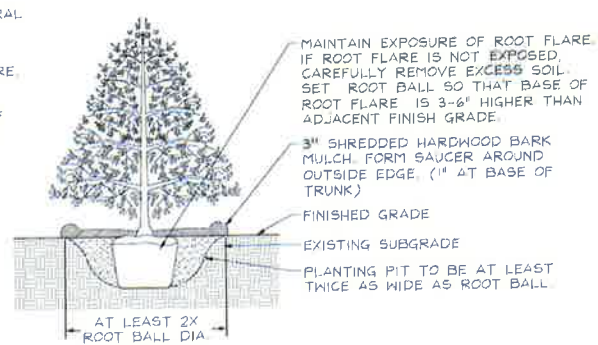
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



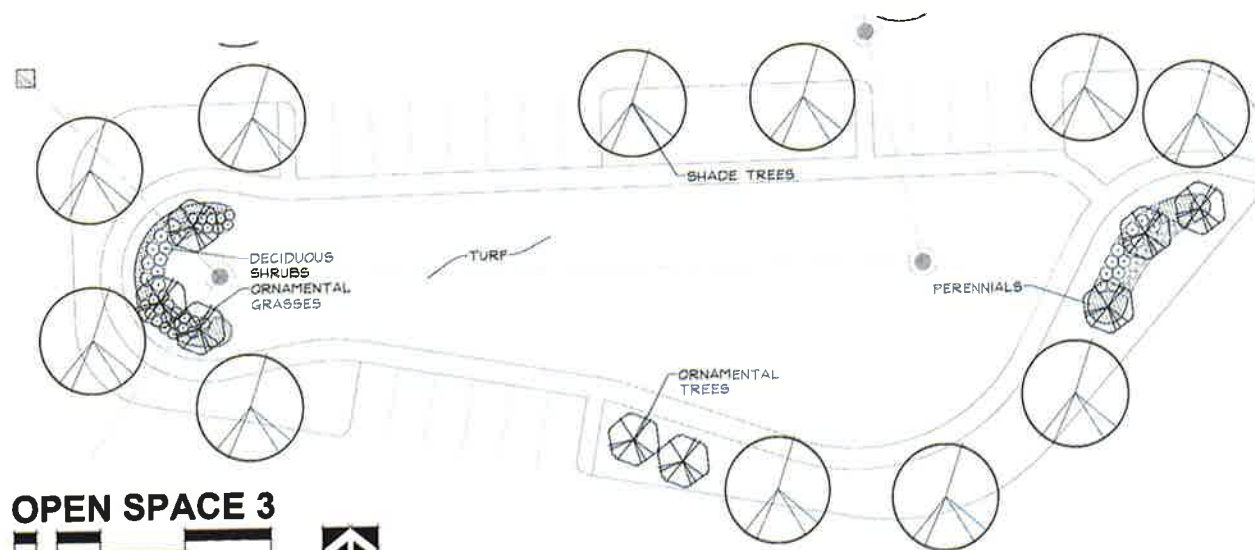
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



OPEN SPACE 3



GRWA
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PHONE: 630-668-7197

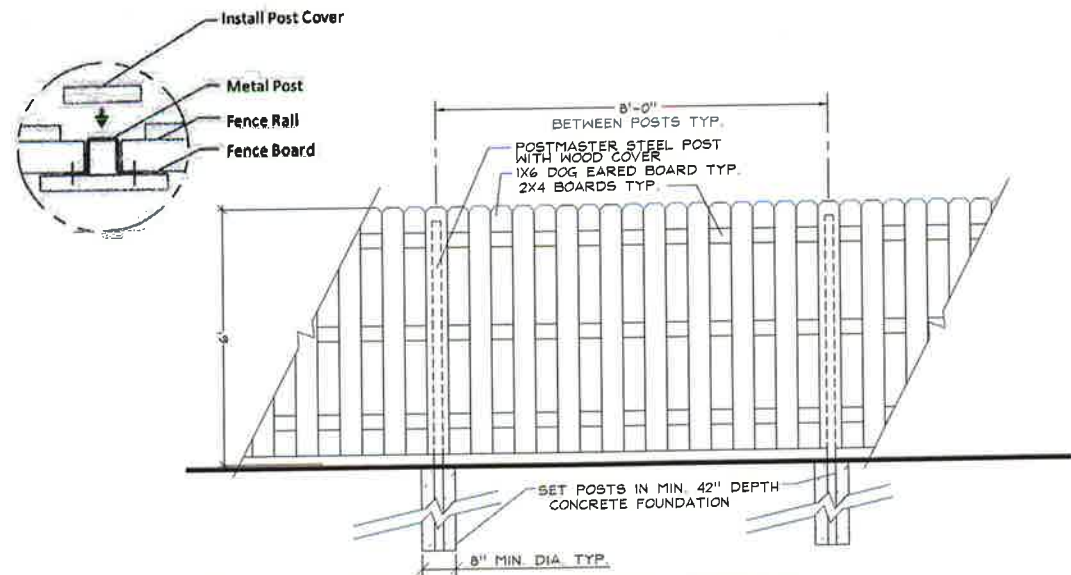
DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, L.L.C.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

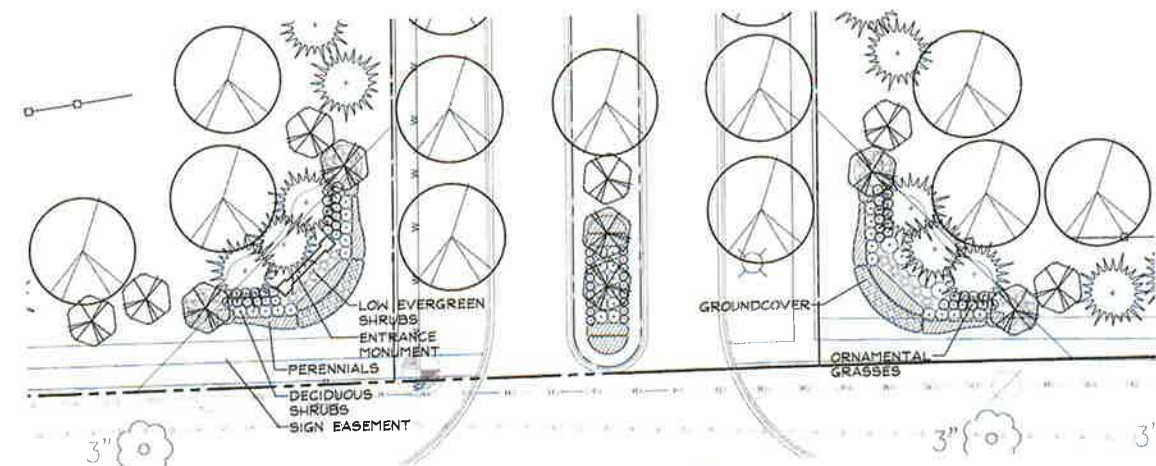
2	6.07.2021
1	3.29.2021
REVISIONS	

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

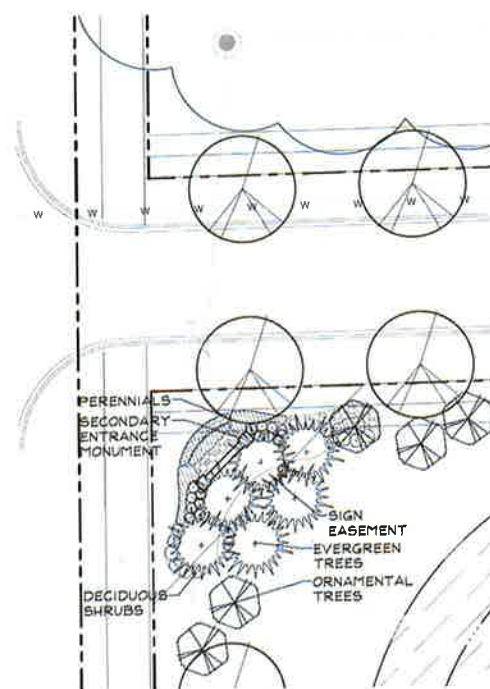




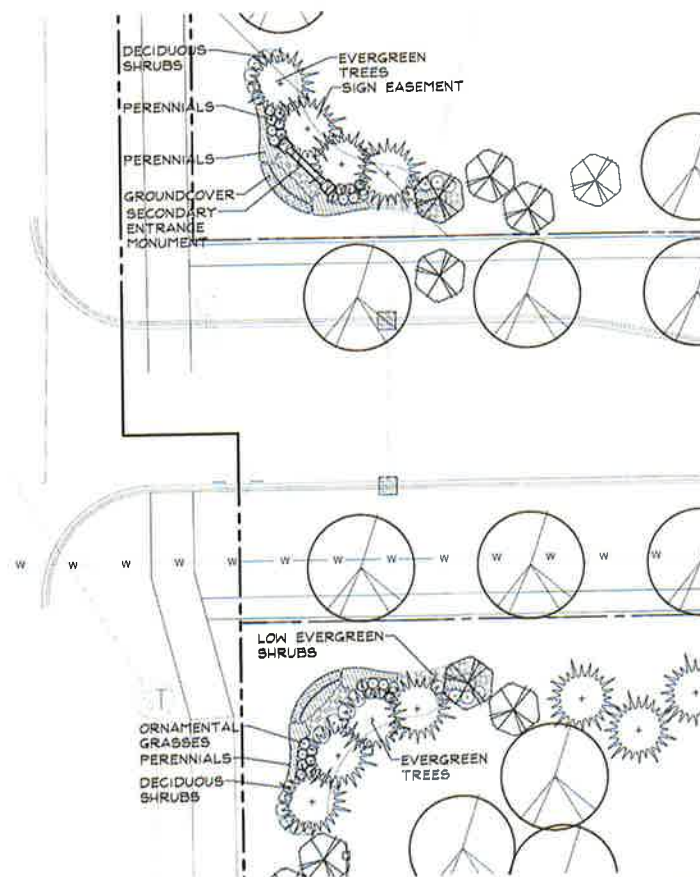
BOARD-ON-BOARD FENCE DETAIL
SCALE: N.T.S.



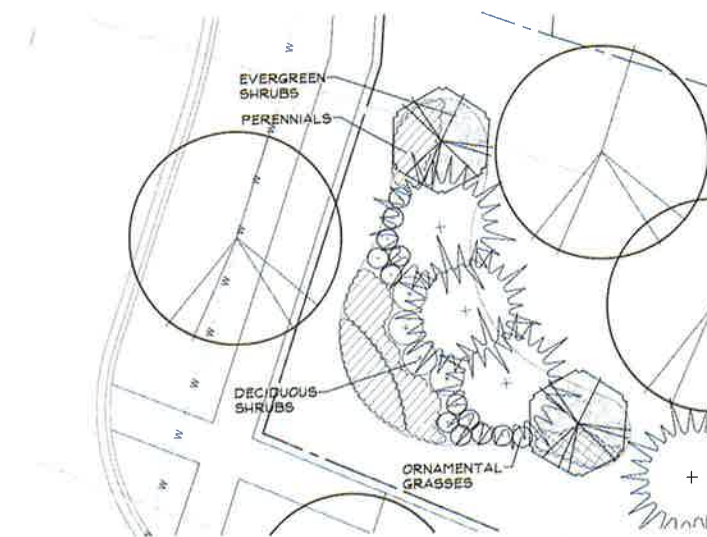
SUBDIVISION ENTRY 1 LANDSCAPE DETAIL



SUBDIVISION ENTRY 3 LANDSCAPE DETAIL



SUBDIVISION ENTRY 2 LANDSCAPE DETAIL



TYPICAL CORNER LANDSCAPE DETAIL



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LANDSCAPE ARCHITECTURE
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PHONE: 630-668-7197

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

THE GRASSLANDS
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

REVISION	DATE
2	6.07.2021
1	3.29.2021

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

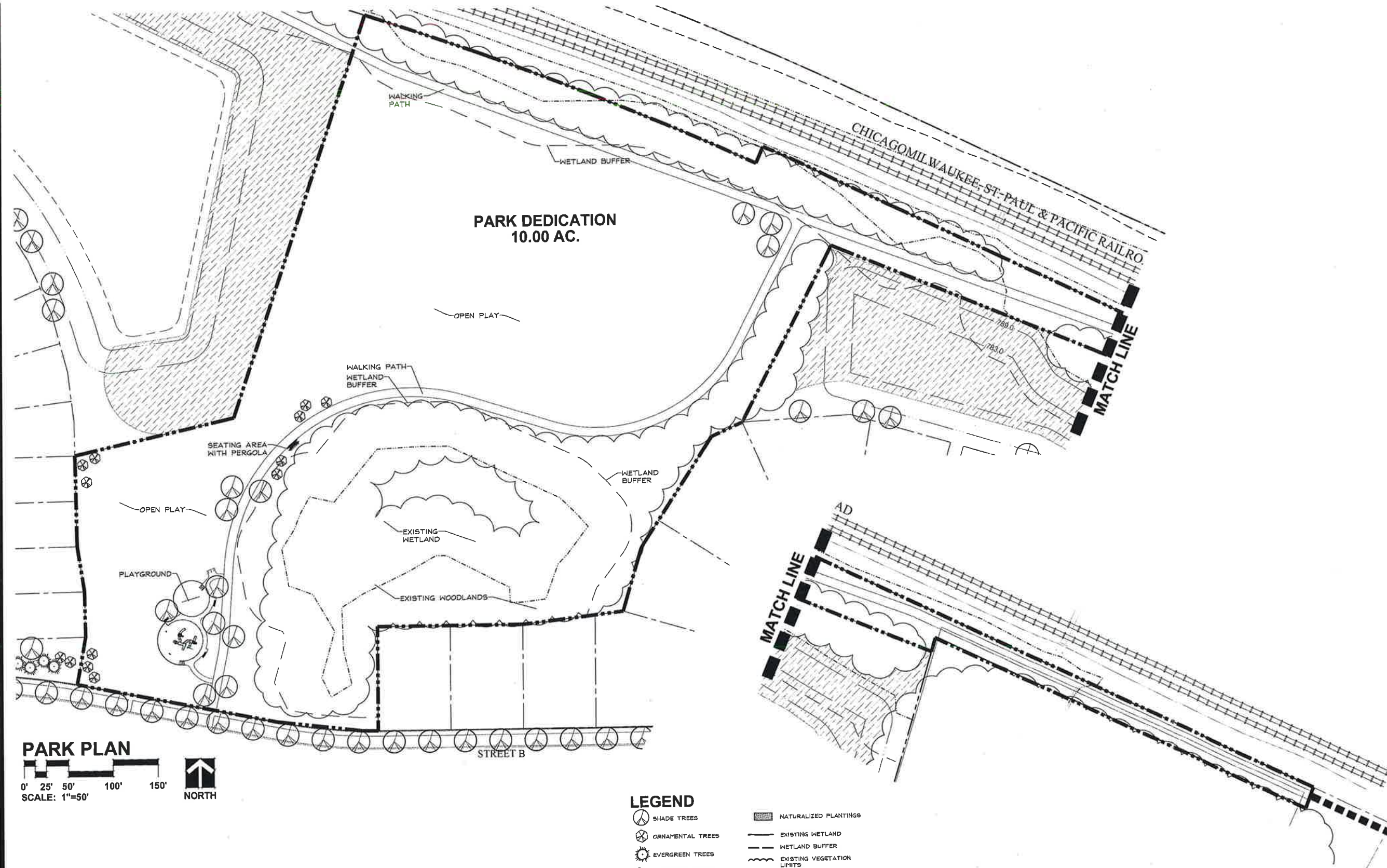




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LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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PHONE: 630-668-7197

DEVELOPER
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DEVELOPMENT
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NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS
BARTLETT, ILLINOIS
PRELIMINARY PARK PLAN



PARK PLAN



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

REVISIONS

DATE 4.07.2021
PROJECT NO. GRN2001
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.	01-10-06
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 MARK AND FOOTPRINT.
3. REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS TOPOGRAPHIC INFORMATION AND THE LINE.
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" -	±10,000 s.f.
Required Parking -	30 spaces
Actual Parking -	54 spaces
Retail "B" -	±10,000 s.f.
Required Parking -	50 spaces
Actual Parking -	57 spaces
Retail "C" -	±92,000 s.f.
Required Parking -	463 spaces
Actual Parking -	507 spaces
Restaurant -	±3,000 s.f.
Required Parking -	133 spaces
Actual Parking -	134 spaces
Bank -	±4,500 s.f.
Required Parking -	25 spaces
Actual Parking -	31 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.



APPROXIMATE LOCATION OF THE CLUB CLUB FOR SENIOR HOUSING FACILITY EXACT LOCATION TO BE VERIFIED BY AN ENGINEER

RECEIVED
COMMUNITY DEVELOPMENT

NOV 21 2005

VILLAGE OF
BARTLETT

35 33
35 33

RECEIVED
COMMUNITY DEVELOPMENT

MAR 22 2007

VILLAGE OF
BARTLETT

SR-6 PUD
Zoning
Village of Bartlett

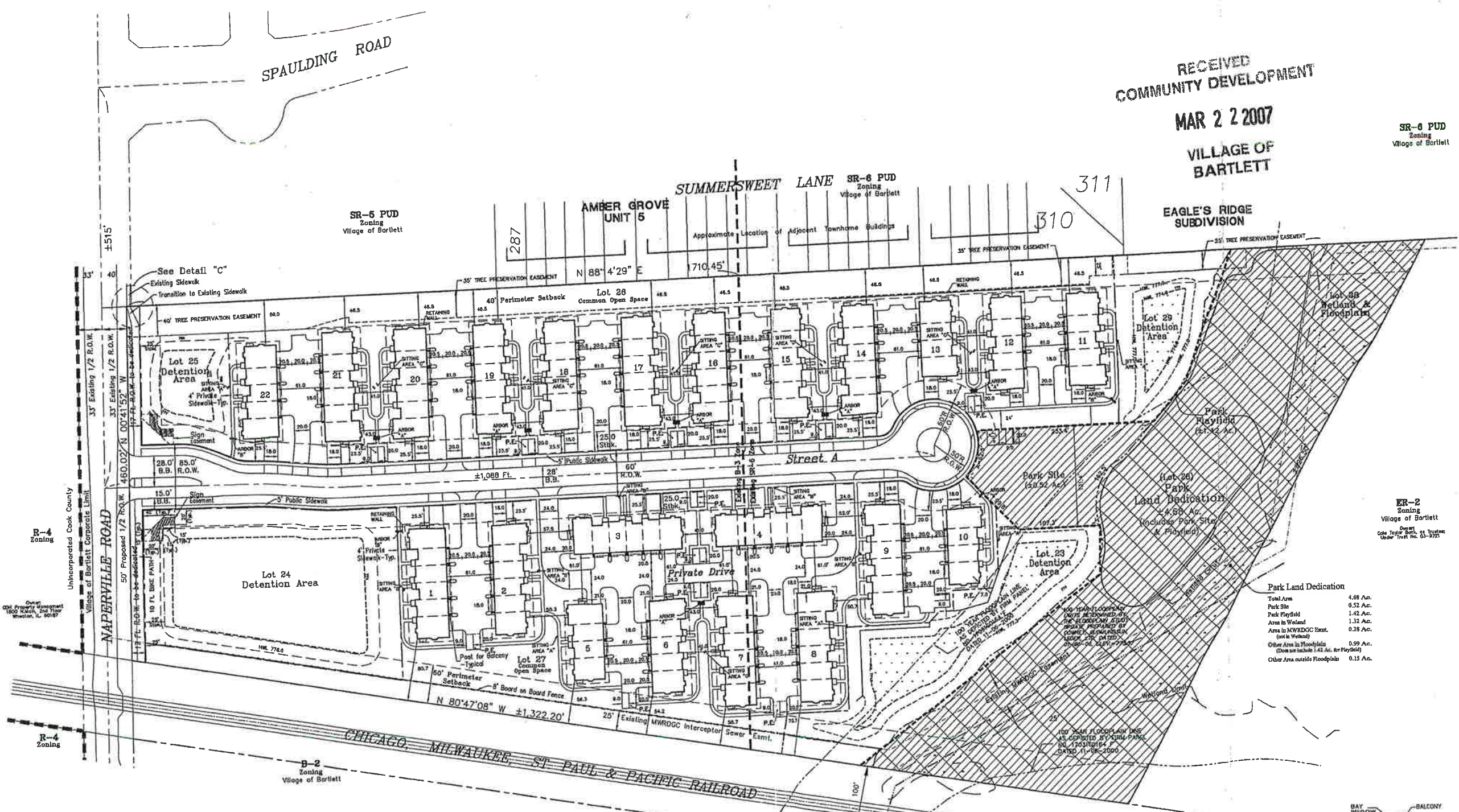
JEN LAND DESIGN, INC.
PLANNING - LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906-Chicago, IL 60656
PH: 773.633.1320 Fax: 773.633.3235 Email: jland@jlanddesign.com

Site Plan
Magnolia Place
Bartlett, Illinois

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

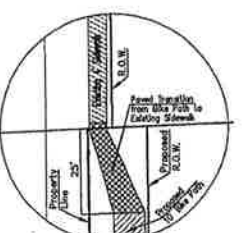
Revisions
10-11-05 2nd Comments & 40 ft. ACE
10-11-05 US Building Wb
10-11-05 2nd Comments
03-08-07 2nd Comments
03-08-07 2nd Comments
03-08-07 2nd Comments
03-08-07 2nd Comments

Job # 1000.772
Date 06-16-05
Scale 1"=50'



Park Land Dedication

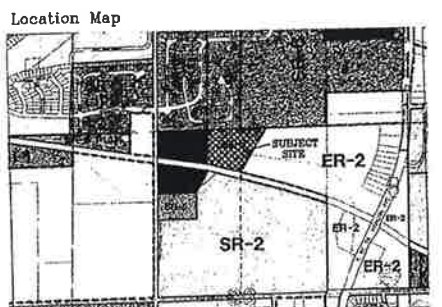
Total Area	4.68 Ac.
Park Site	0.52 Ac.
Park Playfield	1.42 Ac.
Area in Wetland	1.32 Ac.
Area in MWRDGC Extmt. (not in Wetland)	0.28 Ac.
Other Area in Floodplains (Does not include 1.42 Ac. for Playfield)	0.99 Ac.
Other Area outside Floodplains	0.15 Ac.



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

Legend

[Symbol]	Wetland Area
[Symbol]	Wet Bottom Detention Basin
[Symbol]	Area in Floodplain
[Symbol]	Area in Park Land Dedication



Location Map

Site Data

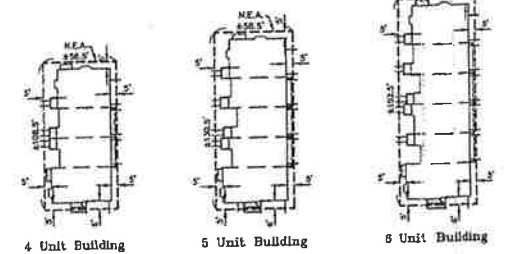
Item	Area	Volume
Total Site Area	20.9	100.0
Area in Naperville Rd. R.O.W.	0.18	0.86
Area in Detention R.O.W.	1.07	5.00
Building Coverage	2.90	13.88
Personnel Coverage	2.88	13.79
Area in Open Space	6.18	41.07
Area in Park Land Dedication	4.68	22.40

Design Standards

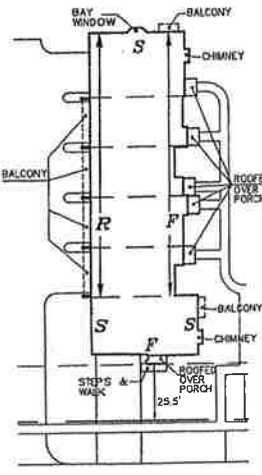
Building to Internal Street R.O.W.	- 25' P.E. Min.
Building to Frontal Property Line	- 40' P.E. Min.
Building to Side/Back	- 40' P.E. Min.
Front to Front	- 40' P.E. Min.
Front to Side	- 40' P.E. Min.
Side to Side	- 40' P.E. Min.
Side to Front	- 40' P.E. Min.
Front to Front	- 40' P.E. Min.

Notes:
1. Existing outline of the subject property is shown in black.
2. Proposed outline of the subject property is shown in red.
3. Refer to the Plan of Unit Development for the Village of Bartlett.
4. Refer to the Preliminary Engineering Plans for the final design.
5. Refer to the Preliminary Engineering Plans for the final design.
6. Refer to the Preliminary Engineering Plans for the final design.
7. The location of the existing building is shown in black.
8. The location of the proposed building is shown in red.
9. The location of the proposed building is shown in red.
10. The location of the proposed building is shown in red.

- Notes:
- Existing outline of the subject property is shown in black.
 - Proposed outline of the subject property is shown in red.
 - Refer to the Plan of Unit Development for the Village of Bartlett.
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 - The location of the proposed building is shown in red.



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



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