



**VILLAGE OF BARTLETT**  
**JOINT SPECIAL MEETING OF THE ZONING BOARD OF APPEALS & PLAN COMMISSION**  
**AGENDA**

**BARTLETT MUNICIPAL CENTER**  
**228 S. MAIN STREET**  
**July 1, 2021**  
**7:00 P.M.**

- I. Roll Call (ZBA Chairman Werden)
- II. Approval of the May 6, 2021 Zoning Board of Appeals meeting minutes – ZBA members only (ZBA Chairman Werden)
- III. **(#20-19) Le P'Tit Resto Bar Tapas** (ZBA Chairman Werden)
  - A. **Site Plan Amendment**
  - B. **Special Uses** for a restaurant to serve liquor, outdoor seating, live entertainment and PUD to allow two principal buildings on one zoning lot
  - C. **Variation** to reduce the required number of parking spaces

**PUBLIC HEARING**
- IV. **(#20-16) Residences at Bartlett Station (Site E)** (PC Chairman Lemberg)
  - A. **Second Amendment to Ordinance #2003-123** to allow for 104 residential apartments in one building
  - B. **Amending the Special Use for a PUD** to allow for 104 residential apartments in one building
  - C. **Amending the approved Preliminary/Final PUD Plan (Residential Site Plan)**
  - D. **Amending the following Exhibits attached to Ordinance #2003-123**
    - o Residential Site Plan – Exhibit E-2
    - o Residential Building – First Floor Plan – Exhibit E-4
    - o Residential Building – Garage Floor Plan – Exhibit E-5
    - o Landscape Plan – Exhibit E-6
    - o Building Elevations – Exhibit E-7 (SK-007, 008)
    - o Modifications to Bartlett Zoning and Subdivision and PUD Ordinances - Exhibit E8 #3

- E. **First Amendment to Ordinance #2005-124** to allow for 104 apartment units in one building
- F. **Amending the following Exhibits attached to Ordinance #2005-124:**
  - o Residential Buildings 3, 4, & 5 First Floor Plan – Exhibit 1
  - o Residential Buildings 3, 4 & 5 Second/Third Floor Plan – Exhibit 2
  - o Residential Buildings 3, 4 & 5 Elevations – Exhibit 3
- G. **Plat of Consolidation**
- H. **Variations from the Downtown Zoning Overlay District (Form Based Code)**
  - o 10-9C-3.C.3 – Other Frontage Build-to Zone – Corner Side Yard Setback
  - o 10-9C-3.C.6 – Minimum Rear Setback
  - o 10-9C-3.C.8[7] – Surface Parking & Loading Location – Rear Yard
  - o 10-9C-3.D.1 – Maximum Height
  - o 10-9C-4.D – Table C. Prohibited Materials
  - o 10-9C-5.D.1 – Table E. Minimum Parking Spaces

**PUBLIC HEARING**

- V. Old Business/New Business (PC Chairman Lemberg)
- VI. Adjournment (PC Chairman Lemberg)



Village of Bartlett  
Zoning Board of Appeals Minutes  
May 6, 2021

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M. Werden called the meeting to order at 7:04 pm.

**Roll Call**

Present: M. Werden, G. Koziol, B. Bucaro, J. Banno, M. Sarwas, and C. Deveaux

Also Present: Village Planner, Kristy Stone, Associate Planner, Devin Kamperschroer

**Approval of Minutes**

A motion was made to approve the December 3, 2020 meeting minutes.

Motioned by: G. Koziol

Seconded by: B. Bucaro

**Roll Call**

Ayes: G. Koziol, B. Bucaro, J. Banno, C. Deveaux, and M. Werden

Nays: None

Abstain: M. Sarwas

The motion carried.



Village of Bartlett  
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**(#21-06)**      **1306 Richmond Lane**  
Variation: Rear yard  
**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**Exhibit D – Forest Preserve District of DuPage County letter**

The petitioner, **Ed Pomeroy** of 1306 Richmond Lane came forward and was sworn in by **M. Werden** and stated that they are requesting a variance for the back of the lot line. Currently the limit is 40 ft from the property line to a permanent structure. We are requesting a variance to reduce that to 29 ft for a room addition on the back of our house on the southwest corner of the house. The reason for the room addition is that we have 6 children and we are both now working from home in addition to our son who is also working from home. **M. Werden** is this addition going to blend in with the rest of the house? **E. Pomeroy** yes, it is. It is not a sunroom structure. It will be a full construction with the same siding and roofing as the rest of the house. It has a gabled roof that will come out and will be the same roofing as the rest of the house as you can see on drawing and on the plan. **M. Werden** I like that there is open space to the back and we do not have to worry about another building being built there. **E. Pomeroy** there is a retention area that never really fills with water and myself and my neighbor directly to the left of us maintain that all year to keep it cut down and there is forest preserve behind that. **M. Werden** were there any calls to staff about this? **K. Stone** no.

**M. Werden** asked if there were any further questions or motions by the committee.

**G. Koziol** it always makes it easier for us when the property behind the property in question is open like this with the forest preserve. **J. Banno** is this a 3-season room or is it heated with air conditioning? **E. Pomeroy** the plan does not currently have air conditioning, but it will have heat and it is a full-construction build. It is not a prefab 3-season room. It will have heat and a ceiling fan. **J. Banno** is this a 1 or 2 story addition? **E. Pomeroy** the addition would be 1 story and would be open below. My understanding is that we need to have the deck that you see in the picture removed and the addition has to have trenching and a full foundation underneath it. The plan is for a concrete patio underneath and it would be open underneath the addition. It will be a 1-story addition suspended. **G. Koziol** will the existing windows come out? **E. Pomeroy** the windows will be replaced with French doors. The window above the French doors would be closed off. **B. Bucaro** does this comply with impervious surface standards? **E. Pomeroy** yes. We are removing the existing concrete patio, which is approximately 256 sq ft and then the new concrete patio would be under the addition, which will keep us within the 35% standard of impervious surface. **G. Koziol** if the home owner was not removing the concrete patio would that cause a conflict with impervious surface standards and if they wanted to keep that patio would they have to apply for a variance? **K. Stone** they would have to request that too. We have only allowed lots to exceed the impervious surface standards for existing structures. They are not expanding the impervious surface. They are trying to keep it in conformance. We try not to set a precedent by encouraging impervious surface variation requests.



**Village of Bartlett  
Zoning Board of Appeals Minutes  
May 6, 2021**

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**M. Werden** opened the public hearing portion of the meeting. No one came forward with comments.

**G. Koziol** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-06) 1306 Richmond Lane** for a variation to reduce the rear setback to 29 ft to allow for the construction of a room addition.

**Motioned by: G. Koziol**  
**Seconded by: C. Deveaux**

**M. Werden** closed the public hearing portion of the meeting.

**Roll Call**

**Ayes: B. Bucaro, J. Banno, G. Koziol, M. Sarwas, C. Deveaux, and M. Werden**

**The motion carried.**



**Village of Bartlett  
Zoning Board of Appeals Minutes  
May 6, 2021**

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**Old Business/ New Business**

**K. Stone** so far, we do not have anything scheduled for a meeting next month.

**M. Werden** asked if there was a motion to adjourn.

**Motioned by: C. Deveaux**

**Seconded by: G. Koziol**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:20 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**21-62**

DATE: June 18, 2021

TO: The Chairman and Members of the Plan Commission  
The Chairman and Members of the Zoning Board of Appeals

FROM: Devin Kamperschroer, Associate Planner 

RE: **(#20-19) Le P'tit Resto Bar Tapas**

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**PETITIONER**

Rakesh Chopra

**SUBJECT SITE**

211 W Railroad Ave (Banbury Fair Building) and 215 W Railroad Ave (Barn—proposed restaurant)

**REQUEST**

**Site Plan Amendment**

**Special Uses**—for a restaurant to serve liquor, outdoor seating, live entertainment, and a PUD to allow two principal buildings on one zoning lot

**Variation**—to reduce the required number of parking spaces

**SURROUNDING LAND USES**

<b><u>Subject Site</u></b>	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
	<b>Commercial</b>	<b>Commercial</b>	<b>B-1</b>
North	Commuter Parking	Commercial	B-1
South	Residential	Village Center Residential	SR-4
East	Village Parking	Public	P-1
West	Commercial	Commercial	B-1

**ZONING HISTORY**

This property falls within the original Village of Bartlett corporate limits (1891) and was zoned Business in 1941. As part of the comprehensive rezoning of the village in 1978, the property was zoned B-1 Village Center. The site plan for Banbury Fair, which widened the main driveway and proposed a possible through connection to Hickory Avenue was approved on July 14, 1987. A site plan for an addition adding first floor retail space and 2 additional second floor rooms was approved in 1989. Ordinance

#2004-98 approved a site plan for an addition including first floor space as well as a second-floor apartment and a 17-foot variation for a wraparound porch. Ordinance #2012-41 granted a special use permit for a banquet facility to allow up to 6 outdoor banquets/events per year.

## DISCUSSION

1. The petitioner is requesting a **site plan amendment** for a tapas bar and lounge to be located in an existing 1,235 square-foot barn building on the Banbury Fair property.
2. **Special use permits** are also being requested to allow a restaurant to serve liquor, outdoor seating, live entertainment, and a PUD to allow two principal buildings on one zoning lot. *(The site plan amendment and special use permits will be voted on by the Plan Commission.)*
3. An addition is proposed on the west side of the barn that includes bathrooms, expands the kitchen area and provides additional seating. Water and sewer service connections would be extended to the barn for these improvements.
4. The building will be under 2,500 square feet; therefore, a fire sprinkler system is not required. However, a smoke alarm system will be required.
5. The proposed restaurant would have 40 seats located inside with 62 seats located on the existing patio and lawn space.
6. The petitioner is also requesting a **variation** to reduce the number of required parking spaces from 16 to 4. Two on-site spaces will be designated for the apartment above Banbury Fair and an additional on-site space will be ADA compliant. In accordance with the Downtown Bartlett Zoning Overlay, the proposed restaurant would require 8 parking spaces, 3 for the interior seating area and 5 for the exterior seating area. The existing retail store (Banbury Fair) would require 6 parking spaces, with an additional 2 spaces required for the apartment. *(The variation will be voted on by the Zoning Board of Appeals.)*
7. The adjacent public parking lot to the east of this property contains 25 parking spaces and 58 spaces are available in the commuter lot directly to the north of the site. The commuter parking spaces are free after 11 am and on weekends.
8. The existing fencing and landscaping would remain or be enhanced to provide screening to the properties to the south.
9. The outdoor dumpster enclosure would be screened by an existing shed structure and gate.



10. The restaurant would operate between the hours of 4:00 PM and 10:00 PM, 7 days a week.
11. Any amplifiers used for outdoor live entertainment must be approved through the amplifier permit process with the village.
12. A maximum of six (6) large outdoor live entertainment events may take place within a calendar year. These events may utilize the entire site including the lawn area east of the restaurant and may or may not use amplification.
13. Fencing for outdoor liquor service would be required.

### **RECOMMENDATIONS**

1. The Staff recommends **approval** of the Petitioner's requests for a Site Plan Amendment and Special Use Permits subject to the following conditions and Findings of Fact:
  - a. Building permits shall be required for all construction activities;
  - b. Village Engineer approval of the Engineering Plan;
  - c. The hours of operation shall be from 4:00 PM to 10:00 PM;
  - d. All outdoor events making use of amplification shall require an amplifier permit;
  - e. A maximum of six (6) large outdoor live entertainment events utilizing the site outside of the designated outdoor seating area shall take place within a calendar year;
  - f. Fencing shall be required around the outdoor seating area where alcohol will be consumed;
  - g. A smoke alarm system shall be required;
  - h. An occupancy permit shall not be issued until all building code issues have been satisfied, including the completion of the bathrooms at 215 W Railroad Ave.
  - i. Findings of Fact (Site Plan):
    - i. That the proposed restaurant is a permitted use in the B-1 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 site 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.
  - j. Findings of Fact (Special Use Permits):
    - i. The proposed Special Uses are desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
    - ii. That the proposed Special Uses 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 Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:
- a. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - b. That conditions upon which the petition for a variation is based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
  - c. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
  - d. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - e. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - f. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public

safety, or substantially diminish or impair property values within the adjacent neighborhood.

- g. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Zoning Board of Appeals, sustains all the conditions enumerated above.

3. Background information is attached for your review.

dk/attachments

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From: Rakesh Chopra

d^licious Fusion Tapas Lounge

124 Bartlett Plaza, Bartlett, IL 60103

To:

Village President and Board of Trustees

Village of Bartlett,

Bartlett, IL 60103

RECEIVED  
PLANNING & DEVELOPMENT

MAY 28 2021

VILLAGE OF  
BARTLETT

Subject: Request to build a New Resto, Wine Tapas Lounge "Le P'tit" concept

By remodelling THE BARN at Banbury Fair, Bartlett, IL 60103

Dear Village President and Board of Trustees,

Thank you for taking the time to hear this new proposal regarding our new Eclectic and unique Concept in a historical location of Bartlett. In the past many years of our Restaurant experience, Village of Bartlett has enthusiastically supported many our different restaurant concepts, from Sansaveria to Tipsi Monkey to d^licious Crepes and Roti and now presently in operation d^licious Fusion Tapas Lounge. The new Concept of Le P'tit is an extremely unique concept which we feel would bring folks not only from Bartlett to enjoy, but from the surrounding suburbs as well. The Goal is to be well known and be recognized in the Restaurant magazines with an award-winning venue. This concept will feature the following:

- SHOW CASE MAKING OF SWEET CREPES WITH EUROPEAN LIQUORS DRIZZLED ON TOP, SELF HELPED
- WINES FROM AROUND THE WORLD WITH WINE TASTING STATIONS WITH TAPAS MADE TO ORDER.
- OPEN FROM 4 PM UNTIL 9 OR 10 PM DAILY
- SOFT LIVE JAZZ VENUES, AT LEAST COUPLE TIMES A MONTH
- OPEN AIR GRILLING DURING WARM WEATHER MONTHS, ALL YOU CAN EAT FROM GRILL TO PLATE
- SOFT LIGHTING AND SOFT MUSIC IN BACKGROUND DURING BUSINESS HOURS TO COMPLIMENT THE SETTINGS.

Village staff has reviewed our concept and have been extremely supportive with tremendous enthusiasm. We feel it could be a very popular attraction for Bartlett. Hope to get your approval soon to embark on this new amazing concept.

Thank you again for your time,

Regards

Rakesh Chopra



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
 Case # 2020-19  
 RECEIVED  
 PLANNING & DEVELOPMENT  
 DEC 30 2020  
 VILLAGE OF  
 BARTLETT

PROJECT NAME Le P'tit RESTO BAR TAPAS

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: RAKESH CHOPRA

Street Address: 211 W. RAILROAD

City, State: BARTLETT, IL. 60103

Zip Code: 60103

Email Address: RAKESH@DLICIOUSINC.COM

Phone Number: 808 364 9708 (cell)

Preferred Method to be contacted: See Dropdown

### PROPERTY OWNER INFORMATION

Name: BRUCE SUFFERN

Street Address: 211 W RAILROAD AVE

City, State: BARTLETT, IL

Zip Code: 60103

Phone Number: 630-363-8606

OWNER'S SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_  
(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: TAPAS AND LOUNGE BAR
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** See Dropdown

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

Common Address/General Location of Property: 211 W RAILROAD AVE., BARTLETT, IL <sup>601</sup>

Property Index Number ("Tax PIN"/"Parcel ID"): \_\_\_\_\_

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

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

Acreage: \_\_\_\_\_

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_  
Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

Attorney N/A

Engineer N/A

Other N/A

## **FINDINGS OF FACT (Standards)**

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

**\*\*PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY RELATE TO YOUR PETITION\*\***

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

## 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.

WINE BAR & RESTAURANT.

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

Yes.

PROPERTY HAS BEEN USED COMMERCIALY IN THE PAST.

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

Yes.

Same as in #2 above



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

Yes.  
Same as in #2

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

Yes. WILL BE ADHERED  
"SAFETY RECORD HAS BEEN 100%  
IN THE PAST"

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

Yes - EXISTING FENCING

**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.

WE ARE BRINGING A UNIQUE RESTAURANT  
CONCEPT IN DOWNTOWN BARTLETT

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.

IT WILL NOT BE DETRIMENTAL TO HEALTH  
AND SAFETY, MORALS, OR GENERAL WELFARE OF  
PERSONS RESIDING OR WORKING IN THE VICINITY.

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.

Yes

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

Yes - BUSINESS DISTRICT.

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.

Yes

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.

Yes

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.

IT WILL NOT

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

Yes

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

Yes

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.

Yes - Applying for VARIATIONS

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.

Yes

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

yes

## FINDINGS OF FACT FOR SPECIAL USES

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

BARN - WHICH IS LOCATED AT BANBURY FAIR IS A PERFECT LOCATION FOR A WINE & TAPAS CONCEPT. DELICIOUS PLANS TO ATTRACT CUSTOMERS WHO SEEK THIS KIND OF CONCEPT AT OTHER POSH SUBURBS - NAPERVILLE, SAINT CHARLES, SOUTH BARRINGTON and more... A DEFINITE FEATHER IN THE CAP FOR 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.

NOT AT ALL. AS A MATTER OF FACT PEOPLE WILL BE PROUD TO INTRODUCE THIS TO THEIR FRIENDS & FAMILY MEMBERS.

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.

Yes. AS DIRECTED BY THE VILLAGE RULES & REGULATIONS

## FINDINGS OF FACT FOR VARIATIONS

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

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

DUE TO UNIQUE LOT, WE ARE RETROFITTING  
THE BUILDING — SO, THE HARSHIP IS EXPERIENCED

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

DUE TO THE SHAPE & EXISTANCE OF THE BUILDING  
IT IS UNIQUE TO THIS SITUATION

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

THIS HAS NOTHING TO DO WITH INCREASE  
OF PROPERTY VALUE

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

No.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

No.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

No.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

No.



**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: Rakesh Chopra

PRINT NAME: RAKESH CHOPRA

DATE: 12/21/20

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: RAKESH CHOPRA

ADDRESS: 124 BARTLETT PLAZA

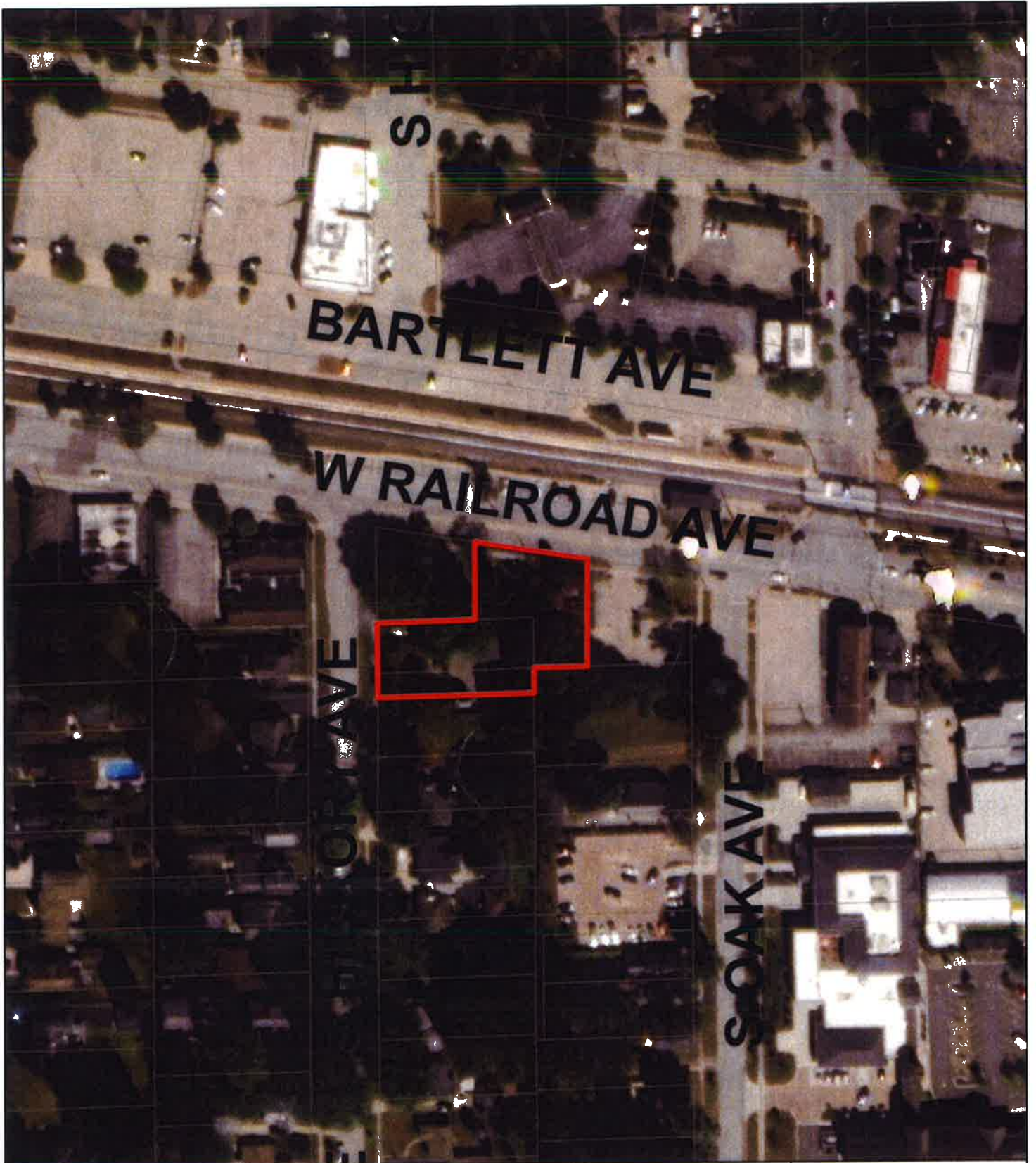
BARTLETT, IL 60103

PHONE NUMBER: 808 364 9708

EMAIL: RAKESH@DLICIOUSINC.COM

SIGNATURE: Rakesh

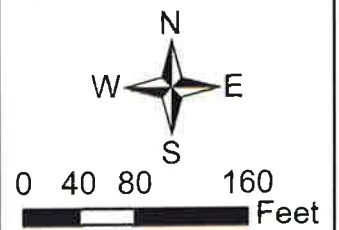
DATE: 12/21/20 12/21/20



# Location Map

Le P'tit Tapas  
PINs: 06-34-408-020,  
06-34-408-022 & 06-34-408-024

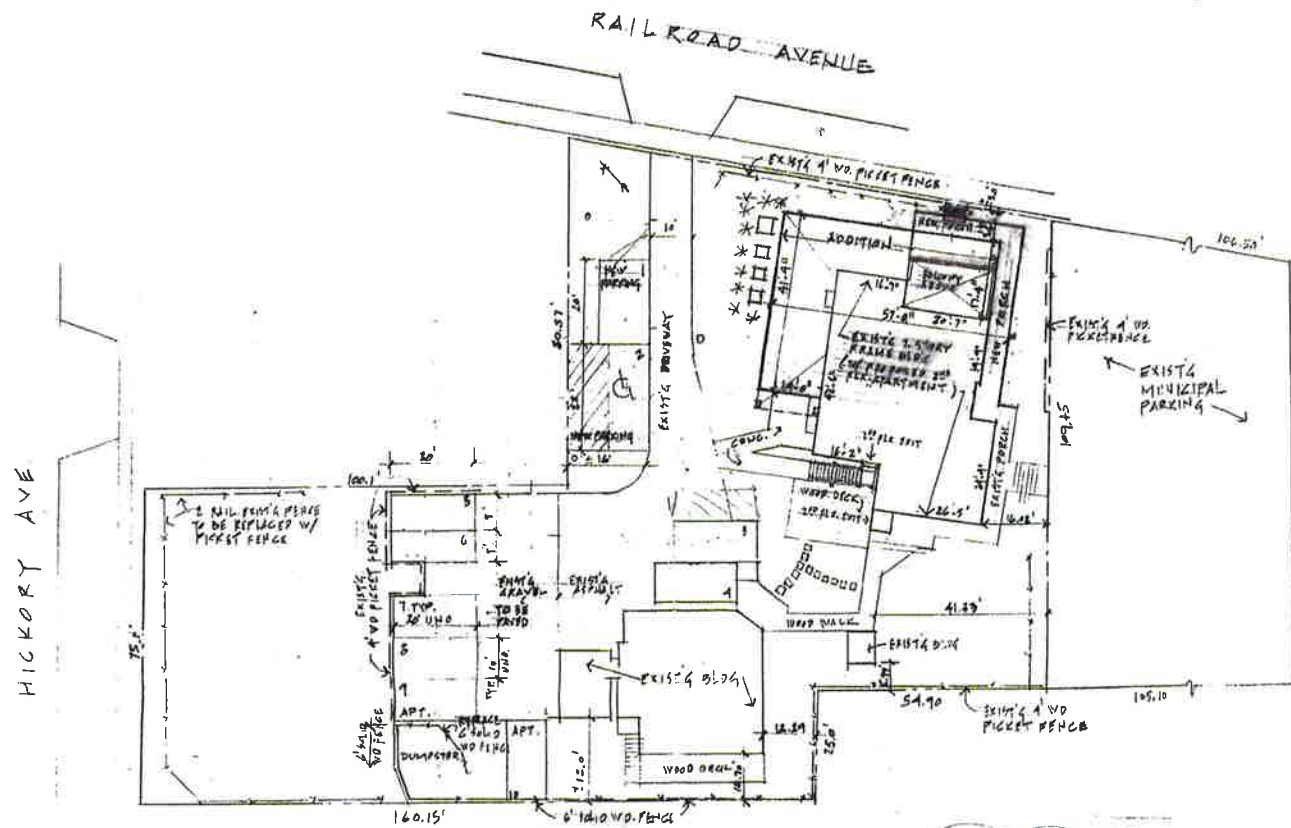
2021



**APPROVED SITE PLAN  
PER ORDINANCE #2004-98**

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT 23 2004  
VILLAGE OF  
BARTLETT

← PHASE I PHASE II →



PHASE I W/ EXISTING PARKING  
SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

PROJECT DATA: PHASE I

FLOOR AREA

EXIST'G 1<sup>ST</sup> FLOOR: 1635 SQ. FT.

1<sup>ST</sup> FLR ADDITION: 1063 " ± 2318 + STAIR

EXIST'G 2<sup>ND</sup> FLR STORAGE: 120 "

2<sup>ND</sup> FLOOR APT.: 1182 SQ. FT.

FLOOR AREA DEDUCTIONS:

TOILET RM: 64 SQ. FT.

STAIRWAYS: 81 SQ. FT.

COUNTERS: 90 SQ. FT. (-) 648

WALL RACKS: 293 SQ. FT.

STORAGE: 120 SQ. FT.

TOTAL SQ. FT. FOR PARKING CALCULATION = 2170 SQ. FT.

PARKING REQ'D 2170 ÷ 200 = 10.85

PARKING REQ'D APT. = 2

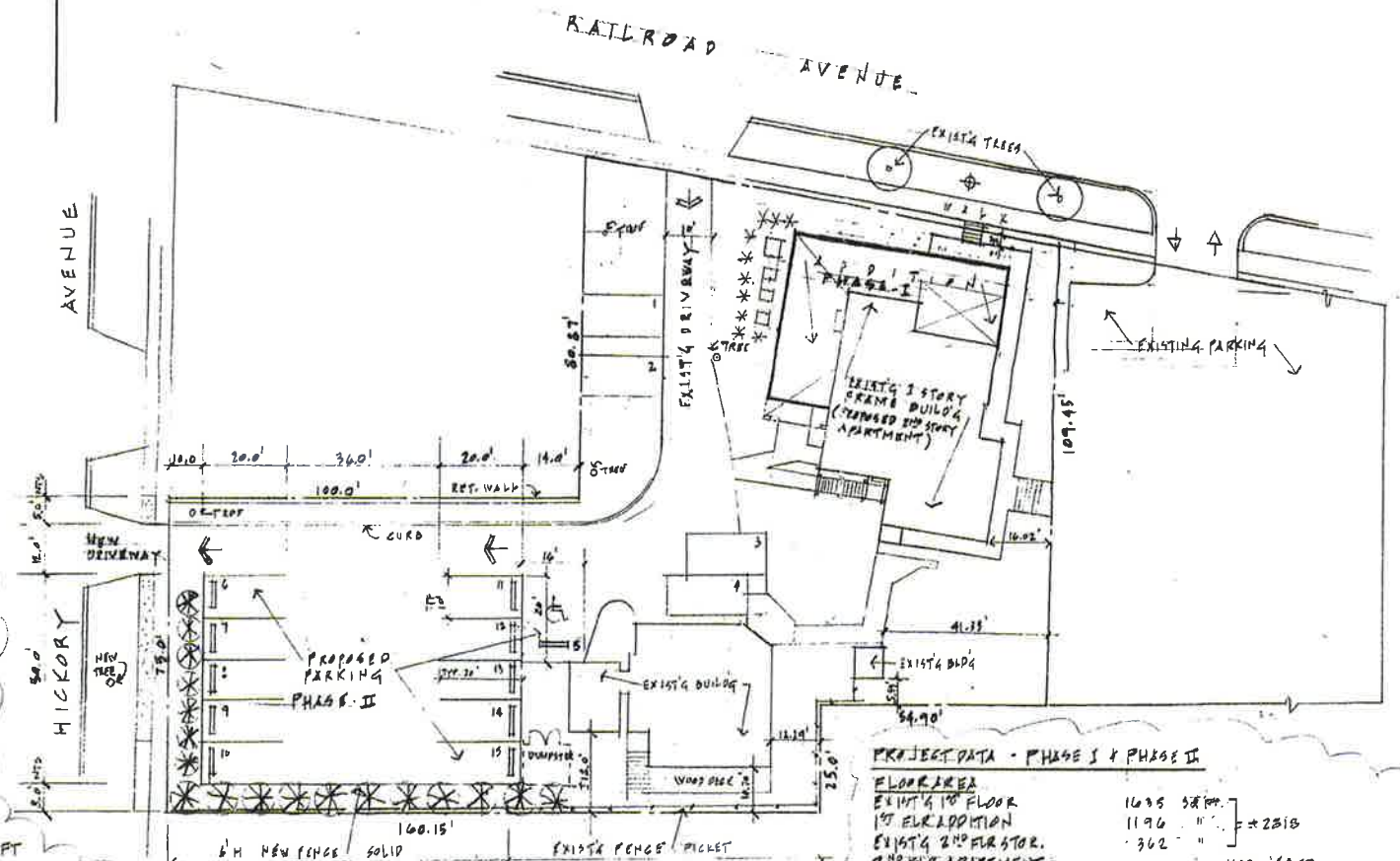
TOTAL PARKING REQ'D = 13. ACTUAL = 10 INCL'G 1 HANDICAPPED

FLOOR AREA RATIO PHASE I = 0.35

TOTAL BLDG. AREA = RETAIL: 2010 + APT. 1182 + REST. 768

+ STORAGE 139 = 4999 SQ. FT.

7-20-04



PHASE II  
SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

FLOOR PLAN ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

PROJECT DATA - PHASE I & PHASE II

FLOOR AREA

EXIST'G 1<sup>ST</sup> FLOOR: 1635 SQ. FT.

1<sup>ST</sup> FLR ADDITION: 1196 " ± 2318

EXIST'G 2<sup>ND</sup> FLR STORAGE: 362 "

2<sup>ND</sup> FLR APT.: 1182 SQ. FT.

FLOOR AREA DEDUCTIONS:

TOILET RM: 64 SQ. FT.

STAIRWAYS: 81 SQ. FT.

COUNTERS: 90 SQ. FT. (-) 648

WALL RACKS: 293 SQ. FT.

STORAGE: 120 SQ. FT.

TOTAL SQ. FT. FOR PARKING CALCULATION = 2170

PARKING REQ'D 2170 ÷ 200 = 10.85

PARKING REQ'D APT. = 2

TOTAL PARKING REQ'D = 13. ACTUAL PRK'G = 15 INCL'G 1 HANDICAPPED

FLOOR AREA RATIO PHASE I & II = 0.26

REVISED

10-15-04

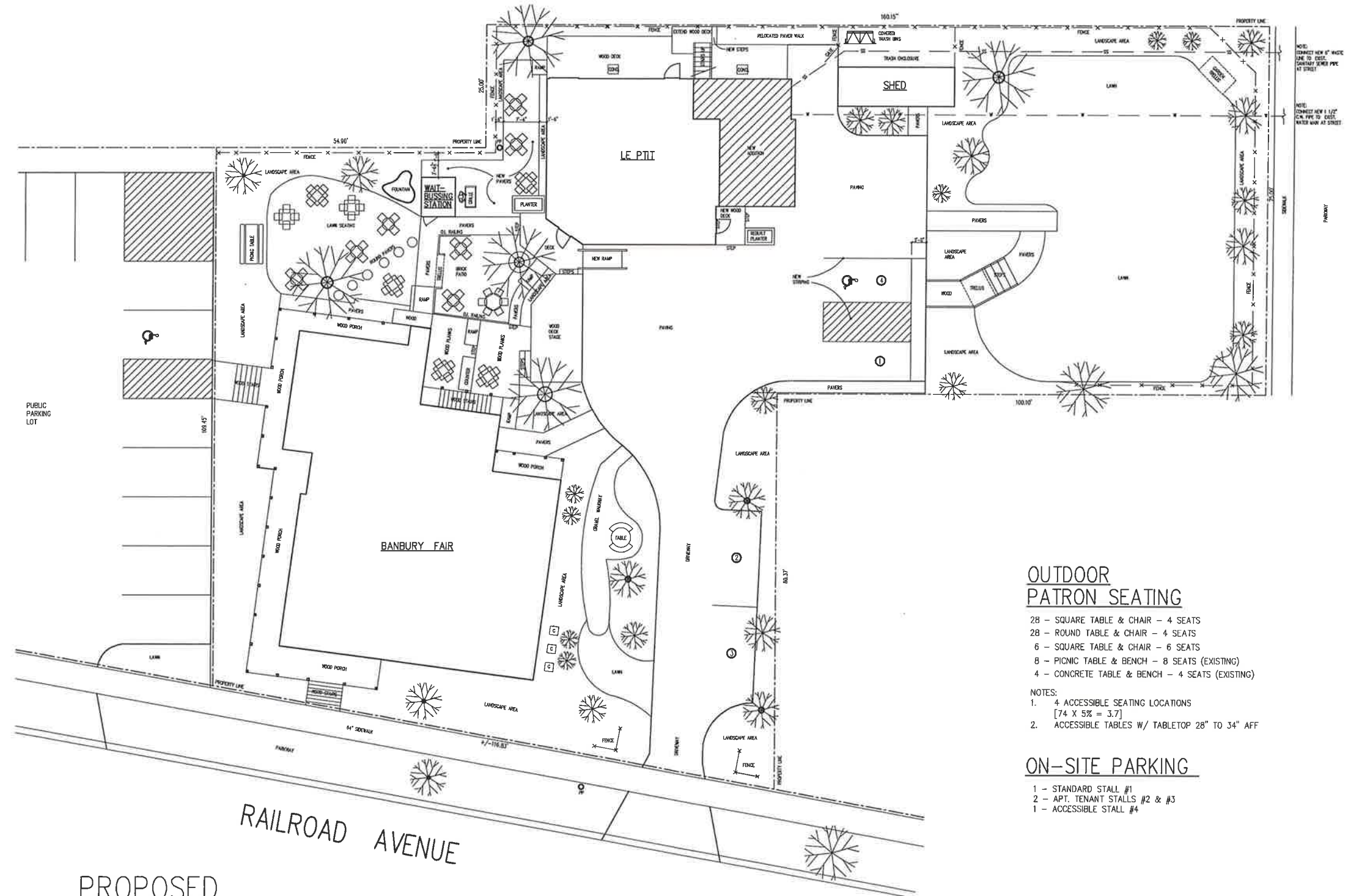
PROPOSED ADDITION TO DANBURY FAIR

211 RAILROAD AVENUE BARTLETT, IL

**L&H GROUP INC.**

L.J. LEVERENZ - ARCHITECT P.O. BOX 8294 BARTLETT IL 60103 PH: 483-0220

REVISIONS: 7-2-05, 2-16-04, 5-19-04, 5-19-04, 7-20-04, 9-2-04  
DATE: DEC. 15, 02  
SHEET NO.: 1 OF 5



HICKORY AVENUE

RAILROAD AVENUE



**PROPOSED ARCHITECTURAL SITE PLAN**  
SCALE: 3/32" = 1'-0"

**OUTDOOR PATRON SEATING**

- 28 - SQUARE TABLE & CHAIR - 4 SEATS
- 28 - ROUND TABLE & CHAIR - 4 SEATS
- 6 - SQUARE TABLE & CHAIR - 6 SEATS
- 8 - PICNIC TABLE & BENCH - 8 SEATS (EXISTING)
- 4 - CONCRETE TABLE & BENCH - 4 SEATS (EXISTING)

- NOTES:
1. 4 ACCESSIBLE SEATING LOCATIONS [74 X 5% = 3.7]
  2. ACCESSIBLE TABLES W/ TABLETOP 28" TO 34" AFF

**ON-SITE PARKING**

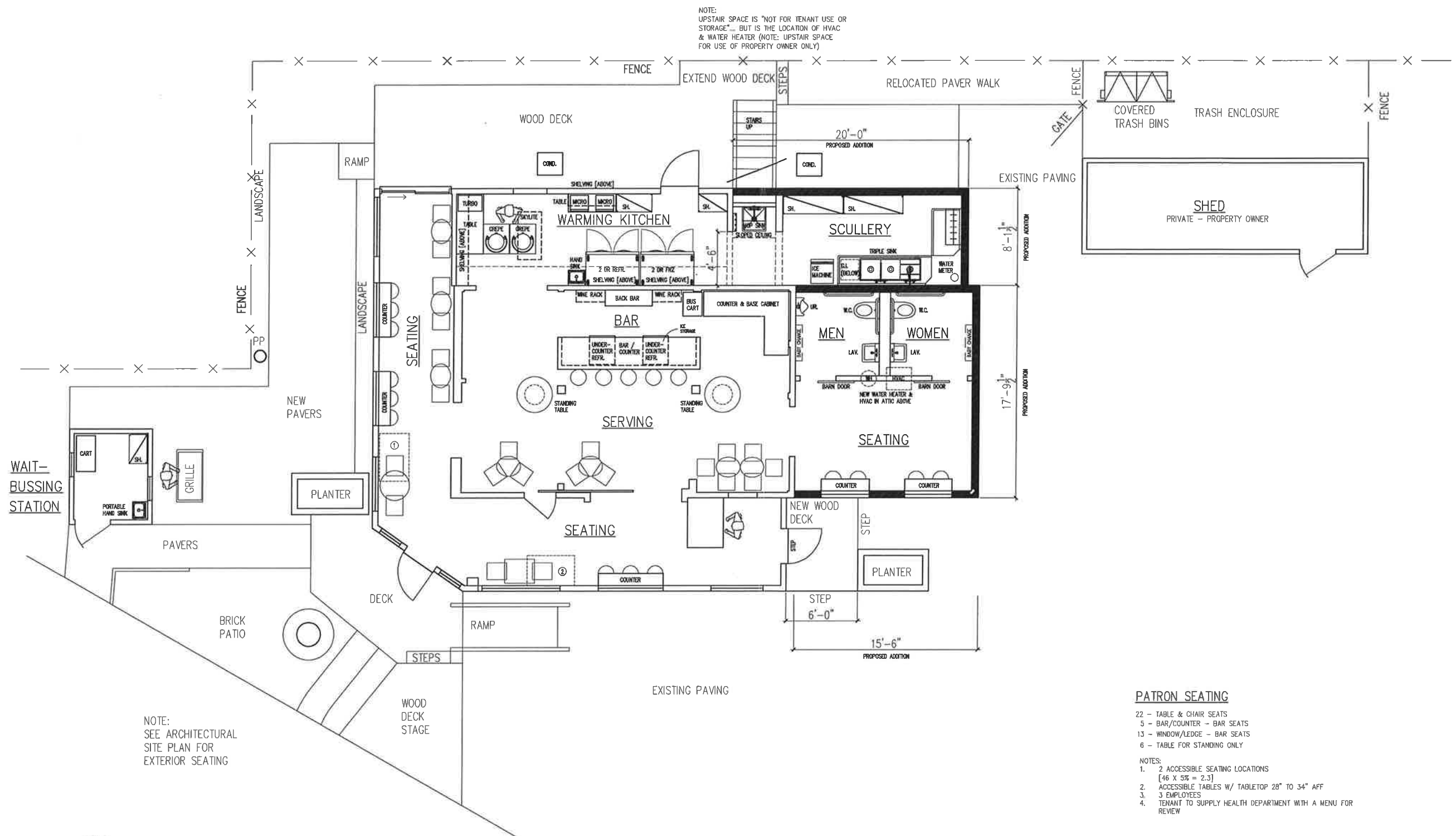
- 1 - STANDARD STALL #1
- 2 - APT. TENANT STALLS #2 & #3
- 1 - ACCESSIBLE STALL #4

**JAKL BRANDEIS ARCHITECTS LTD.**

1800 WEST HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60185  
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
ZONING SUBMISSION	05-13-21

NEW WINE LOUNGE IN EXISTING BUILDING  
**LE PTTI RESTO BAR TAPAS**  
215 W. RAILROAD AVENUE  
BARTLETT, ILLINOIS  
ARCHITECTURAL SITE PLAN - PROPOSED



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

**PATRON SEATING**

- 22 - TABLE & CHAIR SEATS
- 5 - BAR/COUNTER - BAR SEATS
- 13 - WINDOW/LEDGE - BAR SEATS
- 6 - TABLE FOR STANDING ONLY

**NOTES:**

1. 2 ACCESSIBLE SEATING LOCATIONS [46 X 58" = 2.3]
2. ACCESSIBLE TABLES W/ TABLETOP 28" TO 34" AFF
3. 3 EMPLOYEES
4. TENANT TO SUPPLY HEALTH DEPARTMENT WITH A MENU FOR REVIEW

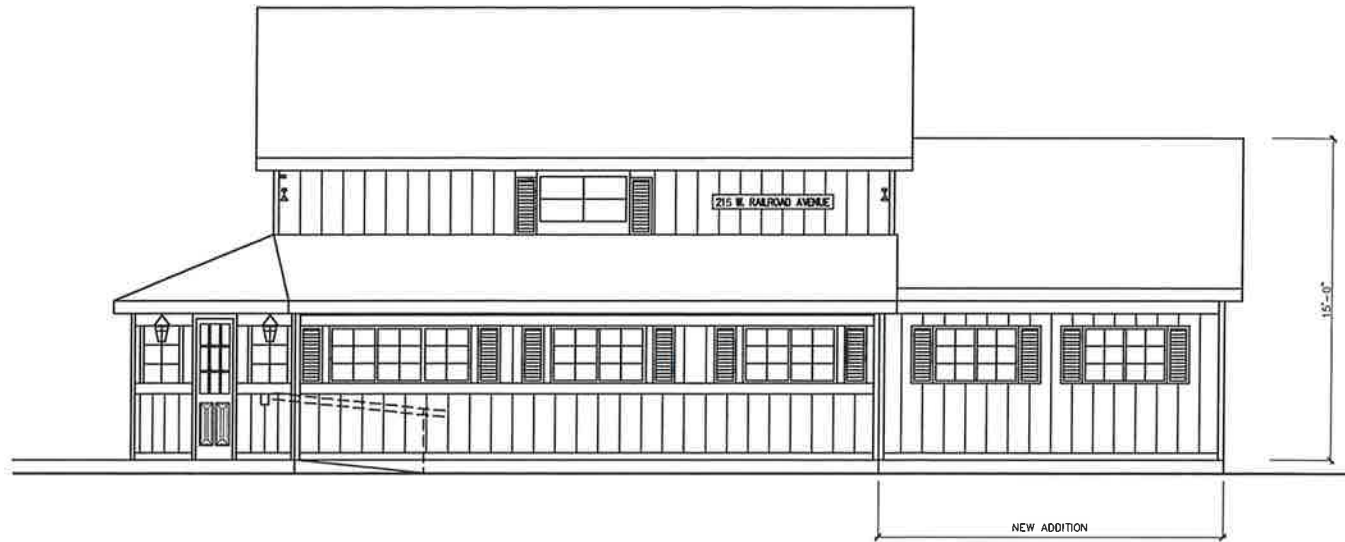
**LEGEND**

- EXISTING WALLS
- NEW WALLS

**JAKL BRANDEIS ARCHITECTS LTD.**  
1800 WEST HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60185  
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
ZONING SUBMISSION	05-13-21

NEW WINE LOUNGE IN EXISTING BUILDING  
**LE PETIT RESTO BAR TAPAS**  
215 W. RAILROAD AVENUE  
BARTLETT, ILLINOIS  
FLOOR PLAN



NORTH ELEVATION

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



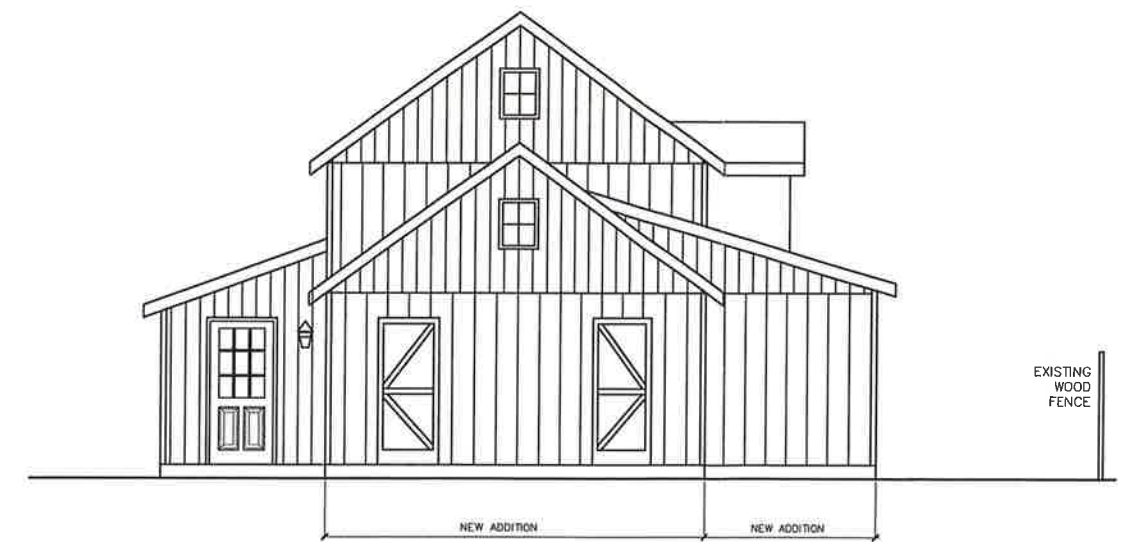
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

NOTE:  
NEW ADDITION TO RECEIVE  
WOOD SIDING, WOOD TRIM,  
WINDOWS AND SHINGLES TO  
MATCH EXISTING

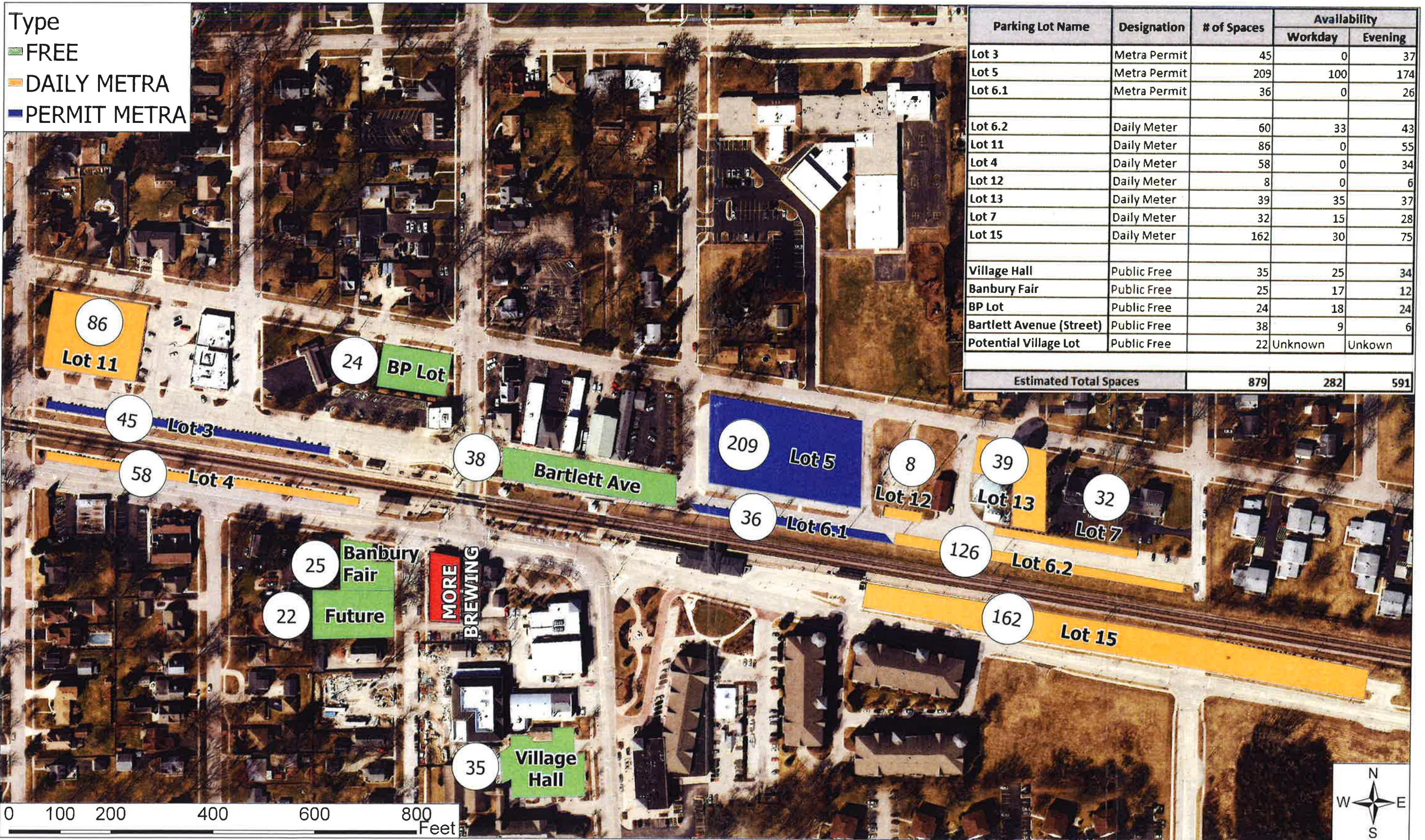
**JAKL BRANDEIS ARCHITECTS LTD.**

1800 WEST HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60185  
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
ZONING SUBMISSION	05-13-21

NEW WINE LOUNGE IN EXISTING BUILDING  
**LE PTT RESTO BAR TAPAS**  
215 W. RAILROAD AVENUE  
BARTLETT, ILLINOIS  
**EXTERIOR ELEVATIONS**

# DOWNTOWN PARKING



**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**21-61**

DATE: June 25, 2021

TO: The Chairman and Members of the Plan Commission  
The Chairman and Members of the Zoning Board of Appeals

FROM: Roberta Grill, Planning & Development Services Director

RE: **(#20-16) The Residences at Bartlett Station**

---

**PETITIONER**

Manny Rafidia

**SUBJECT SITE**

Southwest corner of East Railroad Avenue and South Berteau Avenue  
(Development Site E as identified in the TOD Plan)

**REQUESTS**

- A) Second Amendment to Ordinance #2003-123 to allow for 104 residential apartments in one building**
- B) Amending the Special Use for a PUD to allow for 104 residential apartments in one building**
- C) Amending the approved Preliminary/Final PUD Plan (Residential Site Plan)**
- D) Amending the following Exhibits attached to Ordinance #2003-123**
  - Residential Site Plan – Exhibit E-2
  - Residential Building – First Floor Plan – Exhibit E-4
  - Residential Building – Garage Floor Plan – Exhibit E-5
  - Landscape Plan – Exhibit E-6
  - Building Elevations – Exhibit E-7 (SK-007, 008)
  - Modifications to Bartlett Zoning and Subdivision and PUD Ordinances - Exhibit E8 #3
- E) First Amendment to Ordinance #2005-124 - to allow for 104 apartment units in one building**
- F) Amending the following Exhibits attached to Ordinance #2005-124:**
  - Residential Buildings 3, 4, & 5 First Floor Plan – Exhibit 1
  - Residential Buildings 3, 4 & 5 Second/Third Floor Plan – Exhibit 2
  - Residential Buildings 3, 4 & 5 Elevations – Exhibit 3
- G) Plat of Consolidation**
- H) Variations from the Downtown Zoning Overlay District (Form Based Code)**
  - 10-9C-3.C.3 – Other Frontage Build-to Zone – Corner Side Yard Setback
  - 10-9C-3.C.6 – Minimum Rear Setback



- **10-9C-3.C.8[7] – Surface Parking & Loading Location – Rear Yard**
- **10-9C-3.D.1 – Maximum Height**
- **10-9C-4.D – Table C. Prohibited Materials**
- **10-9C-5.D.1 – Table E. Minimum Parking Spaces**

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Village Center Mixed Use</b>	<b>PD</b>
North	Metra Parking	Metra Soo Line	N/A
South	Apartments	Attached Residential (Medium Density)	SR-6
East	Vacant	Municipal/Institutional	PD
West	Condominiums	Village Center Mixed Use	PD

**ZONING HISTORY**

This property was part of the original Village of Bartlett corporate limits (1891) and was zoned Industrial in 1941. According to the Bartlett History Museum, U.S. Flexible Tubing Company (later known as Flex-Weld Inc.) built a plant on the property in 1949 to manufacture metal hoses.

Ordinance #1957-8 reclassified the Industrial District to the Restricted Manufacture or Industry District. As part of the comprehensive rezoning of the village in 1978, the property was zoned I-1 Light Industrial District.

The Village purchased the property in 2000 and demolished the building in 2001 as part of the redevelopment of Bartlett's downtown. The property was subject to the 2003 development agreement between the Village and New England Buildings for Bartlett Town Center.

Ordinance #2003-123 rezoned the property to PD, granted special use permits for the mixed-use Town Center PUD, and approved the preliminary/final subdivision/PUD and mixed-use and residential site plans. The original PUD Plan included two mixed-use buildings and five residential condo buildings with 24 units each. *One mixed-use building and two of the residential condos were built in accordance with the original PUD Plan.*

Ordinance #2005-124 amended the approved PUD Plan to modify the floor plans for the three remaining residential condo buildings and increase the number of units within each building from 24 to 27. The increase in units reduced the parking ratio from 1.45 to 1.30 for the remaining 3 condo buildings. *One of the condo buildings*

was built in accordance with the amended PUD Plan. The two condo buildings that were planned for this site were never constructed and the Village has retained ownership of the undeveloped property (commonly known as Site E in the TOD Plan.)

## **DISCUSSION**

1. The petitioner is requesting to amend the above mentioned approved **ordinances, exhibits, the preliminary/final PUD plan and special use**, to allow for the construction of a 104 unit apartment complex at the southwest corner of East Railroad and Berteau Avenues. This building would include a mix of 14 - studios, 48 - 1 bedroom and 42 - 2 bedroom units, with balconies and/or patios provided for a majority of these units. There would be 100 storage lockers located in the underground parking garage; as well as a package room, community space, fitness center, lobby, and office area proposed on the first floor. The building would include a secure entry system at both the north and south entrances. *(The amended special use, amended preliminary/final PUD plan and amended exhibits will be voted on by the Plan Commission.)*
2. The proposed building would be 5 stories in height with a mean height of 60'1" and constructed primarily with four (4) different color palettes of brick and a renaissance stone base. The roof top mechanicals would be located behind a 3'4" high parapet wall which architecturally provides for varying roof heights on each of the elevations.
3. The proposed density for this development would be 55.6 dwelling units per acre.
4. The proposed preliminary/final PUD plan identifies 73 surface parking spaces and 48 underground/garage spaces for a total of 121 spaces. The Downtown Zoning Overlay District requires 130 parking spaces for this site (or 1.25 spaces/unit). The petitioners are requesting a **variance** to reduce the parking requirement by nine (9) spaces (or to allow 1.16 spaces/unit) as part of the major design exceptions from the Downtown Zoning Overlay District requirements. For reference, the Town Center was granted a variance for parking as part of their PUD plan approval which allowed for 1.30 spaces/unit. *(This item will be voted on by the Zoning Board of Appeals.)*
5. An eight (8') foot wide pedestrian/bike path is included as part of this plan and would be located along the western property line. This path was a recommendation from the TOD Plan which promoted connectivity through this development to the Metra commuter station.
6. A full curb cut is proposed along Berteau Avenue which would also serve as the construction entrance/exit. All construction vehicles would be required to

approach the site from Berteau via Devon Avenue. No construction traffic would be permitted along Railroad Avenue.

7. Both indoor and outdoor bike racks would be located on the site as required in the Downtown Zoning Overlay. There would be 37 hanging bike racks located in the underground garage, with three (3) racks providing spaces for six (6) bikes located along the Railroad Avenue frontage.
8. The overall length of this building form along the Railroad Avenue frontage requires that two benches be placed along this streetscape. The petitioners have included a bench east and west of the north entrance. Two additional benches have been placed along the south property line within a "seating area" located adjacent to the bike path. Several native trees and some of the existing vegetation will also be preserved along the south property line. (The existing trees located on the adjoining apartment complex property to the south will remain.)
9. The petitioner is also requesting a **plat of consolidation** which would combine the four (4) existing PINs and parcels to create one PIN and one zoning lot. A plat of consolidation was also recorded as part of the original Town Center Development. *(This item will be voted on by the Plan Commission.)*
10. The following major design exceptions, as listed under the requests of this staff report, require **variations** and a recommendation from the Zoning Board of Appeals:
  - A. 10-9C-3.C.3 – Other Frontage Build-to Zone – Corner Side Yard Setback  
(7.5 foot minimum setback required – 5 feet provided)
  - B. 10-9C-3.C.6 – Minimum Rear Setback  
(7.5 foot minimum setback required – 2'8" provided)
  - C. 10-9C-3.C.8[7] – Surface Parking & Loading Location – Rear Yard  
(Rear parking shall not extend beyond the building. Parking extends 2'4" beyond the building.)
  - D. 10-9C-3.D.1 – Maximum Height  
(4 stories maximum – 5 stories provided)
  - E. 10-9C-4.D – Table C. Prohibited Materials  
(Metal Sheets – aluminum composite ACM or ACP – To allow aluminum composite panels as a minor façade material)
  - F. 10-9C-5.D.1 – Table E. Minimum Parking Spaces  
(1.25 parking spaces per unit required – 1.16 parking spaces per unit provided)

*The petitioner has provided a separate response to each of the major design exceptions and the justification for each variation request (see attached). (These variation requests will be voted on by the Zoning Board of Appeals.)*

11. Landscape, photometric and engineering plans are currently being reviewed by the staff.

### **RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's requests for amending the special use permit, the preliminary/final PUD plan (Residential Site Plan), the above referenced exhibits associated with each of the Town Center ordinances (#2003-123 and #2005-124), and the plat of consolidation, subject to the following conditions and findings of fact:
  - a. Village Engineer approval of the final engineering plans;
  - b. Building permits shall be required for all construction activities;
  - c. Planning and Development Services approval of the final Landscape Plan;
  - d. Landscaping must be installed within one year of the issuance of a building permit;
  - e. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the planning & development services department for review and approval by the village forester and a bond posted in the approved amount for its future installation;
  - f. Sidewalks and pedestrian paths are required to be installed in accordance with the approved preliminary/final PUD plan;
  - g. All construction traffic shall enter/exit the site from the Berteau curb cut via Devon Avenue. No construction traffic shall be permitted on Railroad Avenue;
  - h. The Plat of Consolidation shall be recorded prior to the issuance of any building permits;
  - i. Bike racks and benches shall be installed per the approved preliminary/final PUD plan;
  - j. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
  - k. Trees to be preserved along the south property line shall be clearly identified and fenced in accordance with Landscape Ordinance prior to a building permit being issued;
  - l. Parkway trees shall be planted along Railroad Avenue where adequate right-of-way width permits. New parkway trees shall be planted to replace the trees along the Berteau right-of-way in accordance with the Village Forester's recommendations.
  - m. The transformer shall be screened with either fencing and/or landscaping a minimum of 4 feet in height; and shall be added to the Landscape Plan,
  - n. Erosion Control plans shall be submitted and approved by Planning and Development Services prior to any earthwork being completed.

- o. Excavation and transportation of surplus fill soils to a local quarry fill Clean Construction or Demolition Debris (CCDD) site or an Uncontaminated Soil Fill Operation (USFO) site shall occur prior to any building permits being issued.
  - p. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
  - q. Findings of Fact (Planned Unit Development):
    - i. That the proposed residential 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;
  - r. Findings of Fact (Special Use – Planned Unit Development):
    - i. That the proposed residential development will contribute to the general welfare of the neighbor and/or community;
    - ii. That the proposed residential 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;
2. According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

- 3. A copy of the approved Town Center ordinances, the approved preliminary/final PUD plan, the proposed plat of consolidation, proposed preliminary/final PUD plan, justifications for the variation requests from the Downtown Zoning Overlay and additional background information are attached for your review.

Rbg/attachments

x:\comdev\mem2021\061\_residencesatbartlettstation\_zbapc.docx

# GORDON AND PIKARSKI

CHARTERED  
ATTORNEYS AT LAW  
SUITE 940  
55 WEST MONROE STREET  
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.  
MAUREEN C. PIKARSKI  
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI  
KRIS R. MURPHY  
WILLIAM T. GROSSI  
MORTON A. GORDON (1928-2012)

April 23, 2021

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

Dear President Wallace and Trustees:

Re: Residences at Bartlett Station

Enclosed you will find the Village of Bartlett Development Application for zoning and other relief to the property that is located at the southwest corner of Berteau Avenue and Railroad Avenue. We are specifically asking to amend Ordinances Nos. 2003-123 and 2003-124 including amending the preliminary/final PUD (residential site plan), exhibits associated with the Amendment of the preliminary/final PUD (residential site plan), exhibits associated with Amendment of the preliminary/final PUD (residential site plan) reducing the parking ratio and approval of a plat of consolidation to allow for 104 apartment units on the property.

More specifically, we are seeking (1) to reduce the number of buildings on the site from two (2) to one (1); (2) to increase the height of the proposed building from four (4) to five (5) stories; (3) to increase the number of dwelling units from 27 to 104; (4) to reduce the per unit parking requirements from 1.25 to 1.17; (5) to create corner side yard setbacks of approximately five (5) feet; and (6) to reduce the rear yard setback adjacent to parking to approximately two (2) feet eight (8) inches.

The housing product that the proposed development will bring to the Village of Bartlett is one that has not been produced for decades yet is much needed. The introduction of luxury rental units adjacent to railroad transportation has been recognized by many mature suburbs. The infusion of vitality into the central core of the Village will enhance already existing development while adding the density needed for the commercial area of the Village.

The proposal will have attributes and finishes of a condominium while being a rental building. The proposal is to include indoor heated parking, bicycle parking, and package delivery space. Fire and sound resistant construction is planned as is a state of the art emergency safety system. The interior finishes will include hardwood flooring and trim, granite countertops, state of the art Energy Star appliances, in suite washers and dryers, ceramic tile bathrooms and kitchens, premium quality carpeting, and a myriad of other attributes.

Sincerely yours,



John J. Pikarski, Jr.

Direct Dial: 312-524-7001

jpikarski@gordonpikarski.com



**April 26, 2021**

**Re: Project Name: Residence at Bartlett Station**

### **THE BUILDING INTERIOR**

- Elegant lobby with stone tile flooring, crown molding and distinctive pendant light fixtures
- Contemporary design elements both interior and exterior
- Luxurious carpeted corridors with abundant lighting
- Two computer controlled high speed elevators with designer finishes
- Computerized security/intercom system with closed circuit camera
- Fire and sound-resistant precast concrete plank floors and masonry interior and exterior bearing walls
- High speed data and internet wiring
- State of the art emergency safety systems including:
  - Hard wired smoke detectors
  - High tech fire alarm system with central station alert
  - Carbon monoxide detectors
- Automatic fire sprinkler system throughout the building
- Trash chutes within enclosed rooms on every floor
- Economical centralized hot water system
- Available private storage
- Fitness center with state-of-the-art equipment that allows residents a piece of mind and ease of access within the confines of the building
- Community center, which can be utilized as a gathering space for business or personal use

### **THE PARKING GARAGE**

- Controlled access indoor climate-controlled parking with full sprinkler fire protection
- Elevator lobby and stairway access to every floor
- Available private storage
- Bicycle storage areas

### **THE BUILDING EXTERIOR**

- Richly designed brick and stone façade
- Aluminum composite panel trim, fascias and copings
- Dramatic custom steel framed canopy at the main building entrance

### **THE APARTMENTS**

- A variety of floor plans offering studios, 1 & 2 bedrooms and 1, 1 ½ and 2 bathrooms
- 9'-0" ceilings
- Individually controlled gas forced heating and air conditioning system with programmable thermostat
- Spacious private balconies in select apartments
- Elegant six panel doors

- Decorative wood trim on all swinging doors
- High quality wood windows & patio doors, with maintenance-free exterior aluminum cladding
- Satin nickel door hardware
- Full size washer and dryer hookups
- State-of-the-art television, voice and data communication systems including high speed Internet access

## **THE KITCHEN**

- Granite countertops with full-height designer tile backsplashes
- Under-mount stainless steel sink with pullout spray faucet
- Garbage disposal
- Energy Star appliances with stainless steel finish:
  - Frost-free refrigerator with water and ice dispenser
  - Self-cleaning gas range with convection oven
  - Combination microwave/range exhaust with light
  - Dishwasher with ultra-quiet wash feature
- Engineered hardwood flooring

## **BATHROOM & POWDER ROOMS**

- Designer stone countertops and under-mount sinks
- Available double bowl sinks in select units (per plan)
- White bathtub or enclosed shower with frameless glass door (per plan)
- Designer toilets and fixtures
- Porcelain tile floors and tub/shower surrounds

## **LIVING ROOMS & DENS**

- Engineered hardwood flooring
- Decorative wood trim at the base of all walls
- Ceiling electrical boxes for optional decorative light fixtures or ceiling fans

## **BEDROOMS**

- High quality oak wood flooring
- Decorative wood trim at the base of all walls
- Vinyl-clad wire shelving in closets (per plan)

APR 29 2021



VILLAGE OF  
~~BARTLETT~~  
**VILLAGE OF BARTLETT**  
**DEVELOPMENT APPLICATION**

For Office Use Only  
Case # 2020-16  
**RECEIVED**  
APR 29 2021  
**PLANNING & DEVELOPMENT**  
**VILLAGE OF**  
**BARTLETT**

**PROJECT NAME** Residence at Bartlett Station

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Manny Rafidia its Managing Member

**Street Address:** 134 Bartlett Plaza

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** MMAJLLC@GMAIL.COM

**Phone Number:** (847) 921-9200

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Village of Bartlett

**Street Address:** 228 S. Main St.

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** (630) 837-8800

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

**ACTION REQUESTED** (Please check all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation  | <input type="checkbox"/> Text Amendment                                      |
| <input checked="" type="checkbox"/> PUD (preliminary)   | <input type="checkbox"/> Rezoning <u>See Dropdown</u> to <u>See Dropdown</u> |
| <input checked="" type="checkbox"/> PUD (final)   | <input type="checkbox"/> Special Use for: _____                              |
| <input type="checkbox"/> Subdivision (preliminary)  | <input type="checkbox"/> Variation: _____                                    |
| <input type="checkbox"/> Subdivision (final)  |  |
| <input type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage): _____ |  |

Unified Business Center Sign Plan  
 Other (please describe) Consolidation, Amendment of PUD, Amendment of Ordinance #2003-123 & #2003-124  
Amendment to the number of units, the height of building, 1 building vs. 2 & the parking requirement from 1.25 to 1.16.

Second Amendment to #2005-124  
*Development Application*

**SIGN PLAN REQUIRED?** Yes

*(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:** Southwest Corner Railroad Ave & Berteau

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-35-315-065, 066, 067 & 068

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

**Land Use:** Existing: Residential

Proposed: See Dropdown

Proposed: Residential

**Comprehensive Plan Designation for this Property:** Village Center Residential

(Refer to Future Land Use Map)

**Acreage:** 1.855

**For PUD's and Subdivisions:**

No. of Lots/Units: 4

Minimum Lot: Area 80,792 ft Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** John J. Pikarski  
55 West Monroe, Suite 940  
Chicago, IL 60603 (312) 521-7001

**Engineer** Arch America  
34121 N. US 45, Suite 213  
Grayslake, IL 60030 (847) 336-6600

**Other** Michael Pontarelli (Consultant)  
(773) 370-4026

## 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 plan will be compatible with the proposed special use to the proposed amended planned unit development . The modern rental apartment complex will be a convenience for the residents accessing the Metra transportation.

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 proposed project will meet the design and standards that will be approved by the Village which will contribute to increasing property values within the area. The building will be equipped with automatic sprinkler system, fire dept. connections within 100 feet of a fire hydrant, fire alarm system, carbon monoxide detection in the garage and apartments and proper ventilation in the parking garage in accordance with the Int'l Mechanical Code.

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 proposed project site is located in a downtown residential subarea that is intended for a mix of residential buildings, including small apartments, larger residential buildings and townhouses and the proposed 104 unit apartment building being proposed would meet this criteria. Ownership shall conform to all stipulations and conditions required by the Village of Bartlett.

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

The subject site is designated as part of the comprehensive plan - Village center mixed use. Sub area 3 is intended for a mix of residential buildings, including small apartment, larger residential buildings and townhouses. The proposed 104 unit apartment building meets the stated criteria of the Plan.

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 project site is a use that is intended within the planned unit development. The proposed 104 unit apartment building is comparable to and compatible with the existing residential condominium complexes located adjacent (North and West) to the proposed site.

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 proposed project will address the safety of the residents and the public. As Ownership is providing the required life/safety requirements to the apartment building and the exterior site, to ensure the residents and their visitors are in a safe and healthy environment and the Ownership shall maintain all the property in a above standard manner with maintaining all required life/safety testing and monitoring as required by the governmental authorities.

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 104 unit apartment building is comparable to and compatible with the adjacent residential condominium complexes located to the North and West of the proposed site. The design elements of the proposed project will meet and/or exceed the standards and requirements issued by the Village and enhance the value of the surrounding area.

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 will be paid to the Village upon approval.

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

The proposed project will provide for all utilities, drainages and required services and shall be in accordance with the latest editions of the Illinois and Municipal applicable codes for each and shall be inspected/tested/approved by the applicable governmental authority. Please refer to the Civil Plans provided with this proposed project application for detail.

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 project plan is seeking approval for a variation from the required 1.25 stalls per unit to 1.17 stalls per unit. The plan provides for 48 interior parking stalls and 73 exterior parking stalls (a total of 121 parking stalls), which provides adequate parking facilities. The plan provides 2-way parking as to reduce congestion within the parking area on the site and for ingress/egress to Berteau Ave.

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 project site area is 1.8+/- acres of which the building footprint is 21,760 sq. ft., the paving/walks/patios are 32,669 sq. ft and the landscape area contains 27,133 sq. ft. utilizing the entire site that provides for adequate site area for the proposed project.

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

Ownership provides the assurance to the Village that the proposed project will be completed within the scheduled construction timetable, if not earlier. Ownership will ensure that compliance and expediting is our number one priority and will be maintained with above expected standards.



## 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 project is in line with the Downtown Overlay residential Subarea 3. This proposed 104 unit apartment building complex will be attractive to many residents that are seeking the convenience of access to transportation and the downtown amenities that the Village of Bartlett offers.

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 project will meet the design standards of the Village. The proposed project will contribute to the increase of property values within the area and attract residents to the Village. The building will be equipped with all fire/life safety requirements and meet all building code/ordinance regulations that will be maintained in a first-class manner.

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 proposed project site is located in an area that is intended for a mix of residential buildings, including small apartments, larger residential buildings and townhouses. The proposed 104 unit apartment building being proposed would meet this criteria with all code and construction standards of the Village of Bartlett.

**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:** Manny Rafidia

**DATE:** 04/26/2021

**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:** Manny Rafidia

**ADDRESS:** 134 Bartlett Plaza  
Bartlett, IL 60103

**PHONE NUMBER:** (847) 921-9200

**EMAIL:** MMAJLLC@GMAIL.COM

**SIGNATURE:** 

**DATE:** 04/26/2021

## Development Application Addendum

### Project: Residence at Bartlett Station

#### Specific Requests:

- 2<sup>nd</sup> Amendment to Ordinance #2003-123
- Amending the Special Use for a PUD to allow 104 residential apartments in one building
- Amending the following Exhibits attached to Ordinance #2003-123
  - Residential Site Plan – Exhibit E-2
  - Residential Building – First Floor Plan – Exhibit E-4
  - Residential Building – Garage Floor Plan – Exhibit E-5
  - Landscape Plan – Exhibit E-6
  - Building Elevations – Exhibit E-7 (SK-007,008)
  - Modifications to Bartlett Zoning and Subdivision and PUD Ordinances – Exhibit E8 - #3
- Amend the approved Preliminary/Final PUD Plan (Residential Site Plan)
- Amendment to Ordinance #2005-124 to allow 104 apartment units in one building (27 condominiums previously permitted in each of Buildings 4 & 5)
- Amend the following Exhibits attached to Ordinance #2005-124:
  - Residential Buildings 3, 4 & 5 First Floor Plan – Exhibit 1
  - Residential Buildings 3, 4 & 5 Second/Third Floor Plan – Exhibit 2
  - Residential Buildings 3, 4 & 5 Elevations – Exhibit 3
- Reduce the parking ratio from 1.30 (in the underground garages of Buildings 4 & 5) to 1.16 for the entire site (underground garage and surface parking).
- Plat of Consolidation
- Modifications/Major Exceptions from the Form Base Code – Exhibit 4



34121 N. US 45, Suite 213 Phone 847-336-6600  
Grayslake, Illinois 60030 Fax 847-336-6601

April 12, 2021

Ms. Roberta Grill  
The Village of Bartlett  
228 S. Main Street  
Bartlett, Illinois 60103

Project: **The Residences at Bartlett Station**  
279 E. Railroad Avenue, Bartlett, Illinois

Re: **Case No. 2020-16 – Form Based Code – Major Design Exceptions**

Dear Ms. Grill,

Regarding Case No. 2020-16, the petitioner requests the following Major Design Exceptions to the Village of Bartlett Downtown Zoning Overlay (otherwise known as the Form Based Code):

**Section 10-9C-3-C.1 Building Height**

Ordinance Requirement: 4 stories – Maximum  
Proposed: 5 stories

**Justification for the Exception:**

In order for the project to be financially feasible, the proposed 104 apartment units is required. This number of units can only be accomplished with a 5-story building, with a below-grade indoor parking garage. The proposed building is 5 stories, with a flat roof; with a mean height of 60'-1". The existing development to the west consists of 4-story buildings with sloped roofs, with a mean height to 50'-0". The petitioner does not believe that an additional 10 feet in height is significant enough to create a negative impact on the immediate neighborhood, or on the village as a whole.

**Section 10-9C-3-C.3 Other Frontage Build-to Zone – Corner Side Yard Setback**

Ordinance Requirement: 7.5 feet – Minimum  
Proposed: Varies from approximately 5'-0" to 19'-10"

**Justification for the Exception:**

The building is situated on an trapezoid-shaped property, which makes laying out the site a challenge. By orienting the building parallel to Railroad Avenue (the primary street frontage), the result is that the east end of the building becomes angled to Berteau Avenue. As proposed, the east side yard setback varies from approximately 5'-0" to 19'-10", with the average setback being approximately 12'-4". Only the far north corner of the building will have a setback of less than 7'-6", for a total length of approximately 19'-0". The petitioner feels that the proposed setback complies with the intent of the Code.

**Section 10-9C-3-C.6**      **Minimum Rear Yard Setback to Parking**

Ordinance Requirement:      7.5 feet – Minimum  
Proposed:                              2'-8" – Approximate

Justification for the Exception:

Due to its trapezoid shape, the depth of the lot tapers down approximately 70 feet from west to east. As a result, the space available for parking at the rear of the site becomes limited. For this reason, a small portion of the parking lot will not have a 7'-6" setback from the rear (south) property line. A total of 6 parking stalls will require an exception.

**Section 10-9C-3-C.8 [7]**      **Surface Parking & Loading Location – Rear Yard**

Ordinance Requirement:      Rear parking shall not extend beyond the building .  
Proposed:                              The rear parking projects approximately 2'-9" beyond the rear corner of the building.

Justification for the Exception:

The trapezoid shape of the property severely limits the amount of parking that will fit behind the building. In order to maximize the number of off-street parking stalls, it became necessary for 2 of the parking stalls to project past the southeast corner of the building by approximately 2'-9". However, because the east end of the building is angled to the parking, approximately 88% of the building end wall projects (east) past the parking. The petitioner feels that, for all practical purposes, the parking lot design is in compliance with the Code in this respect.

**Section 10-9C-4**      **Table B. Minor Façade Materials**

Ordinance Requirement:      Metal – aluminum composite materials (ACM) not allowed.  
Proposed:                              Allow aluminum composite panels on the building exterior.

Justification for the Exception:

An aluminum composite panel is a strong, durable, and relatively high-end material. It is commonly used on low and mid-rise commercial and residential buildings throughout the country. Composite panels consist of two coated aluminum sheets that are laminated to both sides of a fire-resistant core. Consistent finish quality, and its resistance to dents, scratches, and corrosion make this an outstanding product.

**Section 10-9C-5**      **Table E. Minimum Parking Spaces**

Ordinance Requirement:      1.25 spaces per residential dwelling unit  
Proposed:                              1.17 spaces per residential dwelling unit

Justification for the Exception:

With the commuter train station being located directly across the street from the project site; the petitioner contends that several tenants will not own a car. For this reason, the petitioner feels that an off-street parking reduction of approximately 7% below the ordinance standard is appropriate and acceptable for this project.

If you have any questions, or require additional information, please contact my office.  
Thank you.

Respectfully,



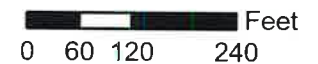
Matthew S. Haylock  
Project Architect



# ZONING/LOCATION MAP

Case #20-16 The Residences at Bartlett Station  
 Ordinance Amendments, Amending the Special Use Permit  
 Amending Exhibits, Plat of Consolidation and Variations

## 2021



# RESIDENCES AT BARTLETT STATION CONSOLIDATION

of

LOTS 11, 12, 13 AND 14 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF LOT 12 IN BARTLETT TOWN CENTER SUBDIVISION PER DOC. NO. 0328310201, BEING DESCRIBED AS FOLLOWS, BEGINNING AT POINT ON THE SOUTHERLY LINE OF EAST RAILROAD AVENUE SAID POINT BEING 22 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH WESTERLY ALONG AND LINE 14 FEET TO A POINT 13.52 FEET EASTERLY OF THE WEST LINE OF SAID LOT 12; THENCE SOUTHERLY ALONG A STRAIGHT LINE 83.48 FEET TO SAID WEST LINE OF LOT 11; THENCE NORTHERLY ALONG SAID WEST LINE 97.28 FEET THE NORTHWEST CORNER OF LOT 12; THENCE EASTERLY ALONG SAID SOUTH LINE OF EAST RAILROAD AVENUE TO THE POINT OF BEGINNING) IN COOK COUNTY ILLINOIS.

GROSS AREA = 81,587 SQ.FT. = 1.873 ACRES  
 TOTAL NET AREA: 80,792 SQ.FT. = 1.855 ACRES  
 PROPERTY REF.: SW CORNER OF EAST RAILROAD AVENUE AND SOUTH BERTEAU AVENUE, BARTLETT, IL 60103

COOK COUNTY PERMANENT IDENTIFICATION NUMBERS (PINs)

06-35-315-065-0000,  
 06-35-315-066-0000  
 06-35-315-067-0000  
 06-35-315-068-0000

Scale: 1 inch = 50 Feet  
 Distances are marked in feet and decimals.

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**OWNER'S CERTIFICATE (TRUST)**  
 THIS IS TO CERTIFY THAT \_\_\_\_\_, AS TRUSTEE(S) UNDER TRUST AGREEMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_, AND NOT PERSONALLY, IS (ARE) THE OWNER(S) 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 \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**NOTARY CERTIFICATE**  
 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 AS \_\_\_\_\_ OF SAID \_\_\_\_\_ GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**VILLAGE OF BARTLETT CERTIFICATE**  
 APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 VILLAGE PRESIDENT  
 ATTEST: \_\_\_\_\_  
 VILLAGE CLERK

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**PLAN COMMISSION CERTIFICATE**  
 REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 PLAN COMMISSION CHAIRMAN  
 ATTEST: \_\_\_\_\_  
 PLAN COMMISSION SECRETARY

STATE OF ILLINOIS )  
 COUNTY OF COOK )

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 VILLAGE TREASURER

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**VILLAGE ENGINEER'S CERTIFICATE**  
 I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENT FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: \_\_\_\_\_ DATED \_\_\_\_\_

LAST REVISED: \_\_\_\_\_ PREPARED BY: \_\_\_\_\_

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 VILLAGE ENGINEER

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**SURVEYOR'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I, MANUEL E. PALMA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTHWEST QUARTER(S) OF SECTION, 35 TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13 AND 14 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF LOT 12 IN BARTLETT TOWN CENTER SUBDIVISION PER DOC. NO. 0328310201, BEING DESCRIBED AS FOLLOWS, BEGINNING AT POINT ON THE SOUTHERLY LINE OF EAST RAILROAD AVENUE SAID POINT BEING 22 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH WESTERLY ALONG AND LINE 14 FEET TO A POINT 13.52 FEET EASTERLY OF THE WEST LINE OF SAID LOT 12; THENCE SOUTHERLY ALONG A STRAIGHT LINE 83.48 FEET TO SAID WEST LINE OF LOT 11; THENCE NORTHERLY ALONG SAID WEST LINE 97.28 FEET THE NORTHWEST CORNER OF LOT 12; THENCE EASTERLY ALONG SAID SOUTH LINE OF EAST RAILROAD AVENUE TO THE POINT OF BEGINNING) IN COOK COUNTY ILLINOIS.

GROSS AREA = 81,587 SQ.FT. = 1.873 ACRES  
 TOTAL NET AREA: 80,792 SQ.FT. = 1.855 ACRES

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

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS (MAP NO. 17031C0306J) DATED 8/19/2008. MAP NOT PRINTED.

DATED AT BROOKHAVEN, ILLINOIS, THIS 22ND DAY OF FEBRUARY, A.D. 2021.

ILLINOIS LAND SURVEYOR NO. 2135  
 EXPIRES NOVEMBER 30, 2022

MANUEL E. PALMA  
 LAND SURVEYOR  
 234 BROOKHAVEN DRIVE  
 ELK GROVE, IL 60007  
 (773) 294-8758

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**COUNTY CLERK CERTIFICATE**  
 I, \_\_\_\_\_, COUNTY CLERK OF \_\_\_\_\_ 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.

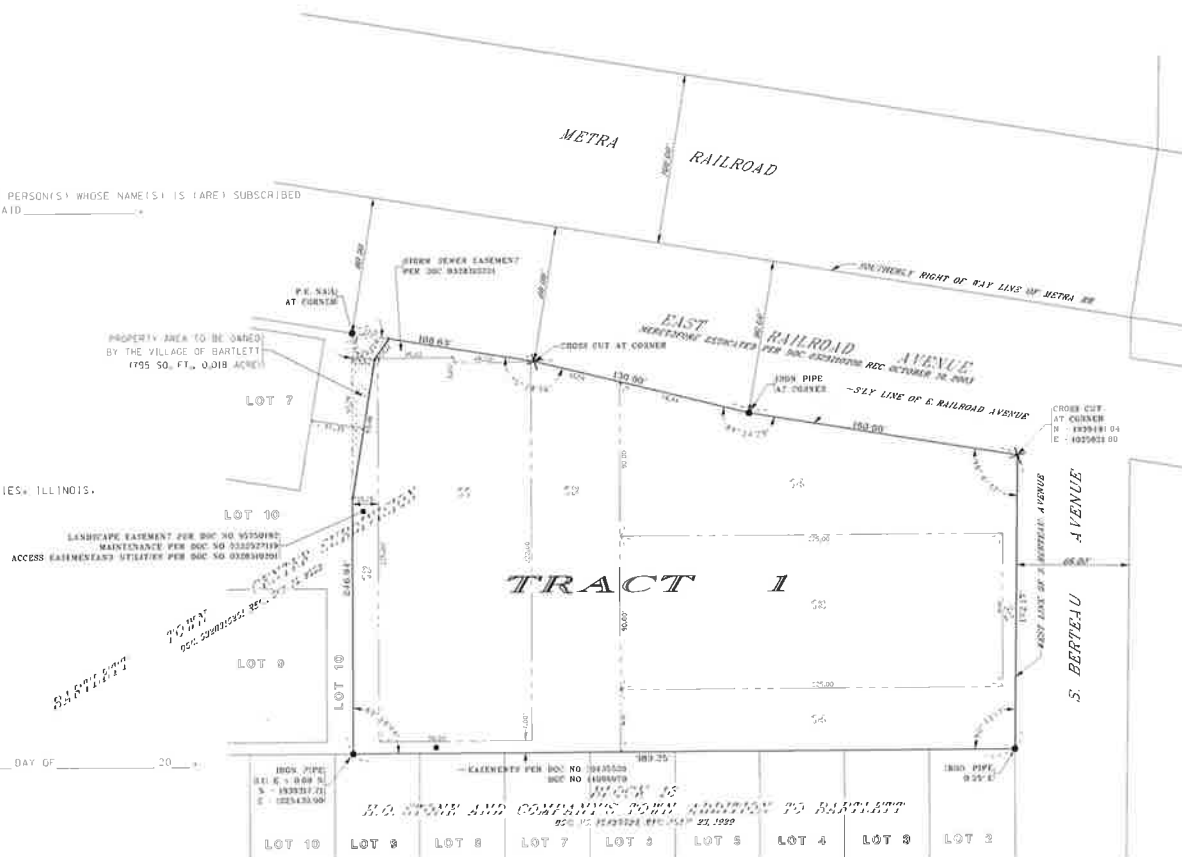
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.  
 GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BY: \_\_\_\_\_  
 COUNTY CLERK

STATE OF ILLINOIS )  
 COUNTY OF COOK )

**RECORDER'S CERTIFICATE**  
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, THIS DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. AND RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_.

BY: \_\_\_\_\_  
 COUNTY RECORDER



REFERENCE STATE PLANE COORDINATE SYSTEM, NAD 83 (1986)  
 CONTROL MONUMENT

STATION NAME	NORTHING	EASTING	VERT. ORDER
0160	1940808	1027589	SECOND CLASS 1
807 RESET	1940247	1023883	SECOND CLASS 1









- TYPICAL EXTERIOR MATERIALS:**
- PRE-FINISHED ALUMINUM COPINGS - SILVER COLOR
  - UTILITY FACE BRICK - LIGHT TAN COLOR
  - ALUMINUM COMPOSITE PANEL BALCONY ROOFS - SILVER COLOR
  - ALUMINUM COMPOSITE PANEL COLUMN ENCLOSURES - PEWTER COLOR
  - RENAISSANCE STONE TRIM - WHITE COLOR
  - UTILITY FACE BRICK - MEDIUM BROWN COLOR
  - UTILITY FACE BRICK - LIGHT GRAY

ROOFTOP AIR CONDITIONING CONDENSERS BEYOND  
TOP OF ROOF BEYOND 3'-4" HIGH MAIN PARAPET

68'-8" ABOVE GRADE

2'-6" SLOPE  
59'-2" GRADE TO TOP OF PARAPET

**FACADE TRANSPARENCY**

SOLID WALL SURFACE	9,052 S.F.	57.9%
WINDOW & GLASS DOOR OPENINGS	6,588 S.F.	42.1%
<b>TOTAL</b>	<b>15,640 S.F.</b>	<b>100%</b>

NOTE:  
CALCULATIONS TAKEN FROM TOP OF 1st FINISHED FLOOR UP TO UNDERSIDE OF 5th FLOOR CEILING

ALUMINUM COMPOSITE PANEL ENTRY ROOF & WINDOW VERTICAL DIVIDER - PEWTER COLOR  
ALUMINUM STOREFRONT - CLEAR ANODIZED

EMERGENCY EXIT  
ALUMINUM COMPOSITE PANELS - SILVER COLOR  
ALUMINUM CLAD WINDOWS & PATIO DOORS MEDIUM GRAY COLOR  
ALUMINUM GUARD RAILS - PEWTER COLOR  
PRECAST CONCRETE BALCONIES - PAINTED LIGHT TAN  
UTILITY FACE BRICK - DARK BROWN COLOR  
RENAISSANCE STONE BASE - NUTMEG COLOR



34121 N. US 45, Suite 213  
Grayslake, Illinois 60030  
Phone 847-336-6600  
Fax 847-336-6601

# North Elevation



## PROPOSED APARTMENT BUILDING AT THE Residences at Bartlett Station

279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
Archamerica Job No. 19115



- TYPICAL EXTERIOR MATERIALS:**
- PRE-FINISHED ALUMINUM COPINGS - SILVER COLOR
  - UTILITY FACE BRICK - LIGHT TAN COLOR
  - ALUMINUM COMPOSITE PANEL BALCONY ROOFS - SILVER COLOR
  - ALUMINUM COMPOSITE PANEL COLUMN ENCLOSURES - PEWTER COLOR
  - LIMESTONE WINDOW & TRIM
  - UTILITY FACE BRICK - MEDIUM BROWN COLOR
  - UTILITY FACE BRICK - LIGHT GRAY
- 
- EMERGENCY EXIT
  - ALUMINUM COMPOSITE PANELS - SILVER COLOR
  - ALUMINUM CLAD WINDOWS & PATIO DOORS - MEDIUM GRAY COLOR
  - ALUMINUM GUARD RAILS - PEWTER COLOR
  - PRECAST CONCRETE BALCONIES - PAINTED LIGHT TAN
  - UTILITY FACE BRICK - DARK BROWN COLOR
  - RENAISSANCE STONE BASE - NUTMEG COLOR



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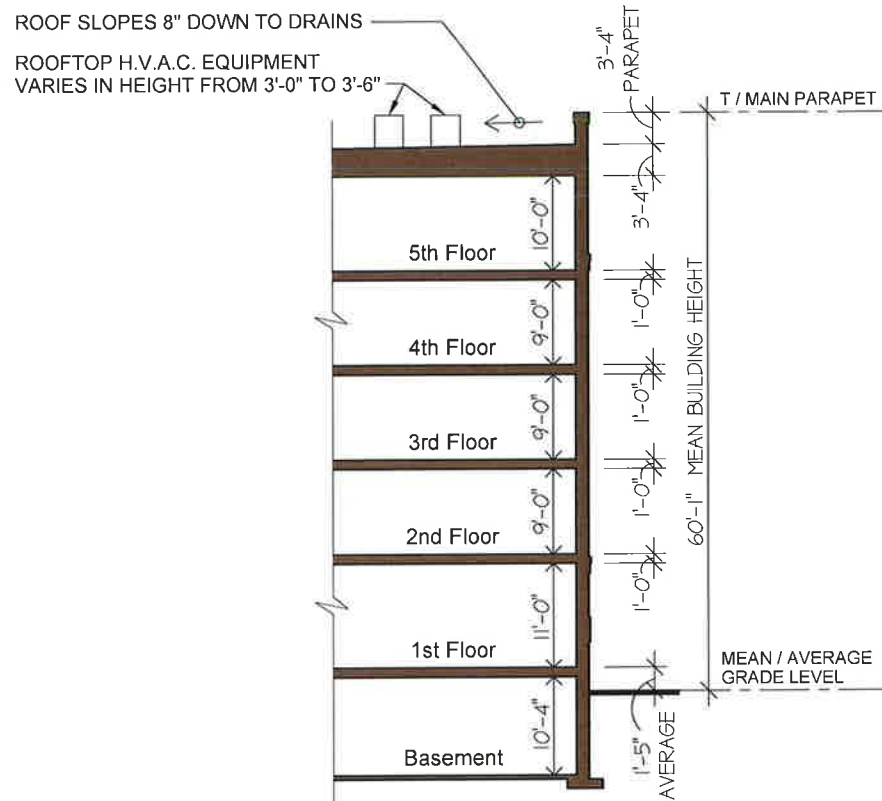
### South Elevation



PROPOSED APARTMENT BUILDING AT THE  
**Residences at Bartlett Station**

279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
 Archamerica Job No. 19115



### Building Section

NOT TO SCALE



### East Elevation

#### FACADE TRANSPARENCY

SOLID WALL SURFACE	3,564 S.F.	76.8%
WINDOW OPENINGS	928 S.F.	23.2%
TOTAL	3,984 S.F.	100%

NOTE:  
CALCULATIONS TAKEN FROM TOP OF 1st FINISHED FLOOR UP TO UNDERSIDE OF 5th FLOOR CEILING



### West Elevation



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Grayslake, Illinois 60030  
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## PROPOSED APARTMENT BUILDING AT THE Residences at Bartlett Station

279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
Archamencia Job No. 19115



1 BEDROOM BALCONY SIDE VIEW

1 BEDROOM BALCONY

CORNER 2 BEDROOM BALCONY



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### Elevation Details



## PROPOSED APARTMENT BUILDING AT THE Residences at Bartlett Station

279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
Archamercia Job No. 19115

### Building Requirements

The building shall be equipped with the following:

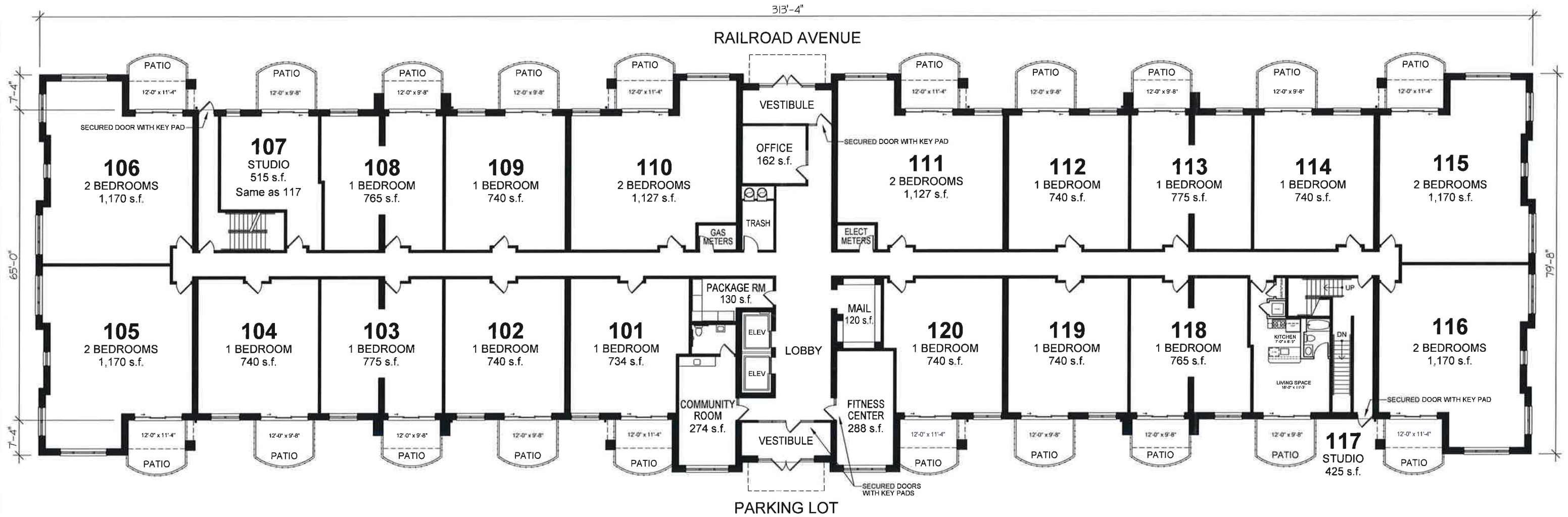
1. Automatic sprinkler system in accordance with NFPA 13
2. Fire department connection within 100 feet of a fire hydrant
3. Main fire alarm panel in the sprinkler room, with an annunciator panel in the south vestibule
4. 2 fire department Knox boxes
5. Fire alarm system
6. Carbon monoxide detection in the garage and apartments
7. Ventilation in the parking garage in accordance with the International Mechanical Code

### Building Data

BASEMENT	48 PARKING STALLS	21,780 S.F.
1st FLOOR	20 APARTMENTS	21,780 S.F.
2nd FLOOR	21 APARTMENTS	21,780 S.F.
3rd FLOOR	21 APARTMENTS	21,780 S.F.
4th FLOOR	21 APARTMENTS	21,780 S.F.
5th FLOOR	21 APARTMENTS	21,780 S.F.
<b>TOTAL</b>	<b>104 APARTMENTS</b>	<b>130,680 S.F.</b>

### Apartment Breakdown

STUDIO	14	425 - 610 S.F.
1 BEDROOM	48	740 - 775 S.F.
2 BEDROOMS	42	1,105 - 1,220 S.F.
<b>TOTAL</b>	<b>104</b>	



Building Footprint 21,780 s.f.

Refer to 2nd, 3rd, 4th, 5th Floor Plan for Typical Apartment Designs



34121 N. US 45, Suite 213  
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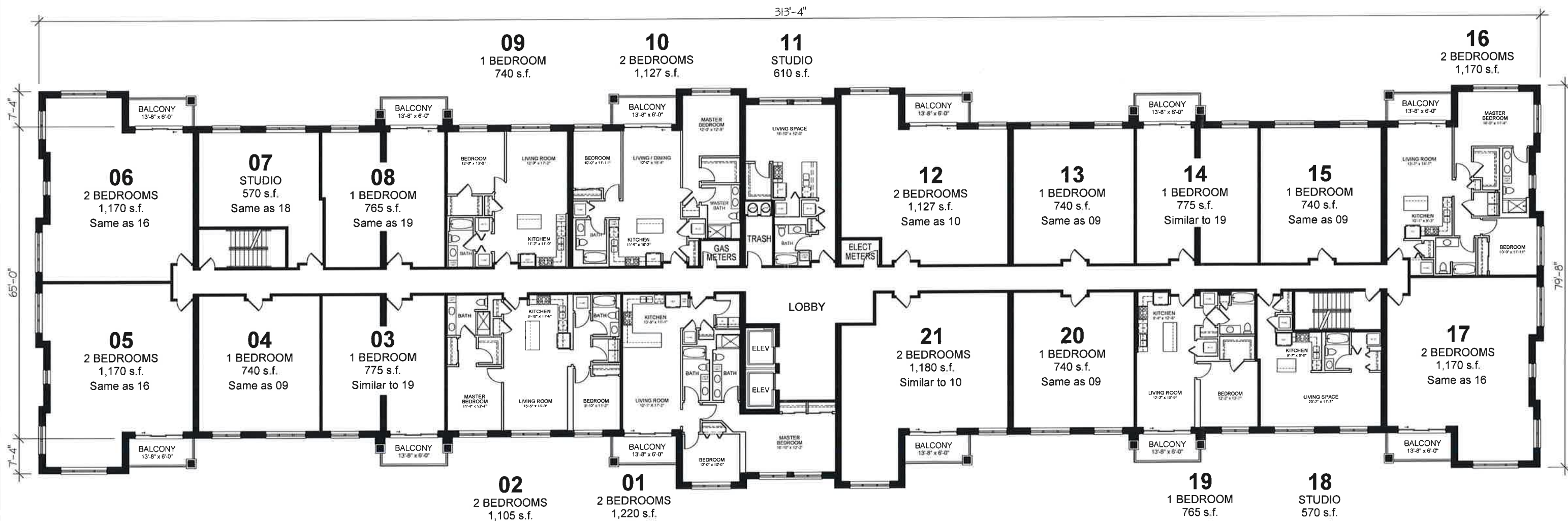
## 1st Floor Plan



## PROPOSED APARTMENT BUILDING AT THE Residences at Bartlett Station

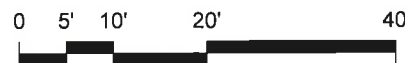
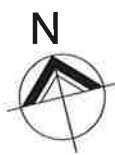
279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
Archamerica Job No. 19115



Building Footprint 21,780 s.f.

## 2nd, 3rd, 4th, 5th Floor Plan



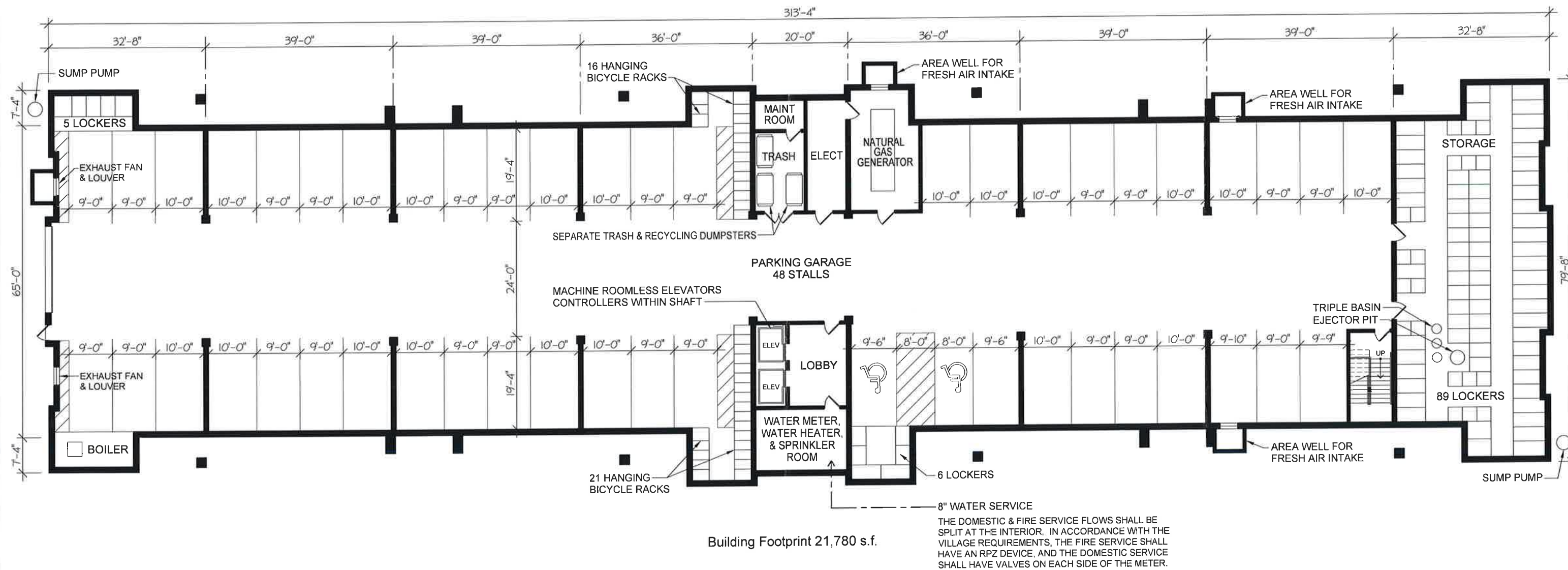
34121 N. US 45, Suite 213  
Grayslake, Illinois 60030

Phone 847-336-6600  
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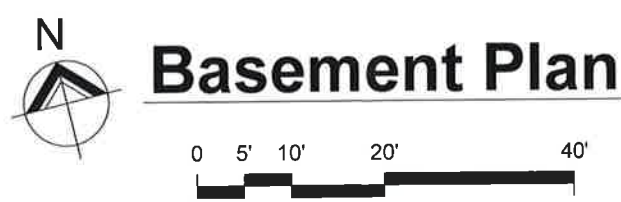
## PROPOSED APARTMENT BUILDING AT THE Residences at Bartlett Station

279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

JUNE 4, 2021  
Archamerica Job No. 19115



**ARCHAMERICA**  
 34121 N. US 45, Suite 213  
 Grayslake, Illinois 60030  
 Phone 847-336-6600  
 Fax 847-336-6601



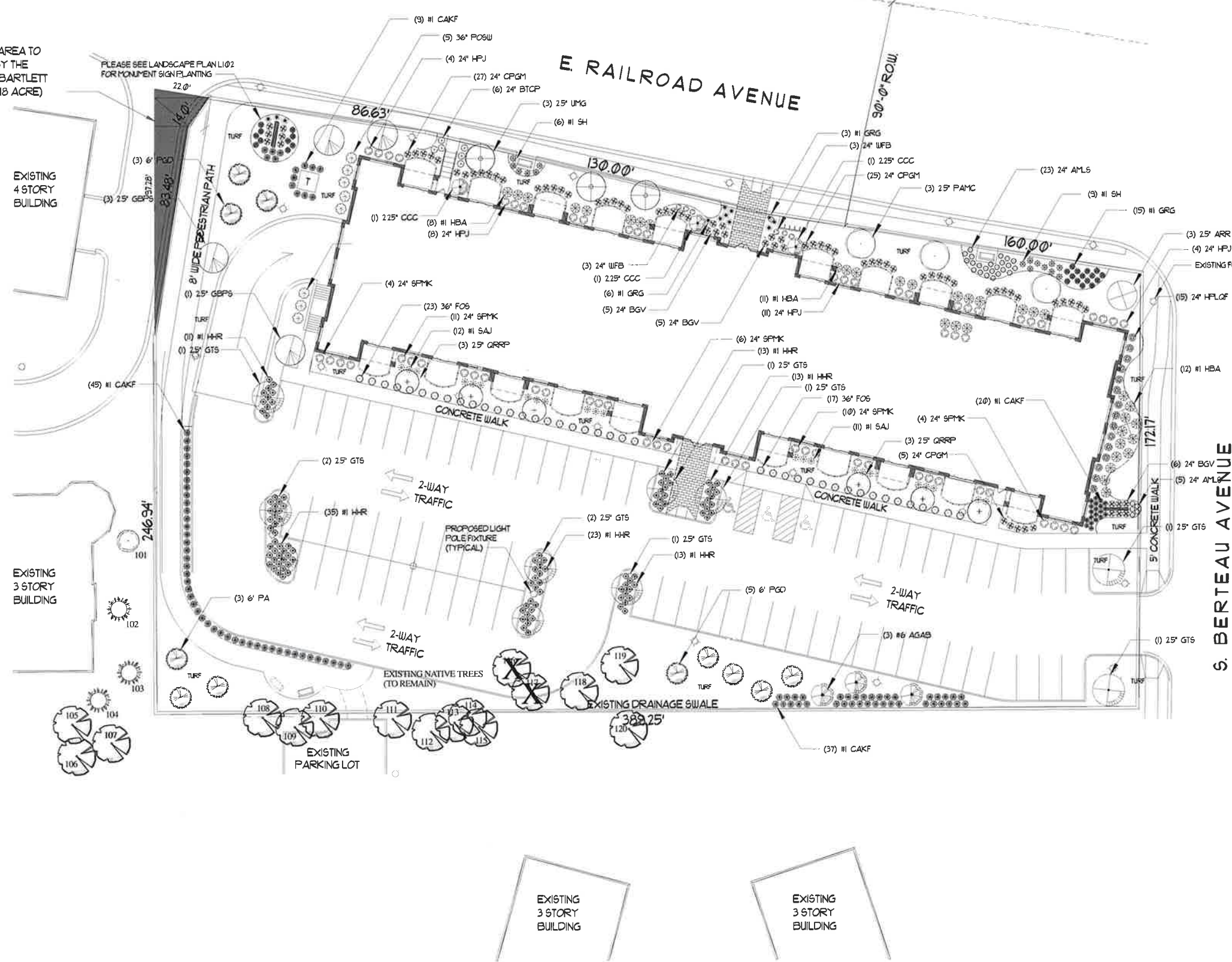
PROPOSED APARTMENT BUILDING AT THE  
**Residences at Bartlett Station**  
 279 E. RAILROAD AVENUE BARTLETT, ILLINOIS

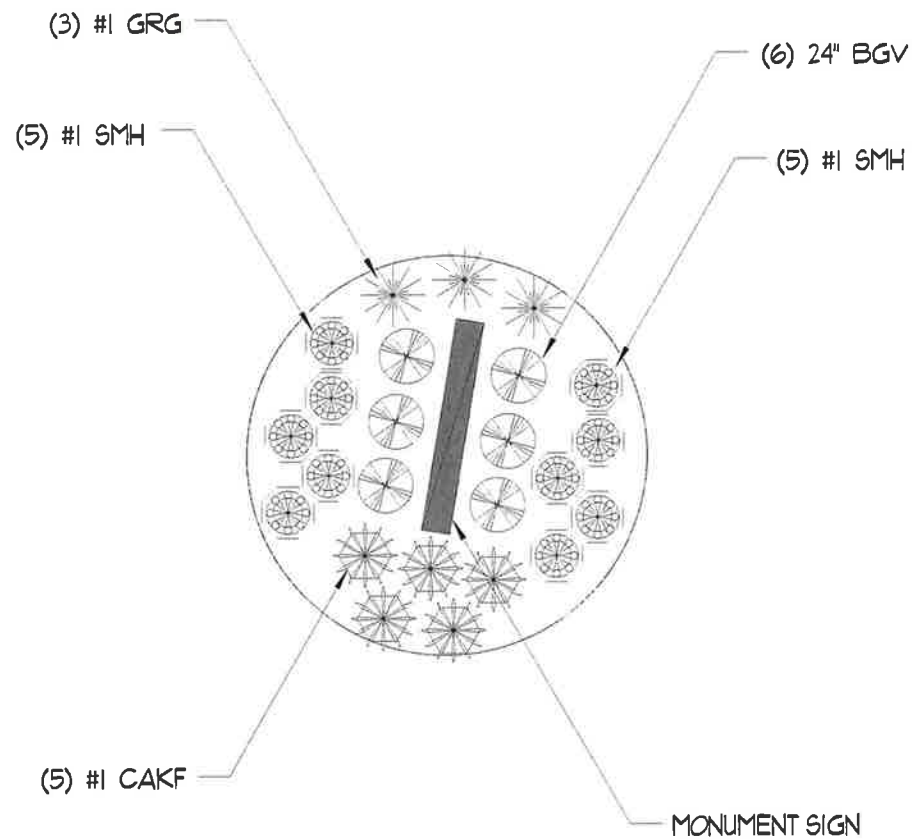
JUNE 4, 2021  
 Archamerica Job No. 19115



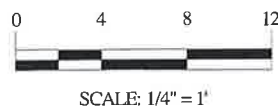
PROPERTY AREA TO BE OWNED BY THE VILLAGE OF BARTLETT (735 S.F., 0.018 ACRE)

PLEASE SEE LANDSCAPE PLAN L102 FOR MONUMENT SIGN PLANTING





**MONUMENT SIGN LANDSCAPE**



**NOTES:**

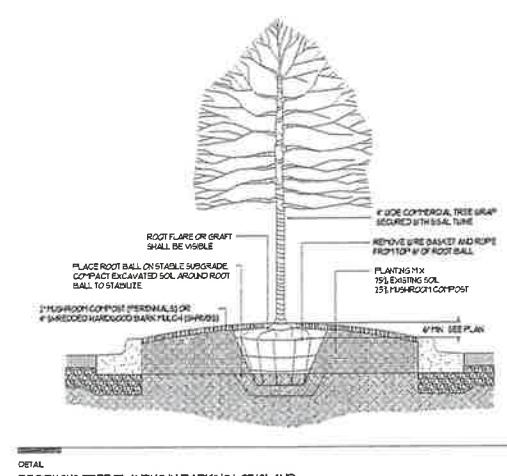
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE PLANTING AS SHOWN ON THE DRAWING. ALL PLANTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANTS SHALL MEET SIZE, GENUS, SPECIES AND VARIETY AND BE IN GOOD HEALTH, FREE OF INSECTS, DISEASES, OR DEFECTS. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED. TREES NOT EXHIBITING A CENTRAL (OR SINGLE) LEADER WILL BE REJECTED UNLESS CALLED IN THE PLANT LIST AS MULTI-STEM. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND, IN CASE OF DISCREPANCY, THE PLAN SHALL PREVAIL. NO PLANTS ARE TO BE CHANGED OR SUBSTITUTED WITHOUT APPROVAL FROM A REPRESENTATIVE OF JAMES DOUDEN & ASSOCIATES, INC.
- ALL PLANTS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD FOLLOWING INSTALLATION. A WATERING SCHEDULE MUST BE AGREED UPON WITH THE OWNER (BEFORE PLANTINGS ARE INSTALLED) OF WHOM, WHEN AND HOW PLANT MATERIALS ARE TO BE PROPERLY WATERED. THE LANDSCAPE CONTRACTOR SHALL VERIFY PROPER WATERING IS BEING DONE FOR THE ESTABLISHMENT AND HEALTH OF ALL PLANT MATERIALS. THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR ONE YEAR FROM THE TIME OF INSTALLATION AND PROJECT ACCEPTANCE.
- PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. NO ROOT BOUND MATERIAL SHALL BE ACCEPTED AND ALL WRAPPING MATERIALS MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO ROLL BACK BURLAP FROM THE TOP OF THE ROOT BALL.
- RECOMMENDED MULCH DEPTH IS THREE INCHES (3") OF SHREDDED HARDWOOD BARK. THE LANDSCAPE CONTRACTOR SHALL AVOID OVERMULCHING AND THE CREATION OF "MULCH VOLCANOES". MULCH BEDS SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE CENTER OF A TREE OR SHRUB. MULCH MUST BE PULLED BACK AT LEAST TWO INCHES (2") FROM THE BASE OF A TREE SO THE BASE OF THE TRUNK AND ROOT CROWN ARE EXPOSED.
- PREPARE ALL PERENNIAL BEDS WITH ONE CUBIC YARD OF GARDEN COMPOST PER 100 SF AND THE COMPOST SHALL BE ROTOTILLED TO AN 8" DEPTH.
- ALL PLANTS SHALL BE SET PLUMB. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO STAKE DECIDUOUS TREES BUT IT IS ALSO THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO GUARANTEE THE PLANTS REMAIN PLUMB UNTIL THE END OF THE GUARANTEE PERIOD.
- TREES SHALL BE INSTALLED A MINIMUM OF FIVE FEET (5') HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS AND VALVE BOXES. SHADE TREES SHALL BE A MINIMUM OF TEN FEET (10') FROM ALL LIGHT POLES AND ALL SHRUBS SHALL BE A MINIMUM OF THREE TO FIVE FEET (3'-5') FROM ALL FIRE HYDRANTS.
- THE LANDSCAPE CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. THE LANDSCAPE CONTRACTOR MUST ALSO KEEP THE PAVEMENT AND WORK AREAS IN NEAT AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH AND VERIFY WORKING CONDITIONS IN ADVANCE OF SUBMITTING A PROPOSAL. FAILURE TO RECOGNIZE INHERENT RESPONSIBILITIES DOES NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS DUE TO MISCALCULATIONS.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.
- ALL TURF SHALL BE PREMIUM BLUEGRASS MIX (4-5 LBS/1,000 SF) WITH NORTH AMERICAN GREEN 5675, OR EQUIVALENT, EROSION CONTROL BLANKET IN ALL DISTURBED AREAS.
- TO INSURE VISIBILITY, SHRUBS AND ORNAMENTAL GRASSES SHALL NOT EXCEED A MATURE HEIGHT OF THIRTY INCHES (30") ABOVE PAVEMENT ON LANDSCAPE ISLANDS AT THE END OF PARKING ROWS.
- TREE BRANCHING SHALL START NO LESS THAN SIX FEET (6') ABOVE THE PAVEMENT MEASURED FROM PAVEMENT LEVEL.

**PLANT LIST**

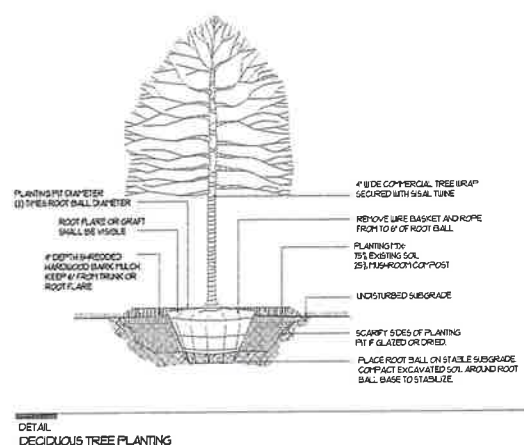
Qty.	Common Name	Botanical Name	Size	Remarks	Key
<b>Shade Trees (29)</b>					
3	Redpointe Red Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
4	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5"	B&B	GBPS
10	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
3	Exclamation London Planetree	Platanus acerifolia 'Morton Circle'	2.5"	B&B	PAMC
6	Regal Prince English Oak	Quercus robur 'Regal Prince'	2.5"	B&B	QRRP #
3	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
<b>Flowering Ornamentals (6)</b>					
3	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
3	Covey Weeping Redbud	Cercis canadensis 'Covey'	2.25"	B&B	CCC
<b>Upright Evergreens (11)</b>					
3	Norway Spruce	Picea abies	6'	B&B	PA
8	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
<b>Deciduous Shrubs (165)</b>					
28	Low Scape Mound Chokeberry	Aronia melanocarpa 'Low Scape'	24"	Cont.	AMLS
6	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	24"	Cont.	BTCP
40	Sunrise Forsythia	Forsythia ovata 'Sunrise'	36"	Cont.	FOS
27	Little Lime Hydrangea	Hydrangea paniculata 'Lime'	24"	Cont.	HPJ
15	Little Quick Fire Hydrangea	Hydrangea paniculata 'Little Quick Fire'	24"	Cont.	HPLQF
8	Summer Wine Purpleleaf Ninebark	Physocarpus opulifolius 'Summer Wine'	36"	Cont.	POSW
35	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
6	Spilled Wine Weigela	Weigela florida 'Bokraspiwi'	24"	Cont.	WFB
<b>Evergreen Shrubs (79)</b>					
22	Green Velvet Boxwood	Buxus 'Green Velvet'	24"	Cont.	BGV
57	Golden Mop Japanese Cypress	Chamaecyparis pisifera 'Golden Mop'	24"	Cont.	CPGM
<b>Perennials (330)</b>					
116	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
27	Rozanne Geranium	Geranium 'Rozanne - Gerwat'	#1	Pots	GRG
108	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
31	Blue Angel Hosta	Hosta 'Blue Angel'	#1	Pots	HBA
23	Autumn Joy Sedum	Sedum 'Autumn Joy'	#1	Pots	SAJ
15	Prairie Dropseed	Sporobolus heterolaps	#1	Pots	SH
10	Hummelo Lamb's Ear	Stachys monieri 'Hummelo'	#1	Pots	SMH

**PREMIUM BLUEGRASS MIX 4-5 LBS PER 1,000 SF**

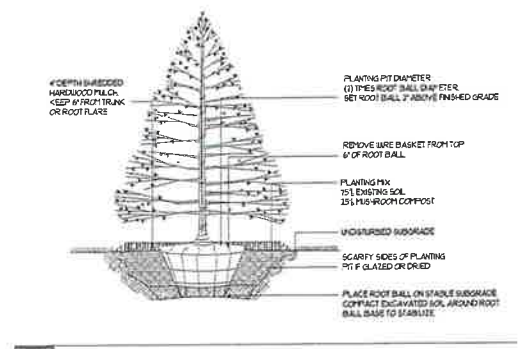
- 20% MIDNIGHT KENTUCKY BLUEGRASS
- 20% DENIM KENTUCKY BLUEGRASS
- 20% LANGARA KENTUCKY BLUEGRASS
- 20% BLUESTAR KENTUCKY BLUEGRASS
- 10% PRIZM PERENNIAL RYEGRASS
- 10% SUNSHINE PERENNIAL RYEGRASS



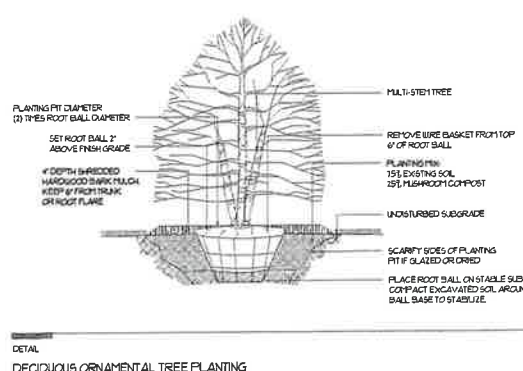
DETAIL DECIDUOUS TREE PLANTING IN PARKING LOT ISLAND



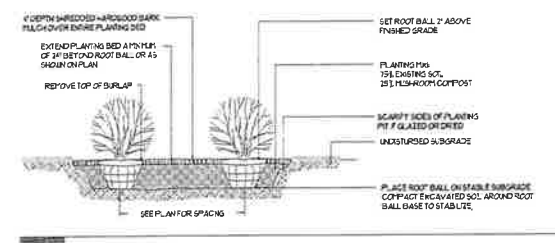
DETAIL DECIDUOUS TREE PLANTING



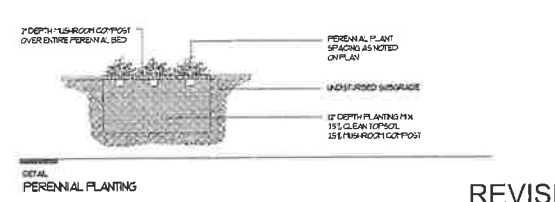
DETAIL EVERGREEN TREE PLANTING



DETAIL DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL SHRUB PLANTING



DETAIL PERENNIAL PLANTING

REVISIONS:  
 07.07.20 (OWNER REVIEW)  
 11.18.20 (VILLAGE REVIEW)  
 12.11.20 (OWNER REVIEW)  
 02.11.21 (VILLAGE REVIEW)

**DOWDEN DESIGN GROUP**  
 P.O. BOX 415, LIBERTYVILLE, IL, 60048  
 DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

**RESIDENCES AT BARTLETT STATION**  
 279 E. RAILROAD AVENUE  
 BARTLETT, ILLINOIS

**LANDSCAPE PLAN**

DATE: 06.16.20  
 SCALE: 1/4" = 1'  
 DRAWN: CID



**L102**

REVISION: 9-25-2020

SHEET NO. 17 OF 25

REVISIONS:  
 07.07.20 (OWNER REVIEW)  
 11.18.20 (VILLAGE REVIEW)  
 12.11.20 (OWNER REVIEW)  
 02.11.21 (VILLAGE REVIEW)

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**RESIDENCES AT BARTLETT STATION**  
 279 E. RAILROAD AVENUE  
 BARTLETT, ILLINOIS

**LANDSCAPE PLAN**

DATE: 06.16.20  
 SCALE: NONE  
 DRAWN: CID



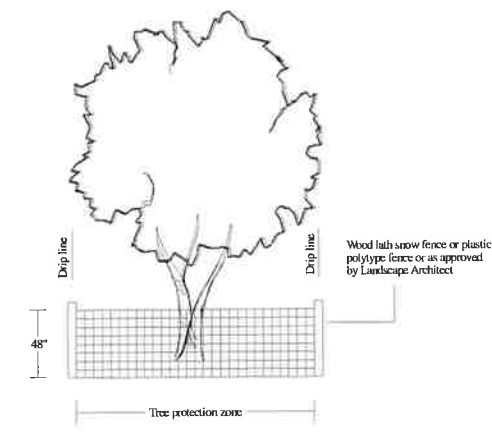
**L103**

**TREE INVENTORY & PROTECTION PLAN**

<u>Tree</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Size</u>	<u>Condition</u>	<u>Remarks</u>
101	Crabapple	Malus var.	12'	Good	Off Property
102	Austrian Pine	Pinus nigra	12'-14'	Fair	Off Property
103	Norway Spruce	Picea abies	14'-16'	Good	Off Property
104	Norway Spruce	Picea abies	14'-16'	Good	Off Property
105	Sugar Maple	Acer saccharinum	6"-7"	Good	Off Property
106	Sugar Maple	Acer saccharinum	6"-7"	Good	Off Property
107	Elm	Ulmus var.	6"-7"	Fair	Off Property
108	Elm	Ulmus var.	13"	Fair	Off Property
109	Maple	Acer var.	10"	Good	Off Property
110	Elm	Ulmus var.	24"	Fair	Off Property
111	Box Elder	Acer negundo	9"	Poor	Off Property
112	Black Walnut	Juglans nigra	9"	Poor	Off Property
113	Maple	Acer var.	11"	Fair	Off Property
114	Maple	Acer var.	14"	Fair	Off Property
115	Elm	Ulmus var.	36"	Poor	Off Property
116	Elm	Ulmus var.	11"	Poor	Remove
117	Elm	Ulmus var.	12"	Poor	Remove
118	Hackberry	Celtis occidentalis	10"	Poor	Mainlain
119	Hackberry	Celtis occidentalis	11"	Fair	Mainlain
120	Elm	Ulmus var.	9"	Poor	Off Property
121	Black Locust	Robinia pseudoacacia	24"	Good	Off Property

Notes:

- Existing native areas will be preserved with tree protection fence. (See detail)
- Remaining portions of existing native areas are a combination of Common Buckthorn, native grasses, and common weed growth.



**TREE PROTECTION FENCE DETAIL**

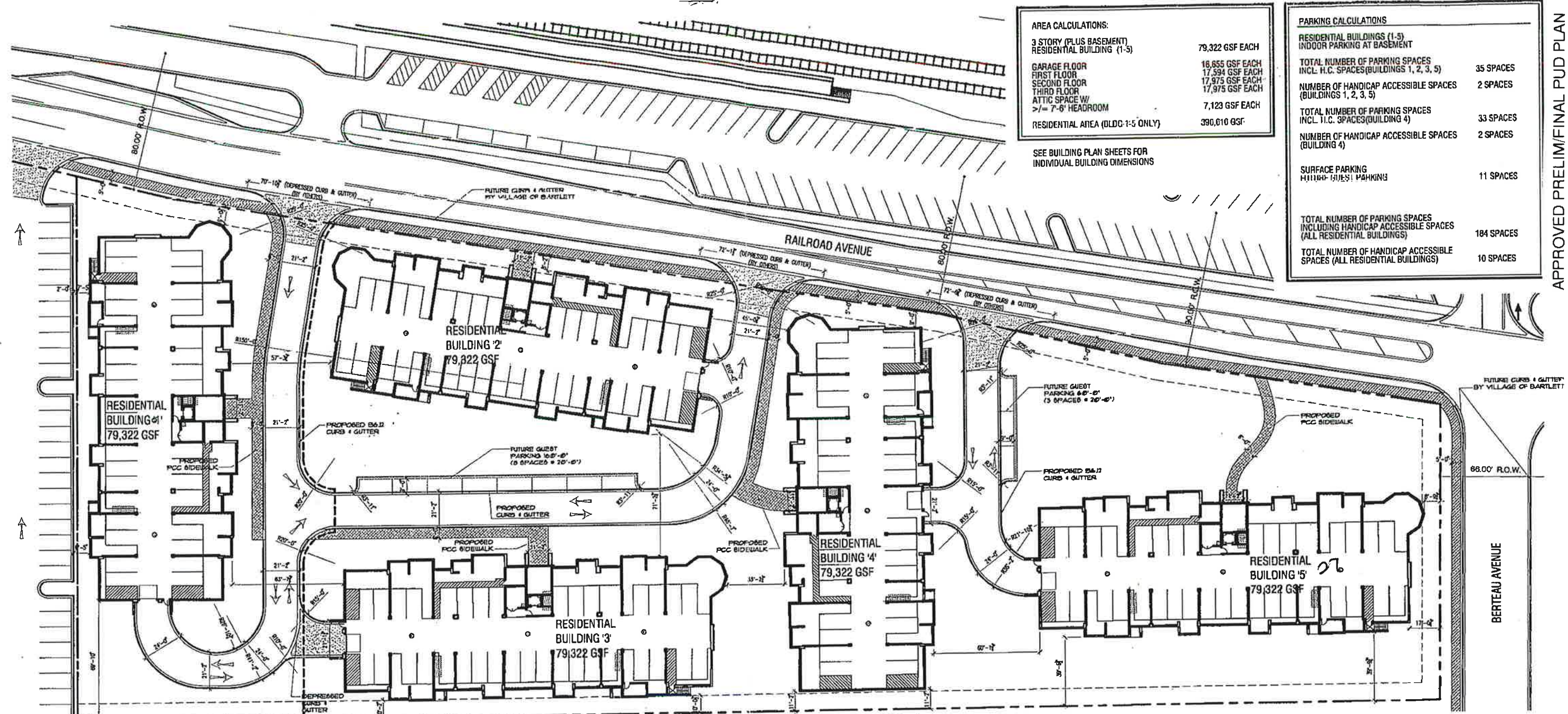
REVISION: 9-25-2020

SHEET NO. 18 OF 25

AREA CALCULATIONS:	
3 STORY (PLUS BASEMENT) RESIDENTIAL BUILDING (1-5)	79,322 GSF EACH
GARAGE FLOOR	16,655 GSF EACH
FIRST FLOOR	17,594 GSF EACH
SECOND FLOOR	17,975 GSF EACH
THIRD FLOOR	17,975 GSF EACH
ATTIC SPACE W/ > 7'-6" HEADROOM	7,123 GSF EACH
RESIDENTIAL AREA (DLDC 1-5 ONLY)	390,010 GSF

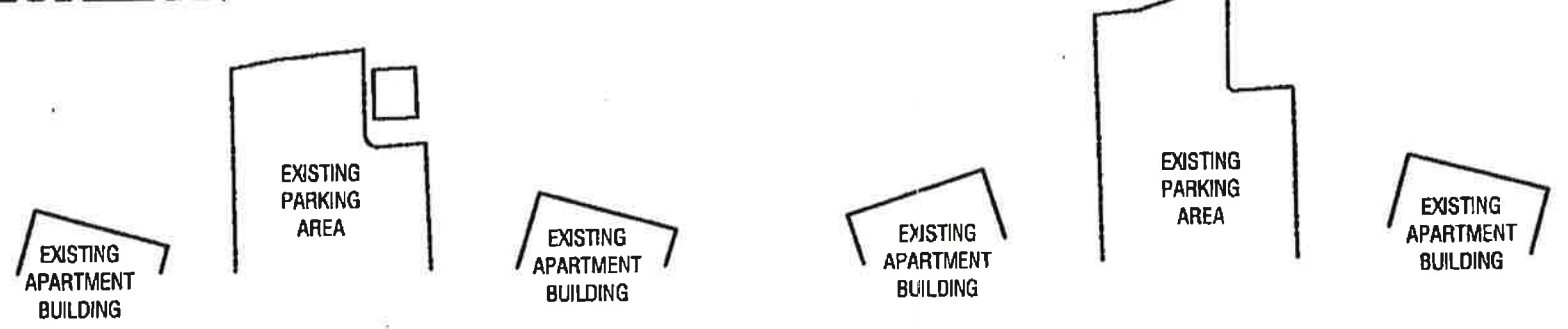
SEE BUILDING PLAN SHEETS FOR INDIVIDUAL BUILDING DIMENSIONS

PARKING CALCULATIONS	
RESIDENTIAL BUILDINGS (1-5) INDOOR PARKING AT BASEMENT	
TOTAL NUMBER OF PARKING SPACES INCL. H.C. SPACES (BUILDINGS 1, 2, 3, 5)	35 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES (BUILDINGS 1, 2, 3, 5)	2 SPACES
TOTAL NUMBER OF PARKING SPACES INCL. H.C. SPACES (BUILDING 4)	33 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES (BUILDING 4)	2 SPACES
SURFACE PARKING FUTURE GUEST PARKING	11 SPACES
TOTAL NUMBER OF PARKING SPACES INCLUDING HANDICAP ACCESSIBLE SPACES (ALL RESIDENTIAL BUILDINGS)	184 SPACES
TOTAL NUMBER OF HANDICAP ACCESSIBLE SPACES (ALL RESIDENTIAL BUILDINGS)	10 SPACES



PAVING LEGEND	
COLORED PATTERNED CONCRETE	STONE PAVERS
VILLAGE OF BARTLETT BITUMINOUS PAVEMENT	VILLAGE OF BARTLETT SIDEWALK PAVING

APPROVED  
PLANS



RECEIVED  
COMMUNITY DEVELOPMENT  
OCT 16 2003  
VILLAGE OF  
BARTLETT

ISSUED FOR PD-REVISION

**ORDINANCE 2003 – 123**

**AN ORDINANCE APPROVING PLANNED DEVELOPMENT ZONING,  
GRANTING A SPECIAL USE PERMIT FOR THE DOWNTOWN CENTER  
PLANNED UNIT DEVELOPMENT, AND APPROVAL OF THE DOWNTOWN  
CENTER RETAIL AND RESIDENTIAL SITE PLANS**

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**WHEREAS**, the Village of Bartlett (the "Village") is the owner of the property legally described on Exhibit A (the "Property"); and

**WHEREAS**, the Bartlett Town Center LLC (the "Master LLC"), BTC Commercial LLC (the "Commercial Developer") and BTC Residential LLC (the "Residential LLC"), hereinafter collectively referred to as the "Developer", and the Village of Bartlett entered into a certain Real Estate Purchase and Redevelopment Agreement dated September 16, 2003 (the "Redevelopment Agreement") concerning the phased purchase and development of the Property for a mixed use downtown center; and

**WHEREAS**, the Master LLC, by New England Builders, Inc., its Manager, filed a petition with the Village for (a) the rezoning of the Property from the I-1 Industrial District and the B-1 Village Center District to the PD Planned Development District; (b) a special use permit for a planned unit development to be developed in accordance with the Preliminary/Final PUD Plan (hereinafter defined); and (c) site plan approval (the "NEB Petition"); and

**WHEREAS**, on August 14, 2003 the Bartlett Plan Commission conducted a public hearing on the NEB Petition, and thereafter forwarded its findings of fact and recommendations for approval thereof to the Village President and Board of Trustees of the Village (the "Corporate Authorities") as required by the provisions of the Bartlett Zoning Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois as follows:

**SECTION ONE:** That the Corporate Authorities hereby make the following findings of fact with respect to the rezoning of the Property to the PD Planned Development District and with respect to the petition for a special use permit for a Planned Unit Development to be developed in accordance with the Preliminary/Final PUD Plan for the Property (hereinafter defined):

A. That the proposed use or combination of uses are permitted or specially permitted in the B-1, B-2, SR-6 and PD Zoning Districts and will meet all appropriate standards of the Village, based upon the implementation of and adherence to the terms, conditions and requirements set forth in Section Five of this Ordinance:

- (1) The proposed Planned Unit Development will be consistent with the Comprehensive Plan of the Village; and
- (2) That all uses, as arranged, are likely to be compatible with other uses within the proposed Planned Unit Development; and
- (3) The development will be compatible with developments permitted under the Bartlett Zoning Ordinance on substantially all land in the vicinity of the proposed Planned Unit Development.

B. That the proposed development of the Property as a Planned Development and the proposed uses of the Property which are made a part of the proposed Planned Unit Development meet the Village standards therefor as set forth in the Bartlett Zoning Ordinance, based upon the implementation of and adherence to the terms, conditions and requirements set forth in Section Five of this Ordinance:

- (1) The Planned Development District is intended and established to provide for greater freedom, imagination and flexibility in the development of land while assuring substantial compliance with the intent of the Bartlett Zoning Ordinance. It allows diversification and variation in the relationship of uses, structures and open spaces in developments planned as comprehensive, cohesive units which are unified by a shared concept. The proposed Planned Unit Development includes uses permitted in and is most akin to the B-1 Village Center District, the B-2 Local Convenience Shopping District and the SR-6 Suburban Residence-Multi-Family District (the "Similar Zoning Districts"). The Planned Unit Development is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of

amenities of open space and the efficient use of public services through the use of planned unit development procedures which the Developer intend to utilize with the development. The intensity and profile of the development within this Planned Development are compatible with all adjacent uses.

- (2) That the proposed uses requested are necessary or desirable to provide a service or a facility which is in the interest of public convenience and each contributes to the general welfare of the neighborhood or community; and
- (3) That the proposed uses will not under the circumstances be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
- (4) That the special use for the Planned Unit Development with the conditions imposed herein shall conform to the regulations and conditions specified in the Village Zoning Ordinance for such use and with the conditions and stipulations made a part of the authorization granted by the Corporate Authorities.
- (5) The unique and substantially different character of this Planned Unit Development requires that it be processed as a special use, requiring the establishment herein of specific additional procedures, standards and exceptions to the development of the Property to meet the objectives therefor set forth in the Bartlett Zoning Ordinance, including, but not limited to, providing for the prevention and/or control of soil erosion, surface flooding and the preservation of subsurface water and promote the more efficient use of land resulting in more economic networks of utilities, circulation and other facilities.
- (6) The development conforms with the Village's Comprehensive Plan and the general planning policies and precedents of the Village, particularly with reference to the following:
  - (a) Land use policies;
  - (b) Land use intensity;
  - (c) Housing goals;
  - (d) Traffic impact and parking;
  - (e) Impact on schools, public utilities and facilities;
  - (f) The character of the Village and the specific neighborhood; and

- (g) The conservations and enhancement of the tax base and economic well-being of the Village.

To the extent there is any difference between the proposed development of the Property and the Village's Comprehensive Plan, the Comprehensive Plan shall be modified to include such uses as set forth in the Planned Unit Development.

- (7) The proposed uses for the Property are permitted or special uses in the Similar Zoning Districts and the mixed use Planned Unit Development is a special use in the PD District.
- (8) The proposed Planned Unit Development of the Property is so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.
- (9) The proposed Planned Unit Development of the Property shall not substantially lessen or impede the suitability for the 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.
- (10) The proposed Planned Unit Development makes provision for adequate utilities, drainage and other necessary facilities.
- (11) The proposed Planned Unit Development includes certain road and intersection improvements that will be constructed by the Village and the Preliminary/Final PUD Plan makes adequate provision for parking and ingress and egress and is so designed as to minimize traffic congestion and hazards in the public streets.
- (12) The proposed Planned Unit Development contains adequate site area, which is greater than the minimum required area in the Similar Zoning Districts, and the Property contains other buffering features to protect the uses within the development and on surrounding properties.
- (13) The Developer's financial resources give reasonable assurance that if the proposed Planned Unit Development is authorized that the proposed development of the Property will be completed and adequately maintained.
- (14) In connection with the modifications proposed, the Planned Unit Development is laid out and will be developed in phases in accordance with an integrated overall design. The design provides for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.



- (15) Common open space is provided in the .324 +/- common open space area (Lot 1 on the Preliminary/Final Plat for the Bartlett Town Center Subdivision) in the northwest corner of the development.
- (16) The residential uses are designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.
- (17) The commercial and residential uses 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.
- (18) The Planned Unit Development includes impact fees and donations, as provided in the Redevelopment Agreement.
- (19) There shall be reasonable assurance that, if authorized, the proposed Planned Unit Development will be completed according to schedule and adequately maintained.
- (20) That the proposed Planned Unit Development is desirable to provide commercial and residential uses, which are in the interest of public convenience and will contribute to the general welfare of the community.
- (21) That the proposed 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.

**SECTION TWO:** That the Property is hereby rezoned from the I-1 Light Industrial District and the B-1 Village Center District to the PD Planned Development District, subject to the terms, conditions and requirements set forth in Section Three of this Ordinance, and the Official Zoning Map of the Village is hereby amended to reflect said rezoning to the PD District.

**SECTION THREE:** A special use permit for the mixed use planned unit development (the "Downtown Center PUD") consisting of (a) a retail/residential building with 24,530 SF (+/-) retail at grade and residential loft condominiums on the second

floor totaling 23,150 SF (+/-); (b) a 16,964 SF (+/-) two story retail/office building with 8,482 SF (+/-) of retail at grade and 8,482 SF (+/-) of office and/or retail on the second floor; (c) five (5) residential condominium buildings, each consisting of 24 condominium units, with each condominium unit ranging in size from 1,411 SF (+/-) to 2,400 SF (+/-) per unit (collectively, the "Project") to be developed in accordance with the following plans and documents, which are hereinafter collectively referred to as the "Preliminary/Final Downtown Center PUD Plan":

(i) Site Plan (Retail) Bartlett Town Center prepared by Solomon Cordwell Buenz & Associates, Inc. ("SCB & Associates, Inc."), sheet SK-001, dated June 26, 2003, last revised August 14, 2003, attached hereto as Exhibit E-1 (the "Retail Site Plan");

(ii) Site Plan (Residential) Bartlett Town Center, prepared by SCB & Associates, Inc., sheet SK-002, dated June 26, 2003, last revised August 14, 2003, attached hereto as Exhibit E-2 (the "Residential Site Plan");

(iii) Retail/Residential Bldg-Second Floor Plan Bartlett Town Center, prepared by SCB & Associates, Inc., sheet SK-15a, dated June 26, 2003, last revised August 14, 2003, attached hereto as Exhibit E-3;

(iv) Residential Building-First Floor Plan Bartlett Town Center, prepared by SCB & Associates, Inc., sheet SK-005, dated June 26, 2003, attached hereto as Exhibit E-4;

(v) Residential Bldg-Garage Fl Plan-Typ. Entry Bartlett Town Center, prepared by SCB & Associates, Inc., sheet SK-003 dated June 26, 2003, attached hereto as Exhibit E-5;

(vi) Landscape Plan Bartlett Town Center prepared by James O'Brien and Co., Inc. sheets L-1, L-2 and L-3 dated June 26, 2003, last revised August 13, 2003 attached hereto as Exhibit E-6 (the "Landscape Plan");

(vii) The building elevations for the Commercial/Office Building (sheets SK-012 and SK-013), the Retail/Residential Building (sheets SK-016 through SK-019) and the Residential Buildings (sheets SK-007 through SK-009) prepared by SCB & Associates, Inc., sheets SK-12, SK-13, all dated June 26, 2003, and attached hereto as group Exhibit E-7;

(viii) The modifications, if any, to the Bartlett Zoning Ordinance and Bartlett Subdivision and PUD Ordinance listed on Exhibit E-8 (the "Modifications"); and

(ix) and the list of preferred, permitted, special and prohibited uses on Parcel 1A (Lots 2, 3 and 4) listed on Exhibit E-9 and not prohibited thereunder or by the Covenant (collectively, the "Downtown Center Use List");

is hereby granted, and the Preliminary/Final PUD Plan is hereby approved, subject to the following conditions:

A. Approval of the final engineering plans by the Village Engineer.

B. Approval of the Landscape and Lighting Plans by the Community Development Department.

C. Approval of the Unified Business Center Sign Plan (Commercial) by the Community Development Department.

D. Posting of a separate landscape bond for the installation of the landscaping for each phase of the Town Center Development at the time the building permit is issued for the phase in question.

E. Submittal of a performance and labor and material payment bond(s) or a letter(s) of credit for the public improvements and certain private improvements to the property that the Developer is responsible to construct and/or install, including, but not limited to, mass grading of the Property on-site underground improvements, including the storm sewer that will run through the Property generally in a southwesterly/northeasterly direction which is shown on sheet 12 of the unapproved final engineering plans (which improvements shall be fully paid for by the Developer), and various sidewalks, landscaping, planter boxes and brick pavers in the rights-of-way and on Lot 1 in the Bartlett Town Center Subdivision (the cost of which will be reimbursed by the Village) (collectively, the "Public Improvements") all in compliance with the approved final engineering plans and the Bartlett Subdivision and PUD Ordinance, in such amounts as approved by the Village Engineer in such form as approved by the Village Attorney to guaranty that the Public Improvements will be completed and fully paid for on or before September 15, 2005. A mass grading letter of credit or bond may be submitted to allow the Developer to perform mass grading for the Property before execution of the Preliminary/Final Plat if the Early Earthwork check list set forth in the Subdivision and PUD Ordinance has been satisfied.

F. Cash Donations. The Developer hereby agrees to make cash in lieu of land contributions, cash contributions and pay impact fees as set forth in the Redevelopment Agreement.

G. Land Donations. There are no land donations in this development.

H. Road Improvements. There are no public road improvements required to be installed by the Developer. The Village in accordance with the terms of the Redevelopment Agreement shall construct the Railroad Avenue improvements and any improvements to Main Street. The Developer shall be responsible to install the brick paver walks, landscaping and planter boxes in the rights-of-way, but the cost thereof shall be reimbursed or paid for by the Village.

I. Transfer of Title to the Public Improvements. Upon completion of the Public Improvements and their acceptance by the Corporate Authorities, the Developer shall transfer title thereto to the Village by warranty Bill of Sale in the form prescribed in the Subdivision and PUD Ordinance.

J. Prior to recording of the Preliminary/Final Plat the Developer shall execute and deliver to the Village a Public Improvement Completion Agreement (the "Agreement" in the form as appended hereto as Exhibit B, which the Corporate Authorities do hereby approve, agreeing to construct and fully pay for all of the Public Improvements in strict accordance with the approved final engineering plans for the Project, which Agreement shall provide, among other things, in the event any Public Improvements are damaged as a result of the on-site or off-site construction activities of the Developer, its contractors and their subcontractors, all such damage shall be promptly repaired, or caused to be repaired, to the Village's satisfaction by the Developer without cost to the Village. Failure to promptly repair such damage shall be grounds to the Village to withhold issuing building and occupancy permits to the Developer, its successors and assigns, for the Project.

K. Sidewalks and brick paver walks. Five (5) foot wide concrete sidewalks and brick paver walkways shall be provided where and as shown on the Site Plans and as modified by the final engineering plans for the Project.

L. Parkway Trees. Parkway trees shall be provided as shown on the Site Plans and the Landscape Plans subject to Staff approval.

M. Declaration of Owner's Covenants. The Developer shall submit a copy of the Condominium Declaration(s) and Covenants and Restrictions for the respective commercial and residential developments for review and approval by the Village Attorney prior to closing on the respective parcel.

N. Construction Traffic. All construction traffic related to the residential project should enter and exit the site via Berteau Avenue.

O. Soil Erosion. An erosion control plan shall have been submitted by the Developer to the Village with the engineering plans for the Property, which plans shall show the proposed sequence of any site grading, excavation and land balancing work to be performed and where dirt, fill or spoils will be piled or stored, and shall be subject to review and approval by the Village Engineer. All erosion control work and methods shall be specifically stated in the engineering and be specifically set forth in the Developer's bond or letter of credit, and in the event the Developer requests an early

earth work permit, the cost to remove all spoils piled and/or stored and to restore the site to its original condition shall be included in a separate bond or letter of credit posted with the Village in accordance with the procedure therefor set forth in the Subdivision Ordinance.

P. Compliance with Redevelopment Agreement. Compliance with or satisfaction of all of the applicable terms and conditions required to be performed or satisfied by the Developer under the Redevelopment Agreement.

**SECTION FOUR:** That the President and Board of Trustees make the following findings of fact pertaining to the Retail Site Plan and the Residential Site Plan (collectively, the "Site Plans") for the Project:

A. That the Planned Unit Development for the proposed mixed use development is a special use in the PD Planned Development Zoning District.

B. That the proposed buildings, off-street parking, access, lighting, landscaping and drainage are compatible with adjacent land uses.

C. 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.

D. That the proposed Site Plans provide for the safe movement of pedestrians within the site.

E. That there is a sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site as shown on the Final Landscape Plan so that the proposed development will be in harmony with adjacent land uses. Any part area shown on the Site Plans 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.)

F. That all outdoor storage areas and trash enclosures are screened and are in accordance with standards specified by this Ordinance.

**SECTION FIVE:** That the Site Plan (Retail) Bartlett Town Center prepared by SCB & Associates, Inc. dated June 26, 2003, last revised August 14, 2003 appended here to as Exhibit E-1 (the "Retail Site Plan"), and the Site Plan (Residential) Bartlett Town Center prepared by SCB Associates, Inc. dated June 26, 2003, last

revised August 14, 2003, appended hereto as Exhibit E-2 (the "Residential Site Plan") are hereby approved, subject to the conditions set forth in Section Three of this Ordinance.

**SECTION SIX:** The development of the Property shall be governed by the requirements of the Bartlett Building Code, the Bartlett Subdivision Ordinance and the Bartlett Zoning Ordinance, except to the extent that they are expressly and specifically modified by this Ordinance and/or the Redevelopment Agreement. In the event of a conflict between this Ordinance, the Codes and Ordinances of the Village and the Redevelopment Agreement, the Redevelopment Agreement shall control

**SECTION SEVEN: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and of any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION EIGHT: REPEAL OF PRIOR ORDINANCES.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION NINE: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon passage and approval.

**ROLL CALL VOTE:**

**AYES:** Trustee Arends, Kavouris, Nolan, President Melchert

**NAYS:** None

**ABSENT:** Trustee Airdo, Bormann, Floyd

**PASSED:** This 16<sup>th</sup> day of September, 2003

**APPROVED:** This 16<sup>th</sup> day of September, 2003

  
Catherine J. Melchert, Village President

ATTEST:

  
Linda Gallien, Village Clerk

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2003-123, enacted on September 16, 2003 and approved on September 16, 2003, as the same appears from the official records of the Village of Bartlett.

  
Linda Gallien, Village Clerk

**Exhibit A - Town Center**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF METRA RAILROAD AND THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, (BASED ON ASSUMED BEARING OF NORTH 80 DEGREES 48 MINUTES 09 SECONDS WEST FOR THE SOUTHERLY RIGHT OF WAY LINE OF METRA RAILROAD), ALONG SAID WEST LINE OF BERTEAU AVENUE, A DISTANCE OF 91.05 FEET TO A POINT THAT IS 90.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SAID SOUTHERLY RIGHT OF WAY LINE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, ALONG SAID WEST LINE OF BERTEAU AVENUE, A DISTANCE OF 172.17 FEET TO THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 OF H.O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT, PER DOCUMENT NO. 10435526, THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTHERLY LINE OF LOTS 2 THROUGH 16 IN SAID BLOCK 16, A DISTANCE OF 766.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO THE NORTH LINE OF LOT 17 IN SAID BLOCK 16; THENCE SOUTH 88 DEGREES 50 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 17 AND 18 IN SAID BLOCK 16, A DISTANCE OF 158.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 03 DEGREES 35 MINUTES 28 SECONDS EAST, PARALLEL WITH THE CENTERLINE OF MAIN STREET, BEING ALONG THE WESTERLY LINE OF LOT 18 AND ALONG THE WESTERLY LINE OF VACATED NATOMA AVENUE, A DISTANCE OF 166.06 FEET TO THE SOUTHWEST CORNER OF SAID VACATED NATOMA AVENUE; THENCE SOUTH 88 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 156.99 FEET TO A LINE THAT IS 33.0 FEET EASTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF MAIN STREET; THENCE NORTH 03 DEGREES 35 MINUTES 28 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 318.06 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 129.70 FEET; THENCE NORTH 03 DEGREES 35 MINUTES 28 SECONDS WEST, PARALLEL WITH



13 . . .

AFORESAID CENTERLINE, A DISTANCE OF 89.17 FEET FOR A POINT OF CURVE; THENCE NORHTEASTERLY AND SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 54 MINUTES 34 SECONDS EAST, AN ARC DISTANCE OF 108.32 FEET FOR A POINT OF TANGENT; THENCE SOUTH 76 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF 312.88 FEET TO A LINE THAT IS 80.0 FEET SOUTHERLY OF AND PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF METRA RAILROAD; THENCE SOUTH 80 DEGREES 48 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 444.32 FEET; THENCE SOUTH 76 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A LINE THAT IS 90.0 FEET SOUTHERLY OF AND PARALLEL WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF METRA RAILROAD; THENCE SOUTH 80 DEGREES 48 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN THE VILLAGE OF BARTLETT, COOK COUNTY, ILLINOIS AND CONTAINING 7.856 ACRES MORE OR LESS.

PUBLIC IMPROVEMENTS COMPLETION AGREEMENT

MADE AND ENTERED into \_\_\_\_\_, 19\_\_\_\_, by and among \_\_\_\_\_ ("the Owner"), \_\_\_\_\_ ("the Developer"), and the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois ("the Village").

RECITALS:

a. The Owner is the owner of the real estate located in the Village legally described on Exhibit A appended hereto and made part hereof ("the Property").

b. The Owner and the Developer have applied for approval of [a final plat of subdivision of the real estate to be known as \_\_\_\_\_ ("the Subdivision")] [a final planned unit development plan ("the PUD Plan") for the Property to be known as \_\_\_\_\_ ("the PUD")]. (Delete one)

c. The Developer has submitted to the Village for its approval the engineering plans and specifications for the public improvements, including, but not limited to, the water distribution system, sanitary sewer system, storm sewer system, site grading, landscaping and planting, street system, sidewalks, bicycle paths and street lights ("the Public Improvements") for the Subdivision or PUD prepared by \_\_\_\_\_ dated \_\_\_\_\_ last revised \_\_\_\_\_ ("the Plans") and the Village has approved the Plans.

d. The Village is willing to execute the plat of subdivision or approve the PUD Plan only upon the condition that the Owner and the Developer agree to cause the Public Improvements for such Subdivision or PUD to be installed and completed in a good and workmanlike manner with materials of good quality in strict accordance with the Plans and the Village Subdivision Ordinance, fully paid for, and maintained by the Developer for a period of from 15 months to 24 months after their completion as determined by the Village Engineer.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable considerations, the receipt and sufficiency whereof is expressly acknowledged, it is agreed by and among the parties as follows:

1. The Village agrees to approve the final PUD Plan or cause the final plat of the Subdivision to be executed by its President, attested by its Clerk, signed by the Chairman of its Plan Commission, and, provided the Developer shall secure all other necessary plat approvals and paid tax bills, recorded by the Recorder of Deeds of the appropriate county.

2. The Owner and the Developer jointly and severally promise and agree: (1) to construct the Public Improvements, or cause them to be constructed, in a good and workmanlike manner with materials of good quality in strict accordance with the Plans and the Village Subdivision Ordinance and to complete each of the eight phases of construction set forth in the following paragraph on or before the completion dates therein specified and completion of all the Public Improvement, and (2) to pay to the Contractors and material suppliers who furnish labor or material, or both, for the construction of the Public Improvements the full amounts due them for such labor and materials, and (3) to maintain the Public Improvements for the Maintenance Period (between 15 and 24 months) determined by the Village Engineer, certified by the Village Engineer as the date on which the last of the Public Improvements (See paragraph 3 Item 7) were completed in accordance with the Plans therefor and the Subdivision Ordinance (the "Completion Date"). The Developer's maintenance obligations shall include, but are not limited to: (i) maintaining the Public Improvements, (ii) repairing any damage to the Public Improvements caused by the Developer, its agents, servants, employees or its successors and assigns, or by any contractor hired by the Developer, its agents, servants, employees, successors or assigns, or any subcontractor hired by such contractor, (iii) repairing or replacing any defective workmanship or materials in the Public Improvements, and (iv) making good and protecting the Village against the results of any defective workmanship or materials appearing to have been incorporated in any part of the Public Improvements which shall have appeared or been discovered within 15 months after the Final Completion Date. In the event that any of the Public Improvements are damaged, the burden shall be on the Developer to show that such damage was not caused by the Developer, its agents, servants, employees, successors or assigns, or by any contractor hired by the Developer, its agents, servants, employees, successors or assigns or any subcontractor hired by such contractor.

3. Completion Dates. The Public Improvements shall be completed in accordance with the following Schedule:

(1) Site grading, including grading of streets, detention and retention ponds, lots and required private and public green space areas shall be completed on or before (Insert completion date).

(2) Underground improvements, including water mains, vaults and valve vaults, sanitary sewer mains and manholes and any required force main, shall be completed on or before (Insert completion date).

(3) Curbs and street base, including "first lift" of pavement shall be completed on or before (Insert completion date).

(4) Street lighting shall be completed on or before (Insert completion date).

(5) Sidewalks and bicycle paths shall be completed on or before (Insert completion date).

(6) Final street surface ("second lift"), including necessary repairs to street base "first lift", catch basins, manholes and other structures located between curb lines shall be completed on or before (Insert completion date).

(7) Parkway and open space restoration (including repairs to catch basins, manholes and other structures located in parkways and open space areas), landscaping, sidewalks and street lights shall be completed on or before (Insert completion date).

(8) Storm water facilities, including underground items, detention items, wetland/riparian areas and erosion control, shall be completed on or before (Insert completion date).

4. The Owner and Developer further agree to cause to be maintained at all times proper security to guaranty the completion of, payment for and maintenance of the Public Improvements as required by the Village Subdivision Ordinance in the form of a cash deposit, Performance Bond-Labor and Material Payment Bond, Letter of Credit of Escrow Deposit in strict accordance with the provision of the Village Subdivision Ordinance.

The Owner agrees to, and does hereby grant the Village of Bartlett and to the Bartlett and Countryside Fire Protection District a non-exclusive license to go upon any part of the real estate for the purpose of providing police and fire protection and enforcing the Illinois Vehicle Code and the Bartlett Vehicle Code on the streets and other areas of the Subdivision or PUD, except on individual lots conveyed to homeowners.

After the street base for the streets in the Subdivision/PUD has been placed by the Developer in strict accordance with the Subdivision Ordinance and the approved engineering plans therefor, the Village agrees to provide police protection for the Subdivision/PUD in cases of actual emergency.

After the "first lift" of the street pavement for streets in the Subdivision/PUD has been placed by the Developer in strict accordance with the Subdivision Ordinance and the approved engineering plans therefor, the Village agrees to provide regular police protection for homes in the Subdivision/PUD and to provide snowplowing service for the public streets serving such homes, without in any way accepting responsibility for the maintenance of such streets, or any other Public Improvements until the adoption of an ordinance by the corporate authorities formally accepting such Public Improvements.

The streets in the Subdivision/PUD shall remain the property of the Owner/Developer, who shall remain responsible for the maintenance of all of the Public Improvements in the Subdivision/PUD, including any manholes, vaults, curbs or other structures which project above the pavement and which are damaged as the result of the Village's snow-plowing activities, and including the storm water drainage system, until the adoption of an ordinance by the corporate authorities formally accepting such Public Improvements, and title thereto is transferred to the Village by appropriate Bill of Sale.

In the event that it becomes necessary, as determined by the Village Administrator, in her sole discretion, to perform any emergency repair work on the Public Improvements in the Subdivision/PUD to protect the health, welfare and safety of the Public, Village may perform such repairs, and the Owner/Developer shall reimburse the Village promptly for the costs so incurred.

The Developer shall be responsible for all Public Improvements construction and maintenance costs which are not specifically required herein to be borne by the Village.

5. The Owner shall furnish Owner's Sworn Statement(s) and the Developer shall furnish General Contractor's Sworn Statements, and each shall furnish such waivers of lien to the Village as shall be necessary to insure the Village against mechanic's lien claims and claims for lien on any bond or other security that the Owner and/or the Developer have caused to be posted with the Village.

6. Venue, attorneys fees. The parties agree that the proper venue for the enforcement of this Agreement shall be the Circuit Court of DuPage County, Illinois. The Developer and the Owner, jointly and severally, agree to reimburse the Village for any reasonable attorney's fees incurred by the Village in enforcing or attempting to enforce the obligations of the Developer and the Owner, or either of them, under this Agreement, regardless of whether a lawsuit is actually filed, within 30 days after the receipt of copies of paid invoices for such attorney's fees.

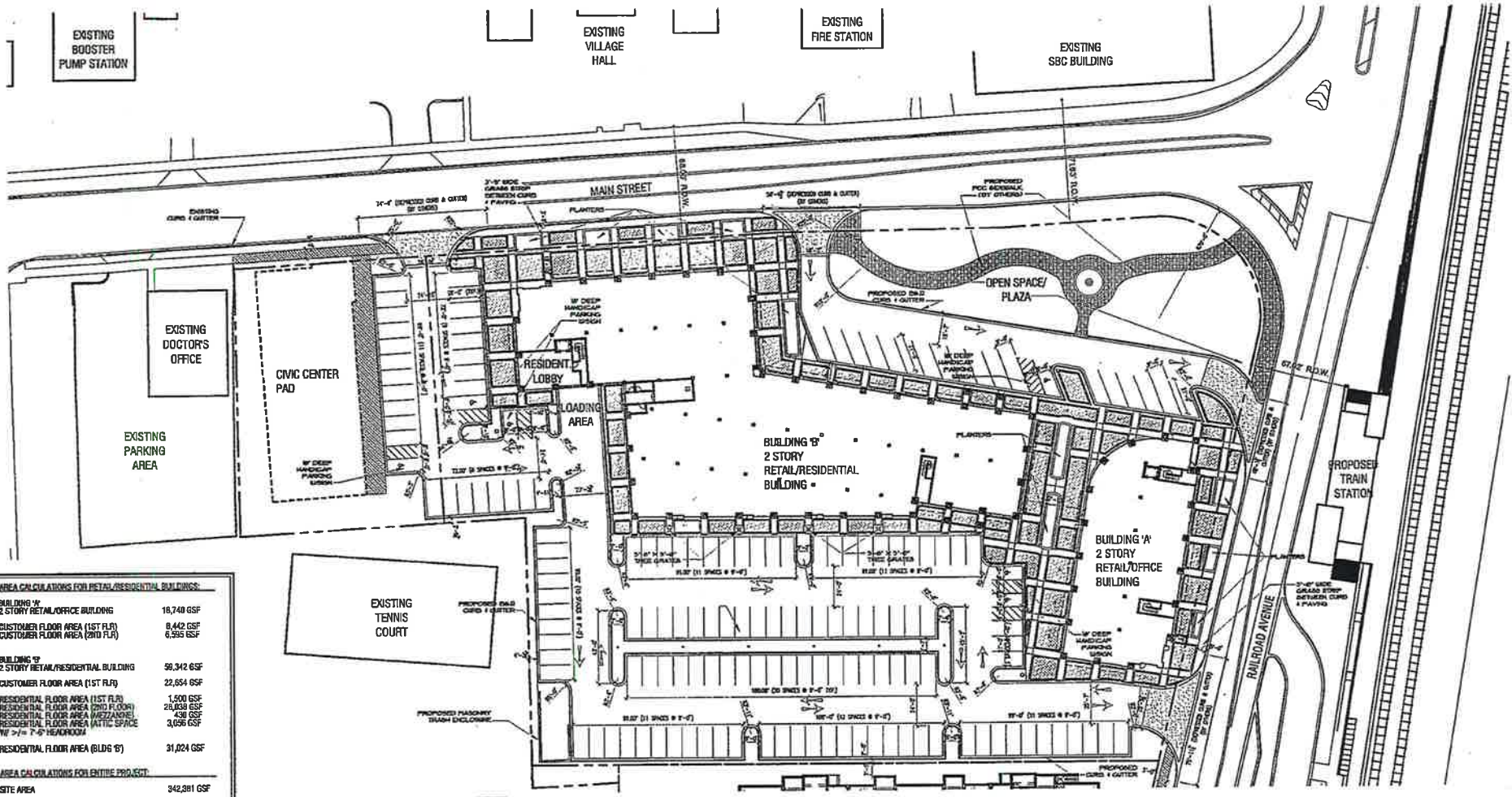
VILLAGE OF BARTLETT

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_

(Insert appropriate signature and attestation format, including officer titles and corporate seal, for Developer and Owner.)



**AREA CALCULATIONS FOR RETAIL/RESIDENTIAL BUILDINGS:**

<b>BUILDING 'C'</b> 2 STORY RETAIL/OFFICE BUILDING	18,740 GSF
CUSTOMER FLOOR AREA (1ST FLR)	8,442 GSF
CUSTOMER FLOOR AREA (2ND FLR)	6,595 GSF
<b>BUILDING 'B'</b> 2 STORY RETAIL/RESIDENTIAL BUILDING	56,342 GSF
CUSTOMER FLOOR AREA (1ST FLR)	22,654 GSF
RESIDENTIAL FLOOR AREA (1ST FLR)	1,500 GSF
RESIDENTIAL FLOOR AREA (2ND FLOOR)	20,938 GSF
RESIDENTIAL FLOOR AREA (MEZZANINE)	438 GSF
RESIDENTIAL FLOOR AREA (ATTIC SPACE W/ 2 1/2" R-5 INSULATION)	3,056 GSF
RESIDENTIAL FLOOR AREA (BLDG 'B')	31,024 GSF
<b>AREA CALCULATIONS FOR ENTIRE PROJECT:</b>	
SITE AREA	342,381 GSF
TOTAL CUSTOMER FLOOR AREA (BUILDINGS 'A' AND 'B')	35,691 GSF
TOTAL RESIDENTIAL AREA (BUILDING 'B' AND 1-S)	427,634 GSF
TOTAL PROJECT AREA (BUILDINGS 'A, B, AND 1-S)	474,682 GSF
FAR (BUILDINGS A, B, AND 1-S VS. SITE AREA)	1.368
BUILDING COVERAGE (BUILDINGS A, B, AND 1-S)	135,033 GSF

**PARKING CALCULATIONS:**

<b>RETAIL AND RESIDENTIAL AREA (BUILDINGS 'A' AND 'B')</b>	
SURFACE PARKING	
TOTAL NUMBER OF PARKING SPACES	161 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES	6 SPACES
TYPICAL PARKING SPACE SIZE	9'W x 18'D
TYPICAL HANDICAP PARKING SPACE SIZE (INCLUDING LOADING ZONE)	10'W x 18'D

**PAVING LEGEND**

COLORLED PATTERNED CONCRETE	STONE PAVING	VILLAGE OF BARTLETT BITUMINOUS PAVEMENT
ASPHALT PAVING	VILLAGE OF BARTLETT SIDEWALK PAVING	

ISSUED FOR PD-REVISION

SCB

**PARTIAL SITE PLAN (RETAIL)**  
**BARTLETT TOWN CENTER**  
Bartlett Town Center 11C

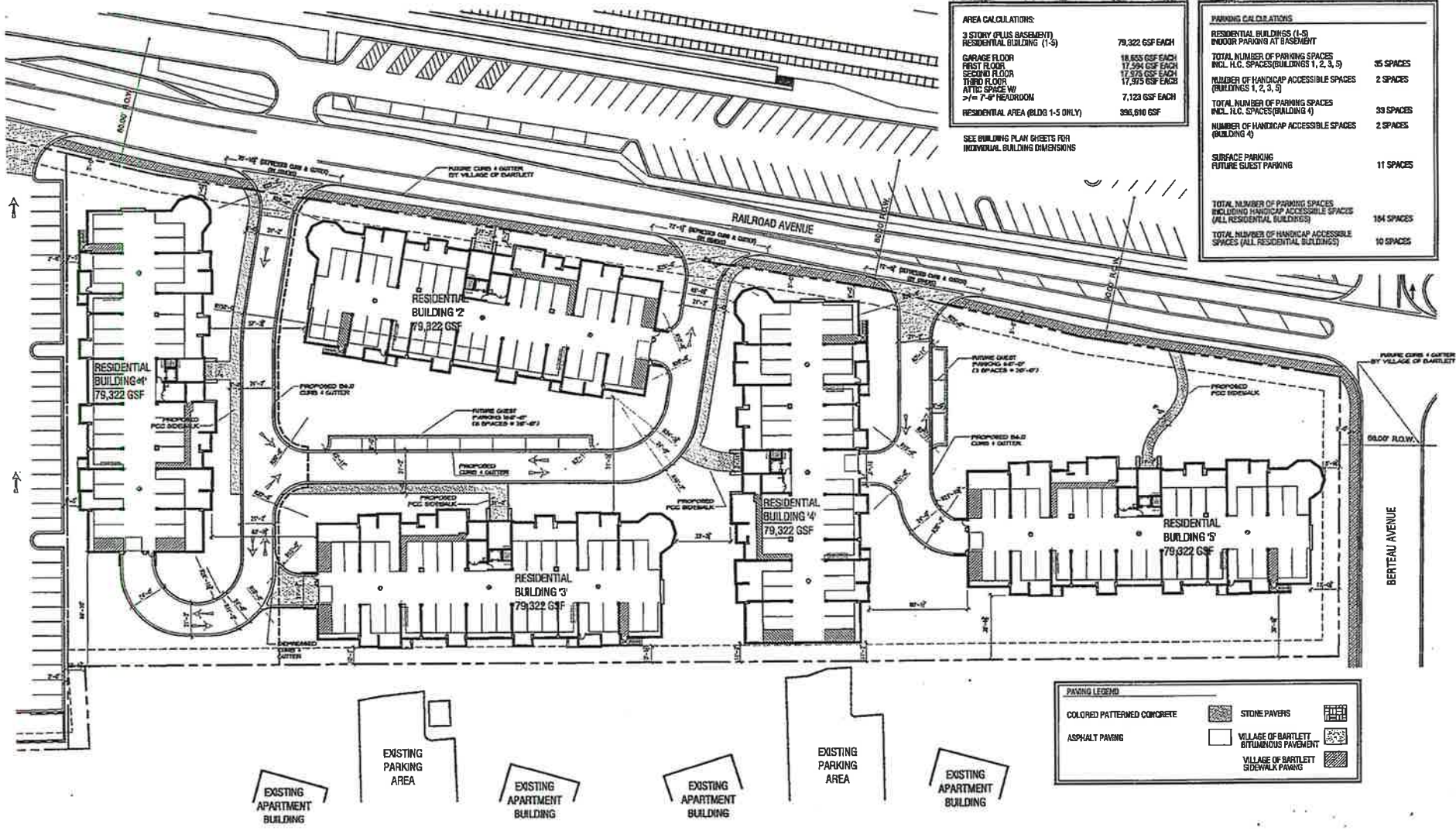
06/26/03 0 30' 60'  
07/02/03 Revised  
08/14/03 Revised **SK-001**

EXHIBIT E-1

AREA CALCULATIONS:	
3 STORY (PLUS BASEMENT)	79,322 GSF EACH
RESIDENTIAL BUILDING (1-5)	
GARAGE FLOOR	18,833 GSF EACH
FIRST FLOOR	17,594 GSF EACH
SECOND FLOOR	17,978 GSF EACH
THIRD FLOOR	17,975 GSF EACH
ATTIC SPACE W/	7,123 GSF EACH
>1/2" = 7'-0" HEADROOM	
RESIDENTIAL AREA (BLDG 1-5 ONLY)	396,610 GSF

SEE BUILDING PLAN SHEETS FOR INDIVIDUAL BUILDING DIMENSIONS

PARKING CALCULATIONS	
RESIDENTIAL BUILDINGS (1-5)	
INDOOR PARKING AT BASEMENT	
TOTAL NUMBER OF PARKING SPACES INCL. H.C. SPACES (BUILDINGS 1, 2, 3, 5)	15 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES (BUILDINGS 1, 2, 3, 5)	2 SPACES
TOTAL NUMBER OF PARKING SPACES INCL. H.C. SPACES (BUILDING 4)	33 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES (BUILDING 4)	2 SPACES
SURFACE PARKING	
FUTURE GUEST PARKING	11 SPACES
TOTAL NUMBER OF PARKING SPACES INCLUDING HANDICAP ACCESSIBLE SPACES (ALL RESIDENTIAL BUILDINGS)	104 SPACES
TOTAL NUMBER OF HANDICAP ACCESSIBLE SPACES (ALL RESIDENTIAL BUILDINGS)	10 SPACES



ISSUED FOR PD-REVISION

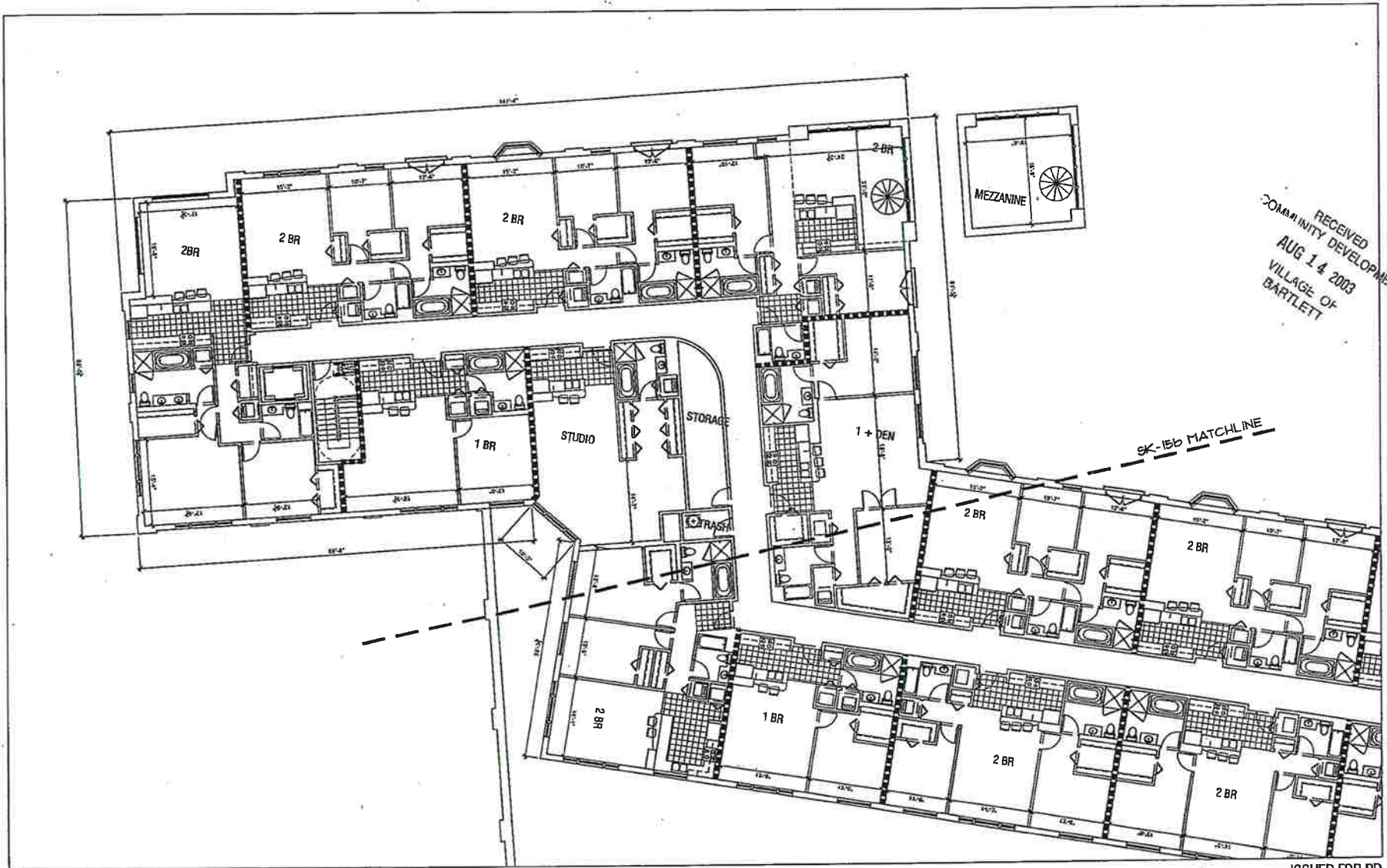
SCB

PARTIAL SITE PLAN (RESIDENTIAL)  
 BARTLETT TOWN CENTER  
 Bartlett Town Center LLC

06/26/03  
 07/02/03 Revised  
 08/14/03 Rechecked  
 0 30' 60'  
 SK-002

EXHIBIT E-2

# EXHIBIT E-3



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AUG 14 2003  
VILLAGE OF  
BARTLETT

SK-15b MATCHLINE

SCB

RETAIL/RESIDENTIAL BLDG-SECOND FLOOR PLAN 09/26/03  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

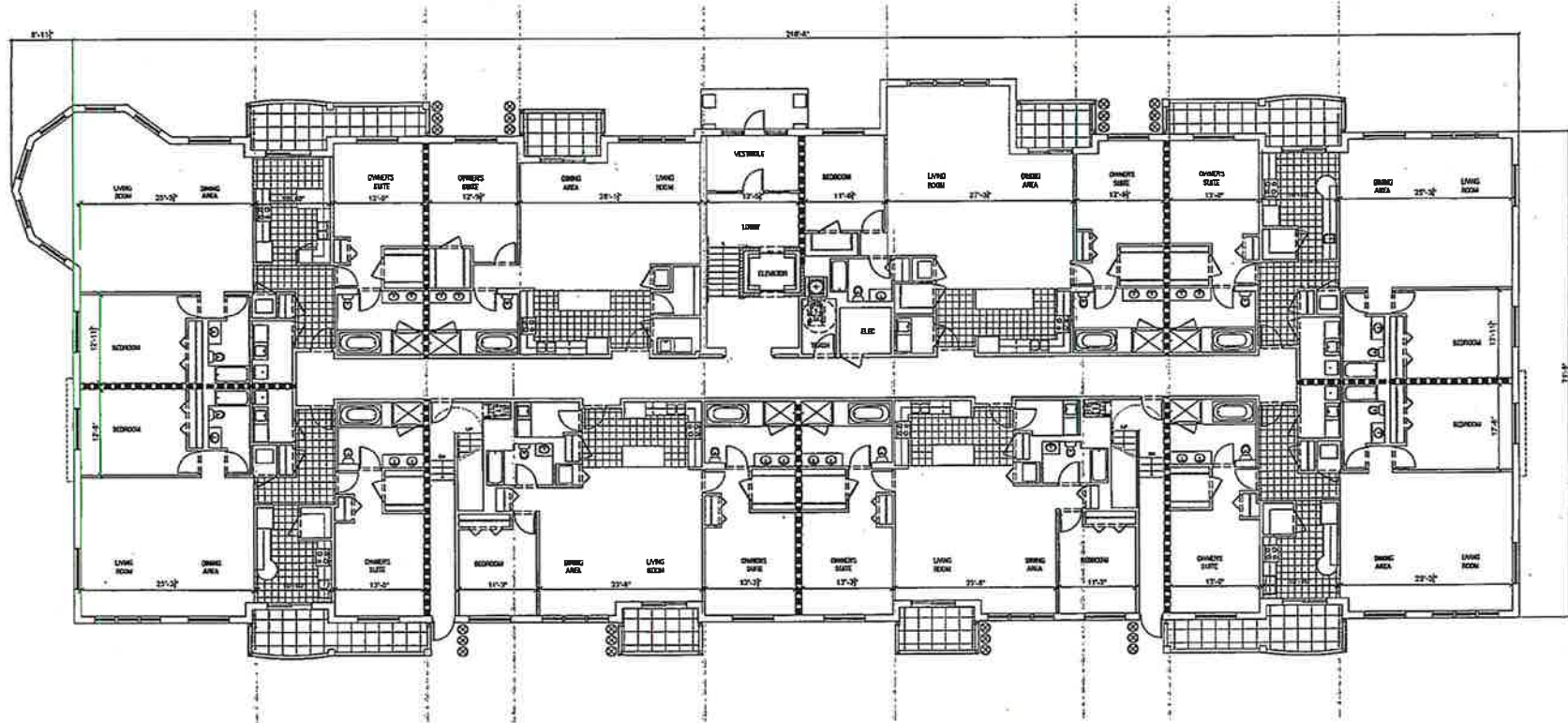
ISSUED FOR PD

0 8'-0" 16'-0"

SK-15a



# EXHIBIT E-4



RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

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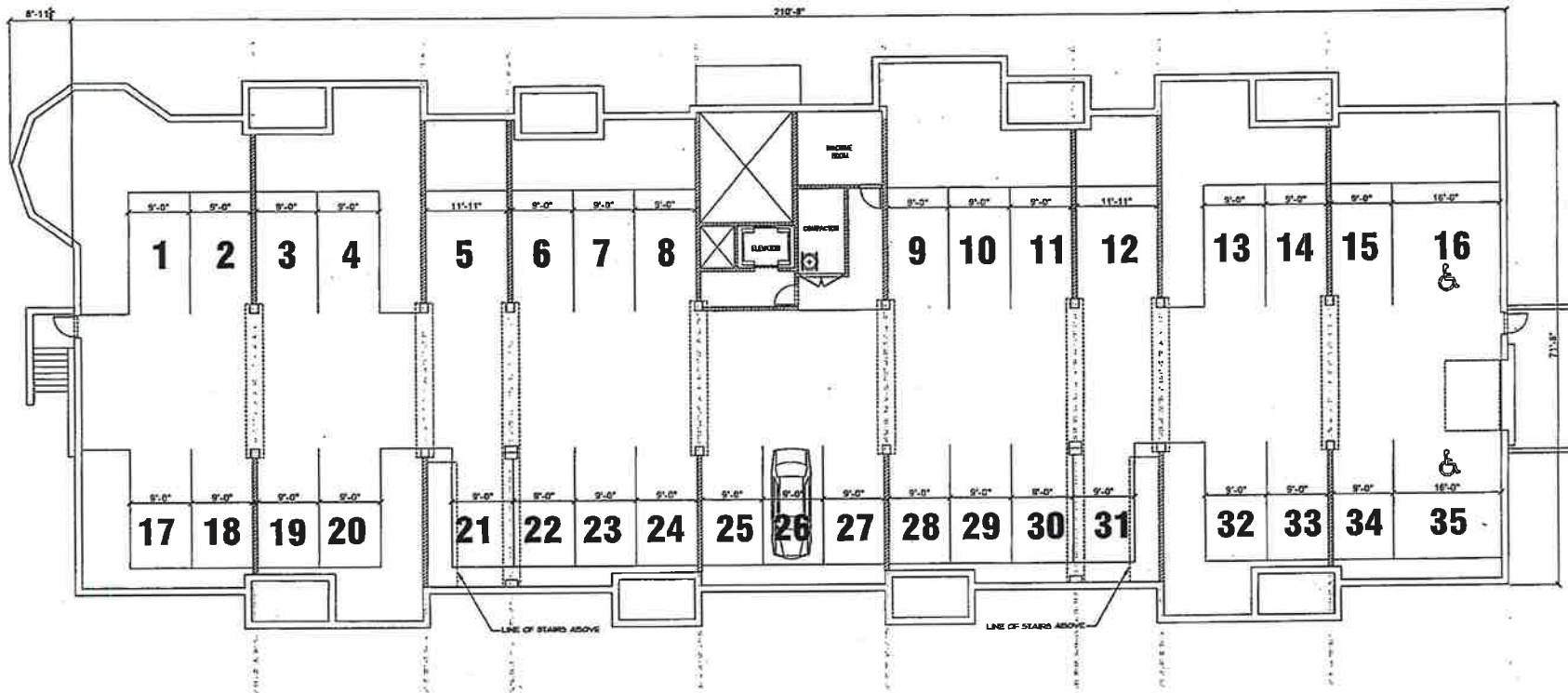
RESIDENTIAL BUILDING-FIRST FLOOR PLAN  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

09/26/03 0 8'-0" 16'-0"

⊕SK-005

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# EXHIBIT E-5



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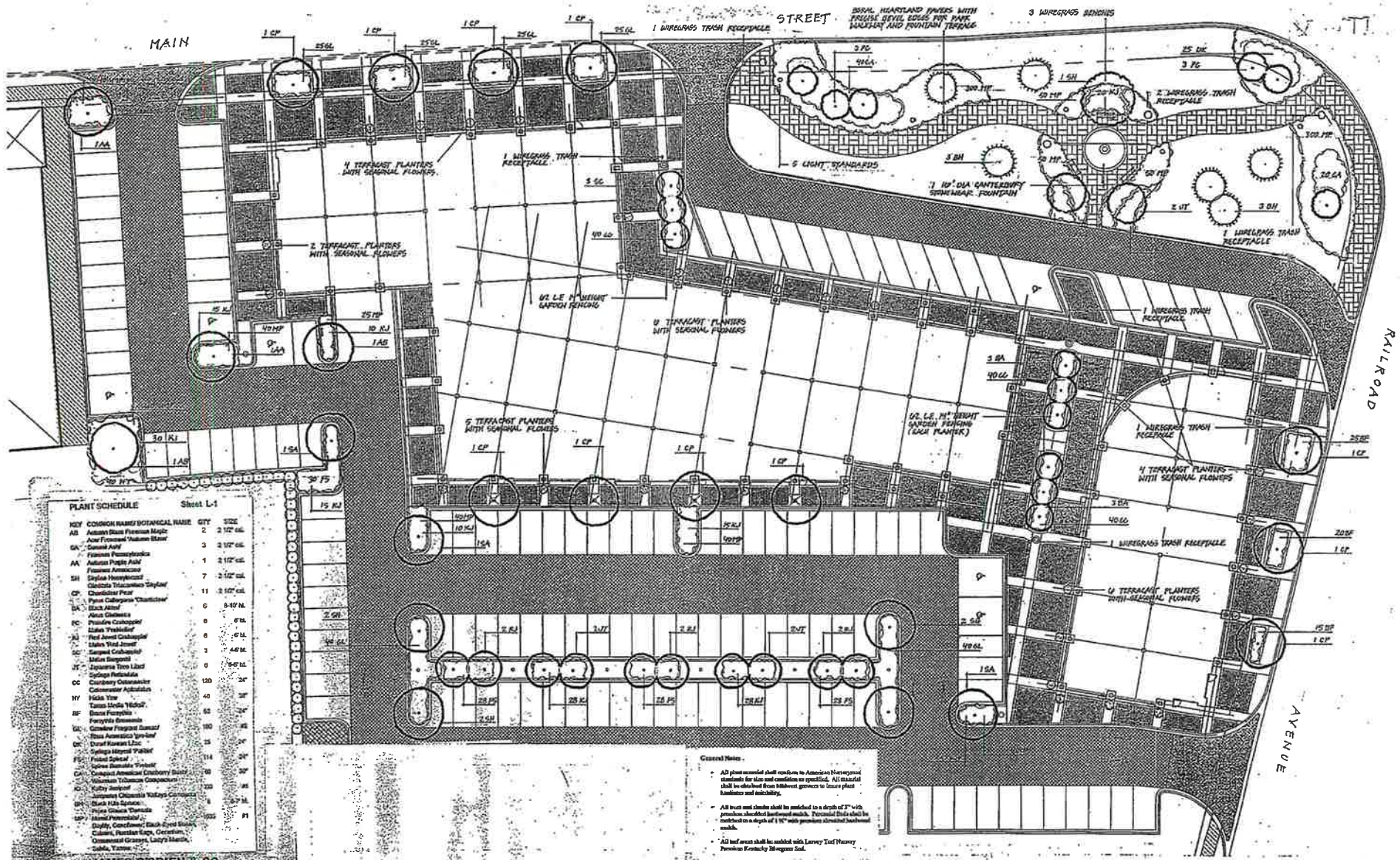
ISSUED FOR PD

SCB

RESIDENTIAL BLDG-GARAGE FL PLAN- TYP. ENTRY 06/26/03  
 BARTLETT TOWN CENTER  
 Bartlett Town Center, LLC.

0 8'-0" 16'-0"

SK-003



PLANT SCHEDULE Sheet L-1

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE
AA	Autumn Blaze Freeman Maple	Acer Freeman	2	3 1/2" cal.
GA	Summit Ash	Fraxinus Pennsylvanica	3	3 1/2" cal.
AA	Autumn Purple Ash	Fraxinus Pennsylvanica	1	3 1/2" cal.
SH	Shiloh Honeylocust	Gleditsia triacanthos 'Shiloh'	7	3 1/2" cal.
CP	Champion Pear	Pyrus Calleryana 'Champion'	11	3 1/2" cal.
DA	Black Alder	Alnus incana	6	3-10' cal.
FC	Freeman Crabapple	Malus 'Freeman'	6	6" dbh.
AI	Red Jewel Crabapple	Malus 'Red Jewel'	6	6" dbh.
SC	Summit Crabapple	Malus 'Summit'	3	4-6" dbh.
JF	Japanese Tree Lilac	Syringa reticulata	6	3-4" dbh.
CC	Carriway Calluna	Calluna vulgaris	120	2"
HY	Holly Tree	Ilex 'Holly'	40	2"
BP	Boston Persimmon	Diospyros 'Boston'	60	2"
GL	Golden Pigeon	Cercocarpus 'Golden Pigeon'	180	2"
DR	Dwarf Korean Lilac	Syringa 'Dwarf Korean'	25	2"
FP	Forsythia	Forsythia 'Forsythia'	114	2"
CP	Compact American Crabapple	Malus 'Compact American'	60	2"
KB	Kelly Bluebell	Hydrangea 'Kelly Bluebell'	120	2"
DR	Dwarf Korean Lilac	Syringa 'Dwarf Korean'	25	2"
SP	Spirea	Spirea 'Spirea'	125	2"

General Notes:

- All plant material shall conform to American Horticultural Society standards for size and condition as specified. All material shall be obtained from reputable growers to insure plant hardiness and reliability.
- All tree and shrub shall be planted to a depth of 1" with previous checked ball-and-soil method. Perennial plants shall be installed to a depth of 1 1/2" with previous checked ball-and-soil method.
- All soil areas shall be added with Levey Turf (Heavy Premium Kentucky Bluegrass Sod).

JAMES O'BRIEN & CO.

SCB

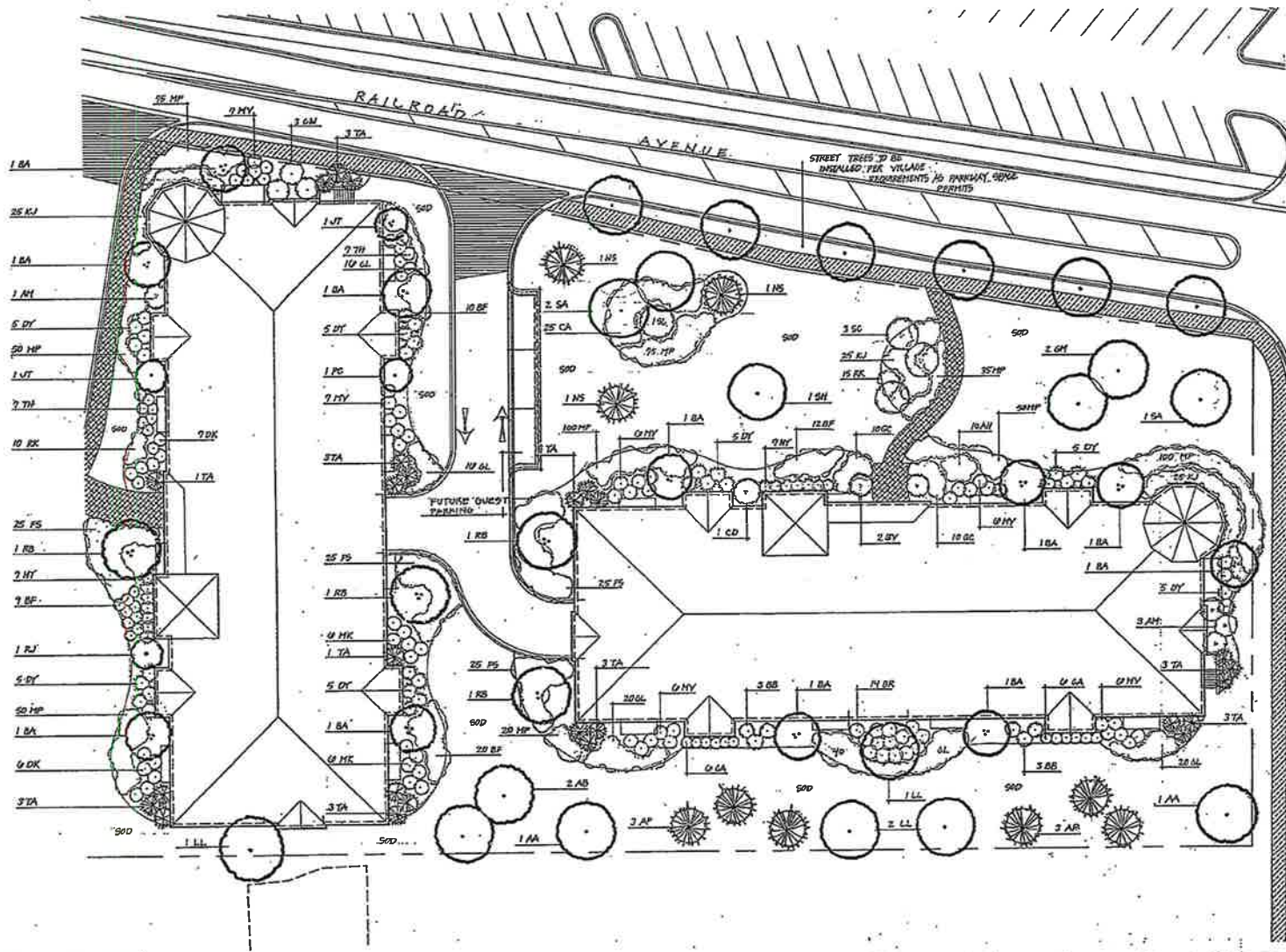
PARTIAL LANDSCAPE PLAN  
 BARTLETT TOWN CENTER  
 Bartlett Town Center, LLC.

ISSUED FOR P.D. 6.26.03

0' 10' 20'  
 L-1

EXHIBIT E-6





PLANT SCHEDULE Sheet L-3

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE
AB	Ashoka Shrub	Freeman Maple	2	2 1/2" cal.
AA	Aster	Fernand's Magnolia	3	2 1/2" cal.
SA	Sumach Ash	Sumach Ash	3	2 1/2" cal.
FA	Fraxinus	Prunus	3	2 1/2" cal.
AA	Aster	Prunus	3	2 1/2" cal.
AM	Green Mountain Dogwood	Dogwood	2	2 1/2" cal.
SH	Shale	Honeylocust	1	2 1/2" cal.
LA	Liquidambar	Black Gum	4	2 1/2" cal.
BA	Bassia	Black Alder	11	8-10" H.
AM	Aster	Black Alder	4	4-6" H.
RB	Rosa	Black Alder	4	8-10" H.
CD	Conium	Black Alder	1	5-6" H.
PC	Prunella	Black Alder	1	6" H.
RI	Rosa	Black Alder	1	6" H.
CC	Conium	Black Alder	4	4-6" H.
LT	Lonicera	Black Alder	2	5-6" H.
BR	Berberis	Black Alder	14	3"
DF	Daphne	Black Alder	8	4"
BF	Berberis	Black Alder	61	2"
CF	Conium	Black Alder	3	4-6" H.
AH	Aster	Black Alder	10	6"
TH	Thuja	Black Alder	14	2"
GL	Gleditsia	Black Alder	112	2"
CC	Conium	Black Alder	20	2"
HK	Holly	Black Alder	25	2"
OK	Ostrya	Black Alder	13	2"
FS	Fragaria	Black Alder	60	2"
ME	Malva	Black Alder	12	2"
BV	Berberis	Black Alder	2	4-6" H.
AN	Aster	Black Alder	38	3"
CA	Conium	Black Alder	37	3"
BU	Berberis	Black Alder	53	3"
NO	Norfolk Island	Black Alder	3	6-7" H.
AP	Aster	Black Alder	8	6-7" H.
DI	Daphne	Black Alder	15	2"
HY	Holly	Black Alder	14	3"
TA	Taxus	Black Alder	28	5-6" H.
MA	Malva	Black Alder	53	3"
DA	Daphne	Black Alder	53	3"

General Notes

- All plant material shall conform to American Horticultural Society standards for size and condition as specified. All material shall be obtained from Midwest growers to insure plant hardiness and availability.
- All trees and shrubs shall be installed to a depth of 2' with premium shredded bark mulch. Perennial beds shall be installed to a depth of 1 1/2' with premium shredded bark mulch.
- All mulch areas shall be seeded with Lacey Turf Heavy Premium Kentucky Bluegrass Seed.

JAMES O'BRIEN & CO.

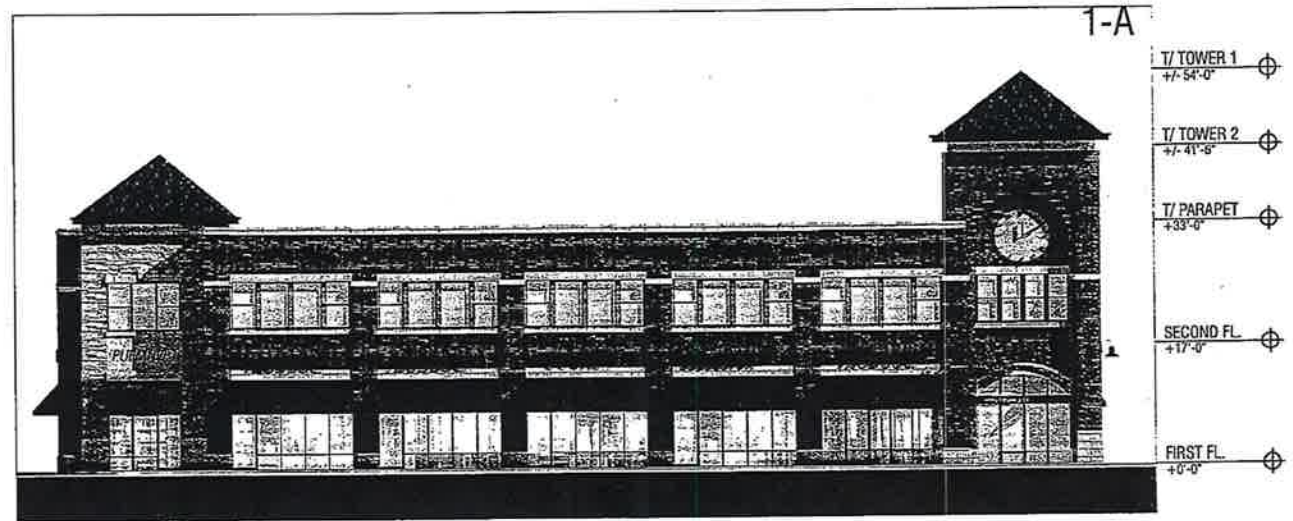
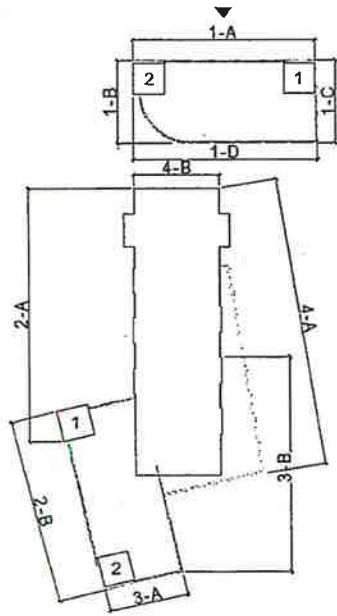
SCB

PARTIAL LANDSCAPE PLAN  
BARTLETT TOWN CENTER  
Bartlett Town Center, L.L.C.

06/26/03  
REV. 6-13-03  
ISSUED FOR P.D. 6.26.03

# EXHIBIT E-7

KEY PLAN



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VILLAGE OF  
BARTLETT

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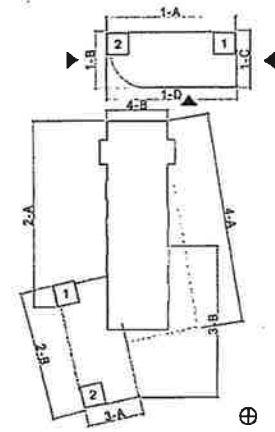
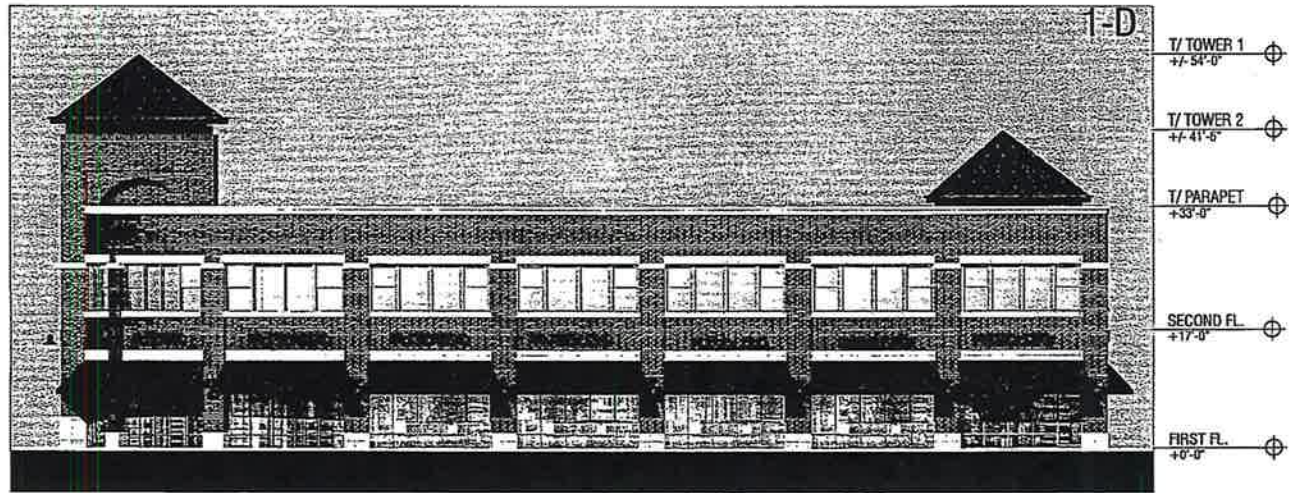
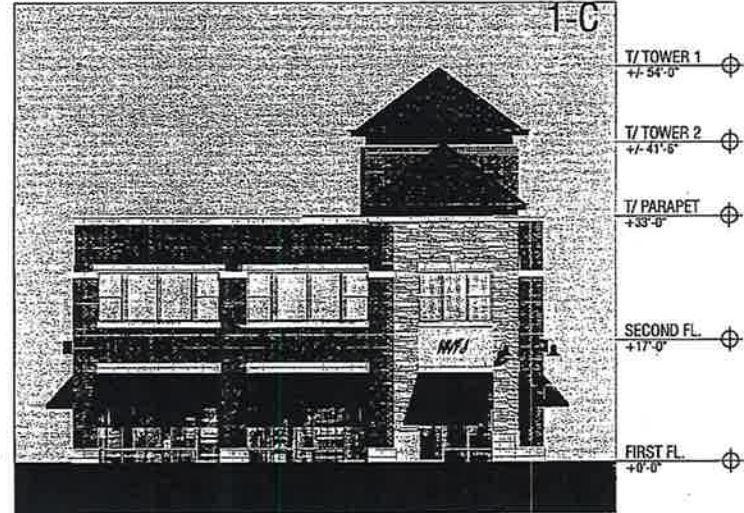
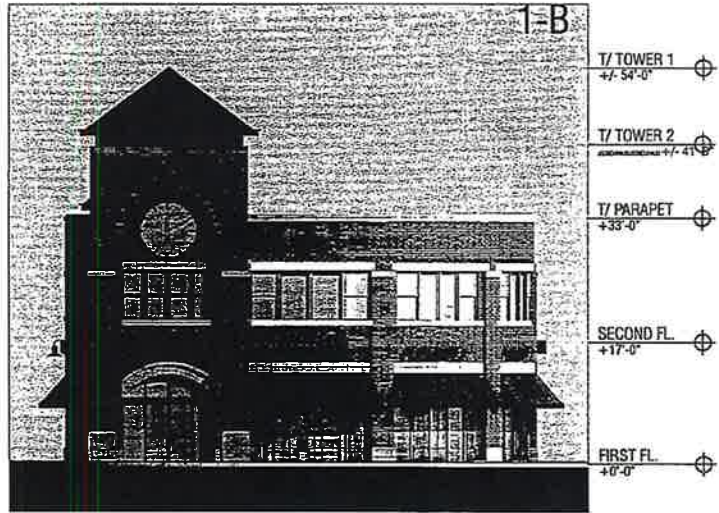
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RETAIL/OFFICE BUILDING ELEVATION  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

06/26/03

0 8'-0" 16'-0"

⊕ SK-012



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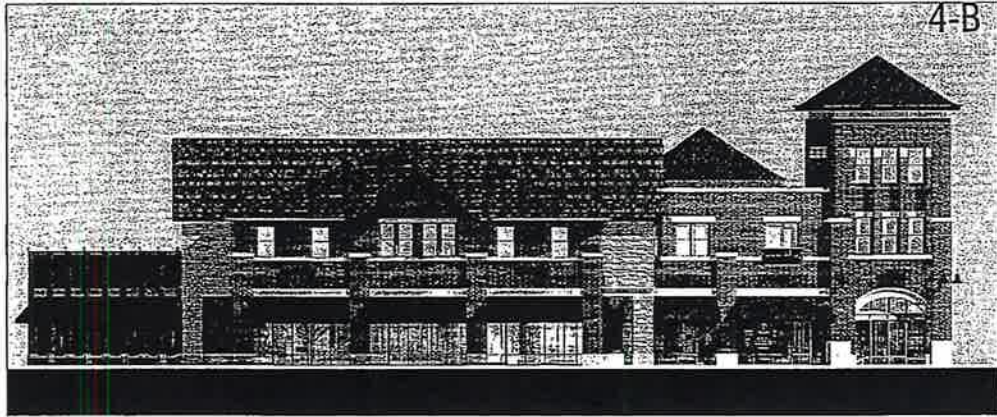
RETAIL/OFFICE BUILDING ELEVATIONS  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

05/26/03

0 8'-0" 16'-0"

⊕ SK-013

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COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

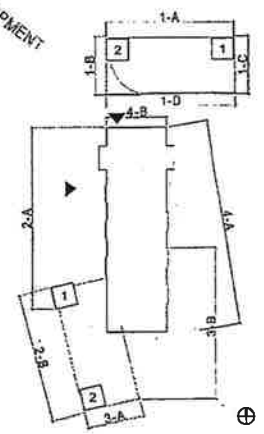


T/ TOWER 1  
+7'-54"-0"

T/ ROOF  
+40'-2"

SECOND FL.  
+17'-0"

FIRST FL.  
+0'-0"



T/ TOWER 1  
+7'-54"-0"

T/ ROOF  
+40'-2"

SECOND FL.  
+17'-0"

FIRST FL.  
+0'-0"

STONE VENEER, TYR.    BAY WINDOW, TYR.    SIGNAGE, TYR.    PREFINISHED ALUMINIUM RAILING    PREFINISHED ALUMINIUM & GLASS STOREFRONT

ISSUE FOR PD

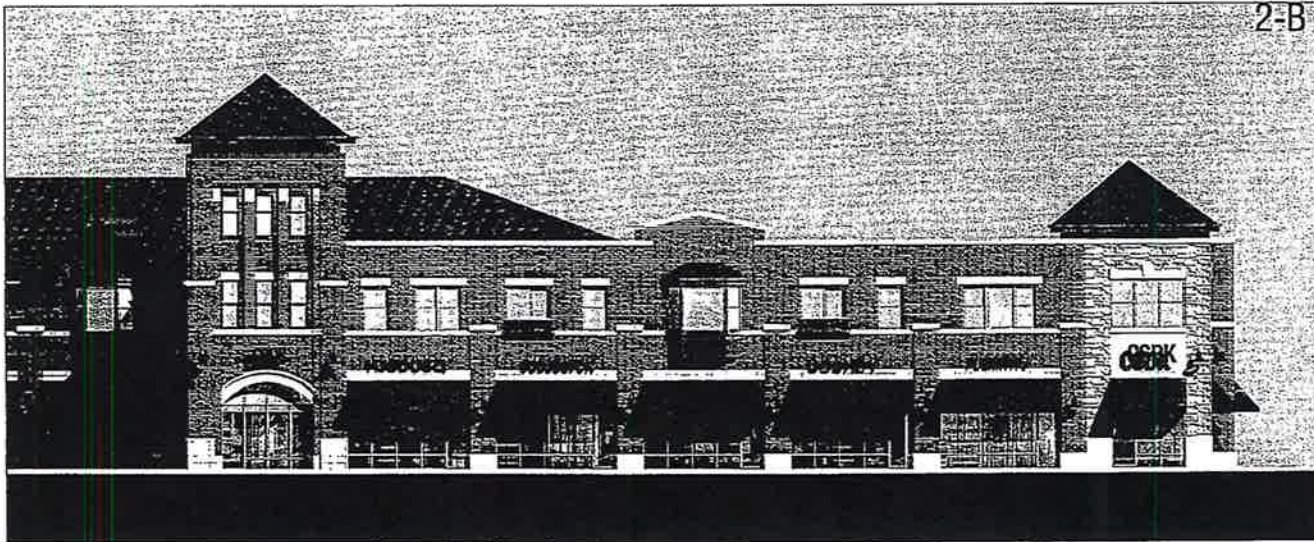
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RETAIL/RESIDENTIAL BUILDING ELEVATIONS  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

08/25/03    0    8'-0"    16'-0"

⊕ SK-016

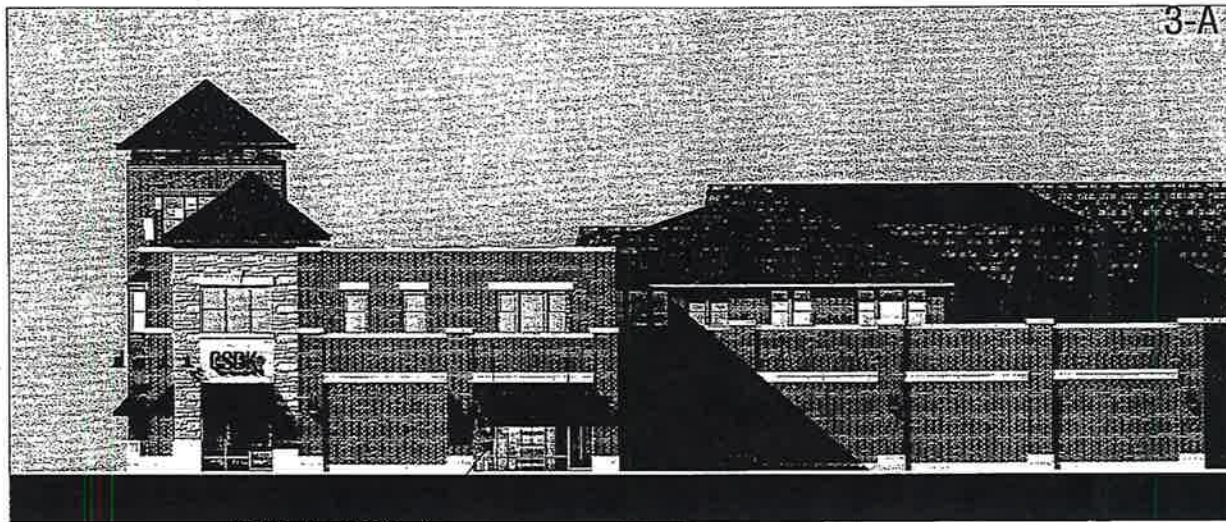




2-B

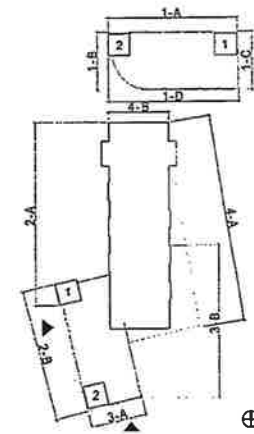
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+/- 41'-8"
- T/ PARAPET  
+31'-0"
- SECOND FL.  
+17'-0"
- FIRST FL.  
+0'-0"

RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT



3-A

- T/ TOWER 1  
+/- 54'-0"
- T/ TOWER 2  
+/- 41'-8"
- T/ PARAPET  
+31'-0"
- SECOND FL.  
+17'-0"
- FIRST FL.  
+0'-0"



RESIDENTIAL LOBBY  
ENTRANCE

ISSUE FOR PD

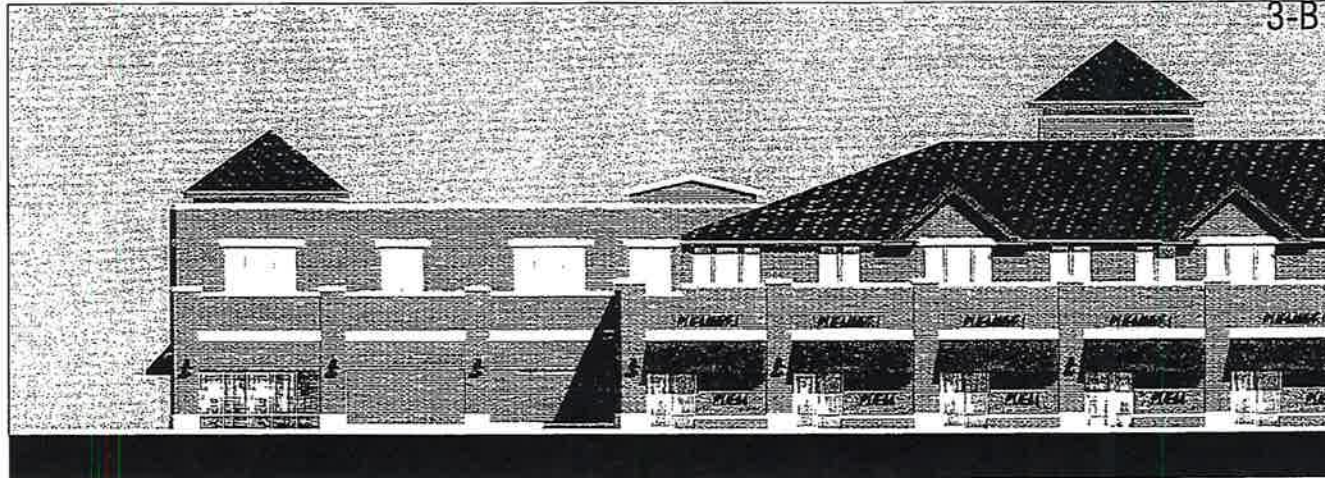
SCB

RETAIL/RESIDENTIAL BUILDING ELEVATIONS  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

06/26/03

0 8'-0" 16'-0"

⊕ SK-017



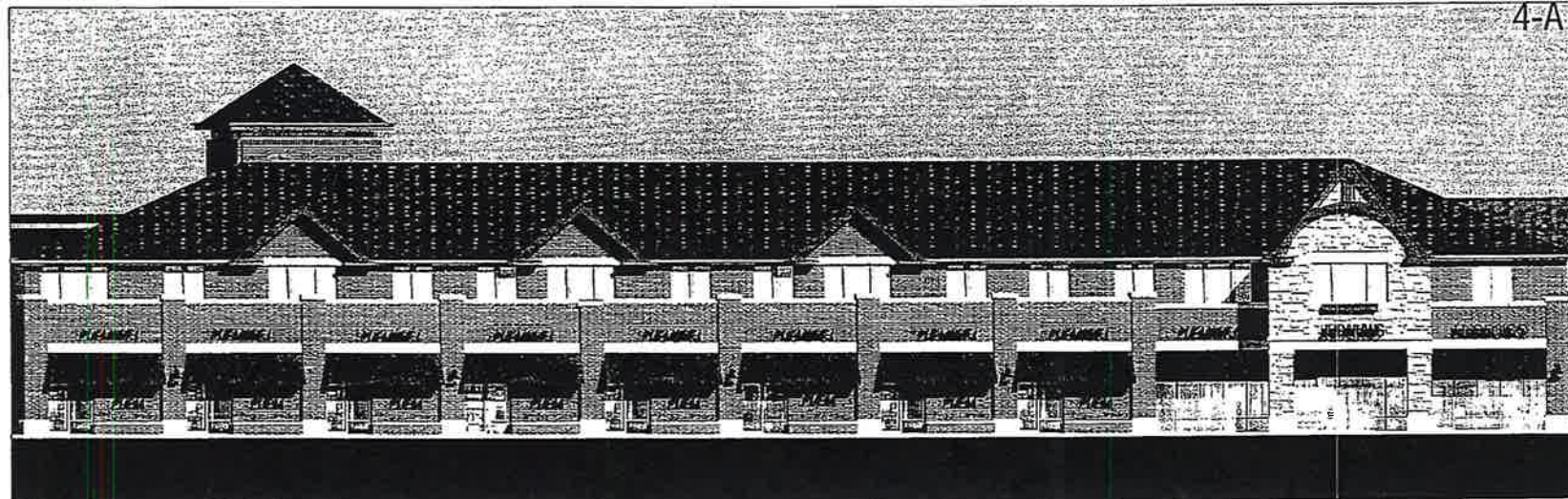
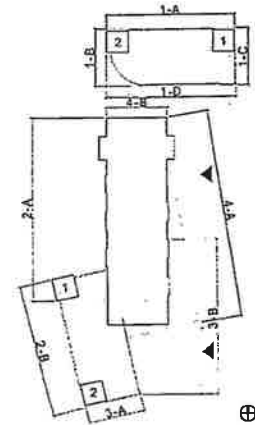
3-B

T/ TOWER 1  
+7'-54"-0"

T/ ROOF  
+40'-2"

SECOND FL.  
+17'-0"

FIRST FL.  
+0'-0"



4-A

T/ TOWER 1  
+7'-54"-0"

T/ ROOF  
+40'-2"

SECOND FL.  
+17'-0"

FIRST FL.  
+0'-0"

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COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

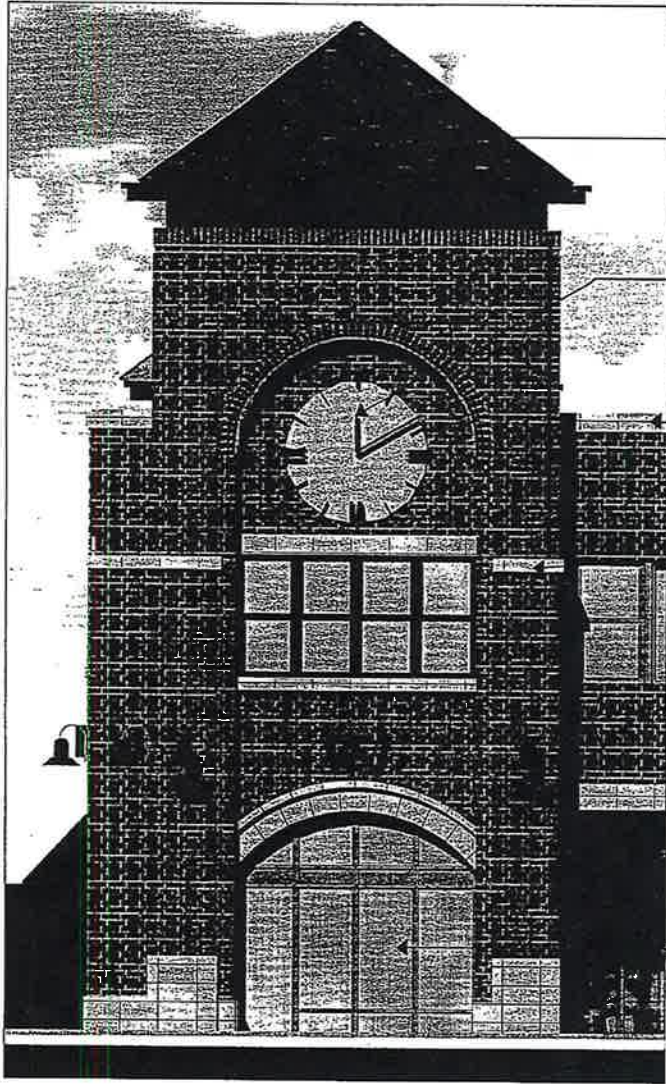
RETAIL/RESIDENTIAL BUILDING ELEVATIONS  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

ISSUE FOR PD

06/26/03

0 8'-0" 16'-0"

⊕ SK-018



ARCHITECTURAL GRADE SYNTHETIC "SLATE STYLE"  
ROOF

CLOCK DIAL WITH INDIVIDUAL ROMAN NUMERALS AND  
PLAIN MARKERS; ALUMINIUM HANDS

CAST STONE COPING

CAST STONE DETAILING, TYP.

FACE BRICK, TYP.

WALL MOUNTED DECORATIVE LIGHT

SOLID COLOR CANVAS AWNING

ALUMINIUM AND GLASS STOREFRONT

RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

SCB

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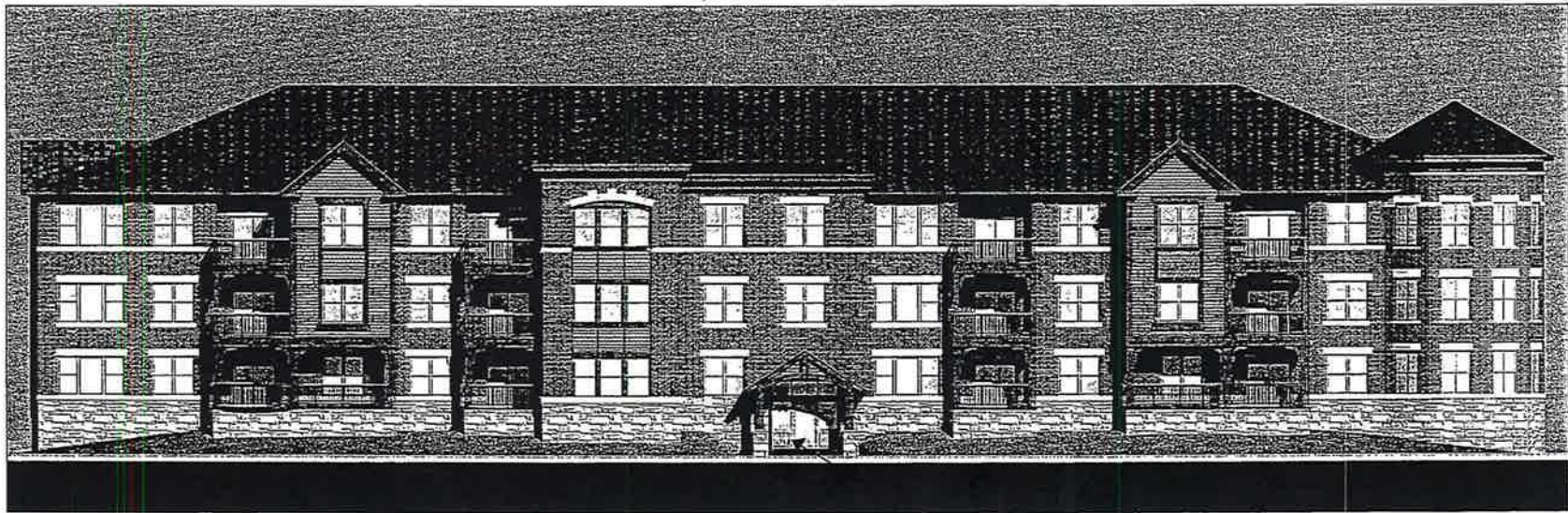
ELEVATIONS DETAIL  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

ISSUE FOR PD

06/26/03

SCALE: 1:60

⊕ SK-019



T/ROOF  
+7'-5 1/2"

THIRD FL.  
+21'-8"

SECOND FL.  
+10'-10"

FIRST FL.  
+0'-0"

ENTRY VEST.  
-7'-1 1/2"



T/ROOF  
+7'-5 1/2"

THIRD FL.  
+21'-8"

SECOND FL.  
+10'-10"

FIRST FL.  
+0'-0"

GARAGE  
-10'-7 1/2"

RESIDENTIAL ENTRANCE

GARAGE DOOR ENTRANCE

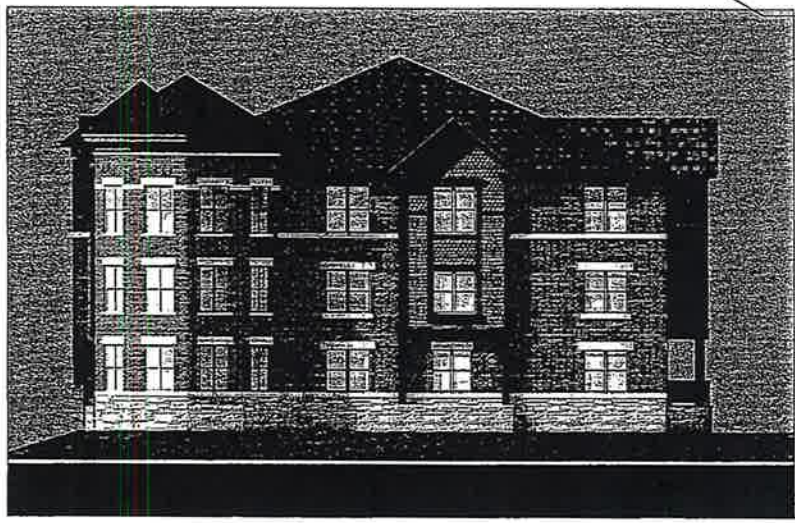
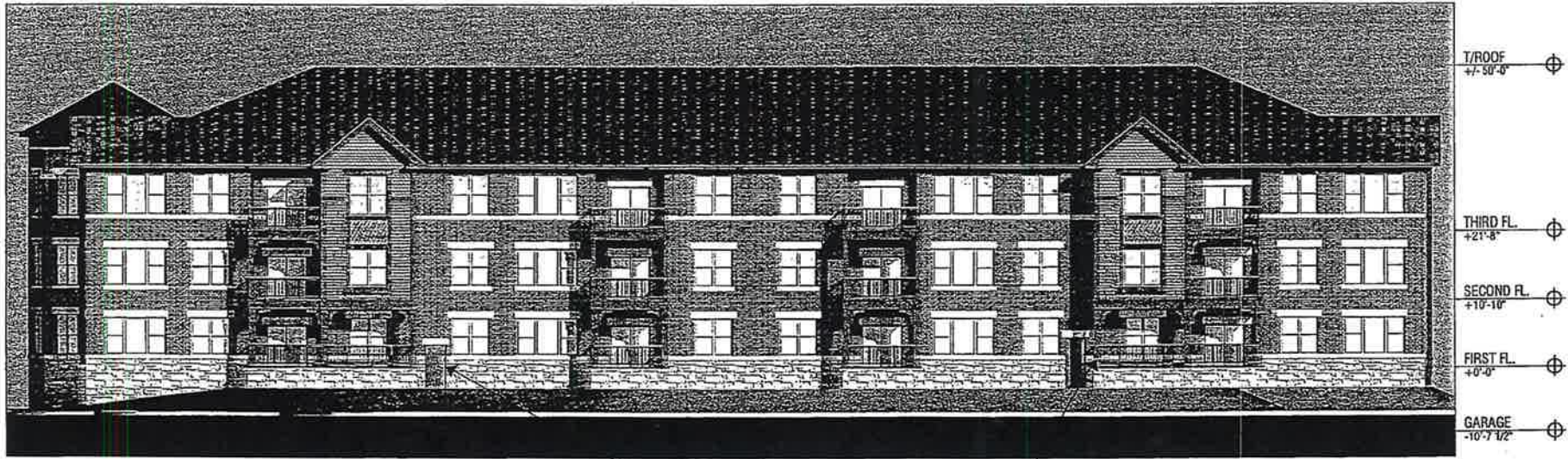
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COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

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SCB

RESIDENTIAL BLDG.- FRONT & SIDE ELEVATIONS 06/26/03  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

0 8'-0" 16'-0"  
⊕ SK-007



EXT DOOR

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COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

ISSUE FOR PD

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RESIDENTIAL BLDG.- REAR & SIDE ELEVATIONS  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

05/26/03

0 8'-0" 16'-0"

SK-008

ASPHALT SHINGLES, TYP.

STAINED WOOD SHINGLE SIDING PANELS-  
PATTERN STYLE 1

STAINED WOOD SHINGLE SIDING PANELS-  
PATTERN STYLE 2

STAINED WOOD PORCHES &  
TRIM, TYP.

STONE VENEER, TYP.



ARCHITECTURAL QUALITY SYNTHETIC "SLATE  
STYLE" ROOFING

PAINTED METAL FASCIA, GUTTERS & SOFFIT, TYP.

CAST STONE LIMESTONE BANDING, TYP.

FACE BRICK, TYP.

CLAD WOOD WINDOWS W/ TINTED INSULATING  
GLASS

RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 14 2003  
VILLAGE OF  
BARTLETT

ISSUE FOR PD

06/26/03

0 4'-0" 8'-0"

⊕ SK-009

SCB

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ELEVATION DETAIL  
BARTLETT TOWN CENTER  
Bartlett Town Center, LLC.

**EXHIBIT "E-8"**

**MODIFICATIONS TO BARTLETT ZONING AND  
SUBDIVISION AND PUD ORDINANCES**

1. The minimum site of ten (10) acres required for residential planned unit developments and minimum site of one acre for nonresidential planned unit developments, and the requirement that the site be under single ownership or unified control shall not be applicable to the Downtown Center PUD.
2. If Parcel 1 of this development were zoned B-1 Village Center District, the most similar zoning district under the Bartlett Zoning Ordinance, it would require 233 parking spaces for the retail center 161 parking spaces as depicted on the Preliminary Final PUD Plan, are being provided and are approved for the retail component of the Downtown Center PUD.
3. If Parcels 1B, 2, 3, 4 and 5 of this development were zoned SR-5 Low Density Multiple Family Residence District, the most similar zoning district under the Bartlett Zoning Ordinance, 240 parking spaces would be required for the residential condominium buildings. 173 garage spaces as depicted on the Preliminary Final Downtown Center PUD Plan are being provided and are approved for the residential component of the Downtown Planned Unit Development.
4. In lieu of a minimum 8 foot wide landscape buffer with a 6 foot high fence between commercial and residential zoned property, a buffer area 2 feet, 9 inches in width is being provided at the southeast corner of the retail center (adjacent to the apartments), and a buffer area approximately 4 feet in width is being provided along the east property line (adjacent to the proposed condos) as depicted on the Preliminary Final Downtown Center PUD Plan, and said buffers are approved without the requirement of a fence thereon.
5. In lieu of the required minimum 7 foot width parking islands, two parking islands 4 foot, 10 inches in width measured from back of curb to back of curb are approved.
6. In lieu of the requirement of a 4 foot planting area around all nonresidential buildings, large planters adjacent to the store fronts, distributed along the perimeter of the retail buildings, and fenced gardens planted periodically along walkways, as depicted on the Preliminary and Final PUD Plan meet the intent of the Landscape Ordinance and are approved.

**EXHIBIT "E-9"**

**LIST OF PREFERRED, PERMITTED, SPECIAL  
AND PROHIBITED USES ON PARCEL 1 (DOWNTOWN CENTER PUD)  
PURSUANT TO THE BARTLETT ZONING ORDINANCE**

**A. PREFERRED USES:**

The following are preferred uses for the Downtown Center PUD:

Sit down restaurants  
Children's shop  
Wine shop/Gourmet foods  
Ice cream shop  
Coffee shop  
Home Furnishings and Accessories  
Jewelry store  
Pottery Bar/Children's activities  
Camera shop/film processing  
Women and men's clothing store  
Art Gallery  
Bookstore  
Shoe stand  
News stand/video store  
Spa  
ATM  
Antique store

**B. PERMITTED USES:**

The following are Permitted Uses for Downtown Center PUD:

1. Preferred Uses listed above;
2. Permitted Uses in B-1 Village Center District set forth in Section 10-6A-3 of the Zoning Ordinance except as limited under subsection B4 below;
3. Permitted Uses in B-2 Local Convenience Shopping Center District set forth in Section 10-6B-3 of the Zoning Ordinance, except as limited under subsection B4 below;
4. Notwithstanding anything to the contrary in the Bartlett Zoning Ordinance, the following uses shall not be Permitted Uses:
  - a. The uses listed as prohibited uses in the Restrictive Covenant appended to the Real Estate Purchase and Redevelopment Agreement as Exhibit F; and
  - b. The following uses, which shall be classified as special or prohibited uses below: Liquor stores (excluding wine shops), Credit Union offices; Currency exchanges, Savings and Loan Institutions without drive-in facilities, Telegraph offices; Indoor



sales and service of lawnmowers and garden implements and supplies, Laundries, Launderettes, self service only.

5. Notwithstanding anything to the contrary in the Zoning Ordinance, the following Permitted Uses are restricted as indicated in the Downtown Center PUD:

- a. All Administrative and Professional Offices shall be limited to the second floor of the retail/office building on Parcel 1A.
- b. Food service businesses shall require the joint approval of the Commercial Developer and the Village Corporate Authorities.

C. SPECIAL USES:

Subject to the issuance of a special use permit in accordance with the provisions of Title 13 of the Bartlett Zoning Ordinance, the following shall be Special Uses for the Downtown Center PUD:

1. Special Uses in the B-1 Village Center District set forth in Section 10-6A-4 of the Zoning Ordinance; except as limited under subsection C3 below;

2. Special Uses in the B-2 Local Convenience Shopping District set forth in Section 1-6B-4 of the Zoning Ordinance, except as limited under subsection C3 below;

3. Notwithstanding anything to the contrary in the Bartlett Zoning Ordinance, the following uses are not Special Uses:

- a. Those prohibited uses contained in the Restrictive Covenants appended to the Real Estate Purchase and Redevelopment Agreement as Exhibit F;
- b. The following uses: Automobile service stations, Drive-in financial institutions, Game rooms as defined in and subject to the additional regulations imposed by the Bartlett Game Room Licensing Ordinance No. 82-16, Public Works facilities, Social or fraternal association meeting places; Liquor stores (excluding wine shops), Police and Fire stations, and Public Utilities.

D. PROHIBITED USES:

The following shall be Prohibited Uses for the Downtown Center PUD:

1. Prohibited Uses in the B-1 Village Center District set forth in Section 10-6A-6 of the Zoning Ordinance;

2. Prohibited Uses in the B-2 Local Convenience Shopping District set forth in Section 10-6B-6 of the Zoning Ordinance;

3. Prohibited Uses listed in the Restrictive Covenants appended to the Real Estate Purchase and Redevelopment Agreement as Exhibit F; and

4. Notwithstanding anything to the contrary in the Bartlett Zoning Ordinance , the following uses shall be Prohibited Uses:

- Banks
- Convenience stores
- Credit Union Offices
- Currency exchanges
- Drive-in financial institutions
- Game rooms
- Indoor sales and service of lawn mowers and garden implements and supplies
- Laundries
- Launderettes, self service only
- Public Works facilities
- Savings and Loan institutions without drive-up facilities
- Senior citizen housing
- Social or fraternal association meeting places
- Telegraph offices

**ORDINANCE 2005 - 124**

**AN ORDINANCE APPROVING AN AMENDMENT  
TO THE TOWN CENTER PLANNED UNIT DEVELOPMENT**

---

**WHEREAS**, the Bartlett Town Center LLC filed a petition with the Village for an amendment to the Town Center Planned Unit Development (the "Town Center PUD") to revise the floor plans and elevations of Buildings 3, 4 and 5 to allow for the addition of nine (9) one-bedroom condos; and

**WHEREAS**, on November 10, 2005 the Bartlett Plan Commission conducted a public hearing on the Petitioner's request and forwarded its findings of fact and recommendations for approval to the Corporate Authorities as required by the provisions of the Bartlett Zoning Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois as follows:

**SECTION ONE:** That the Corporate Authorities hereby make the following findings of fact with respect to the petition for an amendment to the Planned Unit Development:

- i. That the proposed Planned Unit Development Amendment is desirable to provide facilities which are in the interest of public convenience and will contribute to the general welfare of the community;
- ii. That the Planned Unit Development Amendment will not under the circumstances of each 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 values or improvements in the vicinity;
- iii. That the Planned Unit Development Amendment 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.

**SECTION TWO:** An amendment to the special use permit for the Town Center PUD to allow for the addition of nine (9) total one-bedroom condominium units, three (3) in each residential condominium Buildings 3, 4 and 5, each consisting of 27 condominium units, with each one-bedroom condominium unit in the size of 888 square feet to be developed in accordance with the following plans and documents:

(i) Residential Buildings 3, 4 and 5-First Floor Plan Bartlett Town Center, prepared by SCB & Associates, Inc., sheet A2.01, dated 10/03/2005, attached hereto as Exhibit 1;

(ii) Residential Buildings 3, 4 and 5 – Second/Third Floor Plan Bartlett Town Center, prepared by SCB & Associates, Inc., sheet A2.02 dated 10/03/2005, attached hereto as Exhibit 2;

(iii) The building elevations for the Residential Buildings 3, 4 and 5 prepared by SCB & Associates, Inc., sheet A3.02, dated 10/03/2005 attached hereto as Exhibit 3; and

(iv) The reduction of the parking ratio in the underground parking garage in Buildings 3, 4 and 5 from 1.45 to 1.30;

is hereby granted subject to the following conditions:

- A. Approval of the final building plans by the Building Department.
- B. Cash Donations. The Developer hereby agrees to make cash in lieu of land contributions, cash contributions and pay impact fees as set forth in the Redevelopment Agreement.
- C. Compliance with Redevelopment Agreement. Compliance with or satisfaction of all of the applicable terms and conditions required to be performed or satisfied by the Developer under the Redevelopment Agreement.

**SECTION THREE:** The development of the Property shall be governed by the requirements of the Bartlett Building Code, the Bartlett Subdivision Ordinance and the Bartlett Zoning Ordinance, except to the extent that they are expressly and specifically modified by this Ordinance and/or the Redevelopment Agreement. In the

event of a conflict between this Ordinance, the Codes and Ordinances of the Village and the Redevelopment Agreement, the Redevelopment Agreement shall control

**SECTION FOUR: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and of any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION FIVE: REPEAL OF PRIOR ORDINANCES.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION SIX: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon passage and approval.

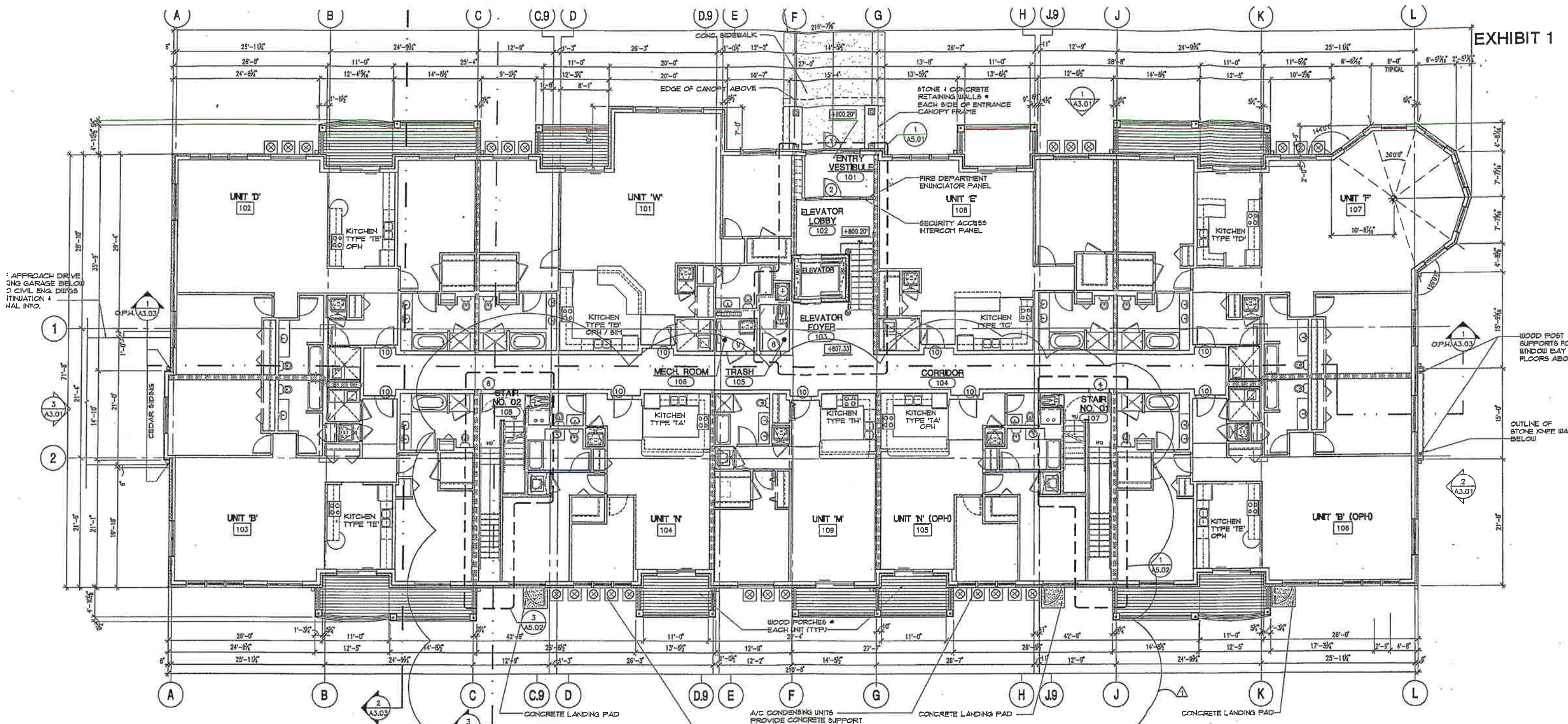
**ROLL CALL VOTE:**

- AYES:** Trustee Airdo, Arends, Bormann, Floyd, Kavouris and Nolan
- NAYS:** None
- ABSENT:** None
- PASSED:** This 6<sup>th</sup> day of December, 2005
- APPROVED:** This 6<sup>th</sup> day of December, 2005

  
Catherine J. Melchert, Village President

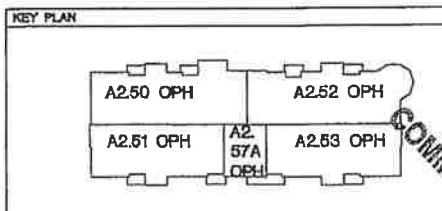
ATTEST:

  
Linda Gallien, Village Clerk

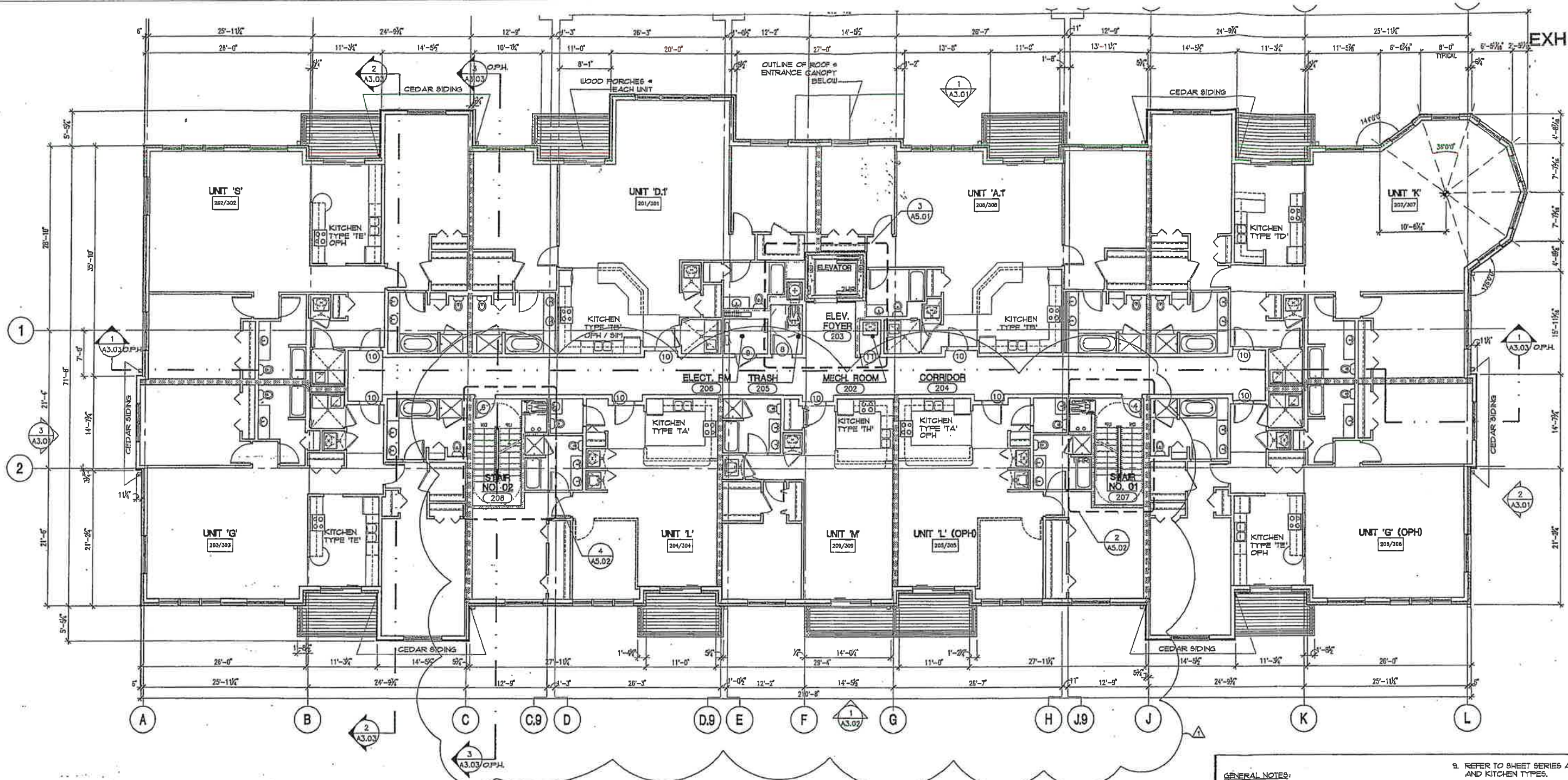


**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. WIRE SHELF & RODS IN ALL CLOSETS
  2. (S) WIRE SHELVES IN ALL PANTRIES & LINEN CLOSETS.
  3. USE WATER RESISTANT GYP. BOARD AT ALL BATHROOMS. USE 5/8" GYP. BOARD FOR THE CEILINGS. USE 5/8" WATER RESISTANT GYP. BOARD BEHIND ALL TILED AND PREFORMED SHOWER & BATH TUB SURROUNDINGS.
  4. FINISHED FLOOR - ENTRANCE LOBBY - 80220
  5. ALL CORRIDOR WALLS & TENANT DEMING PARTITIONS SHALL BE A 1-HOUR FIRE RATED CONSTRUCTION, UNLESS NOTED OTHERWISE.
  6. REFER TO SHEET SERIES A25 FOR ENLARGED FLOOR PLANS OF EACH RESIDENTIAL UNIT.
  7. REFER TO SHEET A3.02 FOR EXTERIOR WINDOW SCHEDULE.
  8. REFER TO SHEET A4.54 FOR WINDOW DETAILS
  9. REFER TO SHEET SERIES A6 FOR BATH AND KITCHEN TYPES.
  10. BATHROOM DIMENSIONS INCLUDE ADDITIONAL LAYERS OF GYPSUM BOARD AT THE TUB FLANGE.
  11. REFER TO SHEET SERIES A1 FOR REFLECTED CEILING PLANS AND LIGHTING LAYOUTS.
  12. REFER TO SHEET A8.01 & A8.02 FOR PARTITION TYPES AND DETAILS.
  13. REFER TO SHEET A8.03 FOR DOOR, ROOM, EXTERIOR BUILDING MATERIALS & FINISHES SCHEDULES.
  14. VENT DRYER TO OUTSIDE THROUGH EXTERIOR WALL. LOCATE VENTS UNDER PORCH/DECK ABOVE & CONCEAL AWAY FROM VIEW.
  15. PROVIDE UNIVERSALS SIGN AT ACCESSIBLE DOORS AND DIRECTIONAL SIGNS AT NON-ACCESSIBLE DOORS.
  16. ALL WALL TYPES 2X4 STUDS W/8" GYP BD EASIDE UOON
  17. CONFIRM LOCATION OF BEARING STUDS WITHIN PARTITIONS WITH TRUS-JOIST SHOP DRAWINGS.

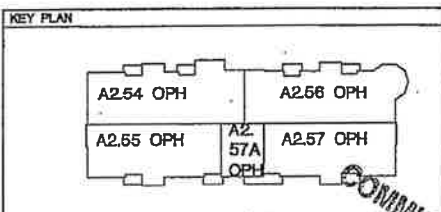


RECEIVED  
OCT 12 2006  
VILLAGE DEVELOPMENT  
BAP

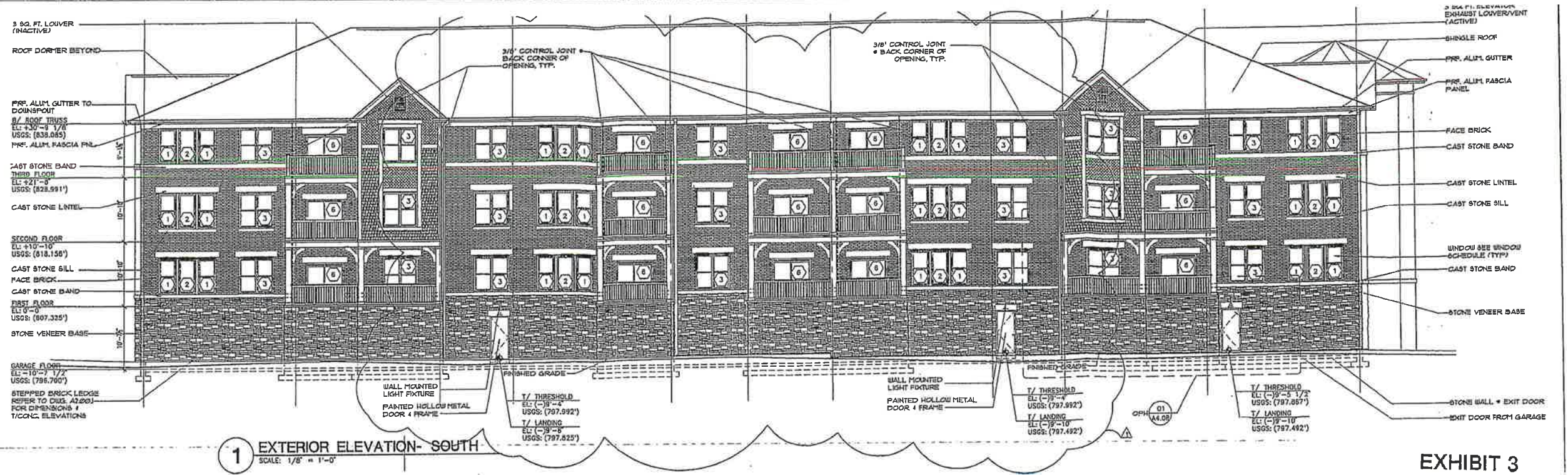


**1 2ND AND 3RD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. WIRE SHELF & RODS IN ALL CLOSETS
  2. (5) WIRE SHELVES IN ALL PANTRIES & LINEN CLOSETS.
  3. USE WATER RESISTANT GYP. BOARD AT ALL BATHROOMS. USE 5/8" GYP. BOARD FOR THE CEILINGS. USE 5/8" WATER RESISTANT GYP. BOARD BEHIND ALL TILED AND PREFORMED SHOWER & BATH TUB SURROUNDINGS.
  4. FINISHED FLOOR - ENTRANCE LOBBY - 000220
  5. ALL CORRIDOR WALLS & TENANT DEMISING PARTITIONS SHALL BE A 1-HOUR FIRE RATED CONSTRUCTION, UNLESS NOTED OTHERWISE
  6. REFER TO SHEET SERIES A25 FOR ENLARGED FLOOR PLANS OF EACH RESIDENTIAL UNIT.
  7. REFER TO SHEET A3.02 FOR EXTERIOR WINDOW SCHEDULE
  8. REFER TO SHEET A4.54 FOR WINDOW DETAILS
  9. REFER TO SHEET SERIES A6 FOR BATH AND KITCHEN TYPES.
  10. BATHROOM DIMENSIONS INCLUDE ADDITIONAL LAYERS OF GYPSUM BOARD AT THE TUB FLANGE
  11. REFER TO SHEET SERIES A7 FOR REFLECTED CEILING PLANS AND LIGHTING LAYOUTS.
  12. REFER TO SHEET A8.01 & A8.02 FOR PARTITION TYPES AND DETAILS.
  13. REFER TO SHEET A8.03 FOR DOOR, ROOM, EXTERIOR BUILDING MATERIALS & FINISHES SCHEDULED.
  14. VENT DRYER TO OUTSIDE THROUGH EXTERIOR WALL. LOCATE VENTS UNDER PORCH/DECK ABOVE & CONCEAL AWAY FROM VIEW.
  15. PROVIDE UNIVERSALS & SIGN AT ACCESSIBLE DOORS AND DIRECTIONAL SIGNS AT NON-ACCESSIBLE DOORS.
  16. ALL WALL TYPES 2X4 STUDS W/ 8" GYP BD E/ASIDE U/ON
  17. CONFIRM LOCATION OF BEARING STUDS WITHIN PARTITIONS WITH TRUS-JOIST SHOP DRAWINGS.

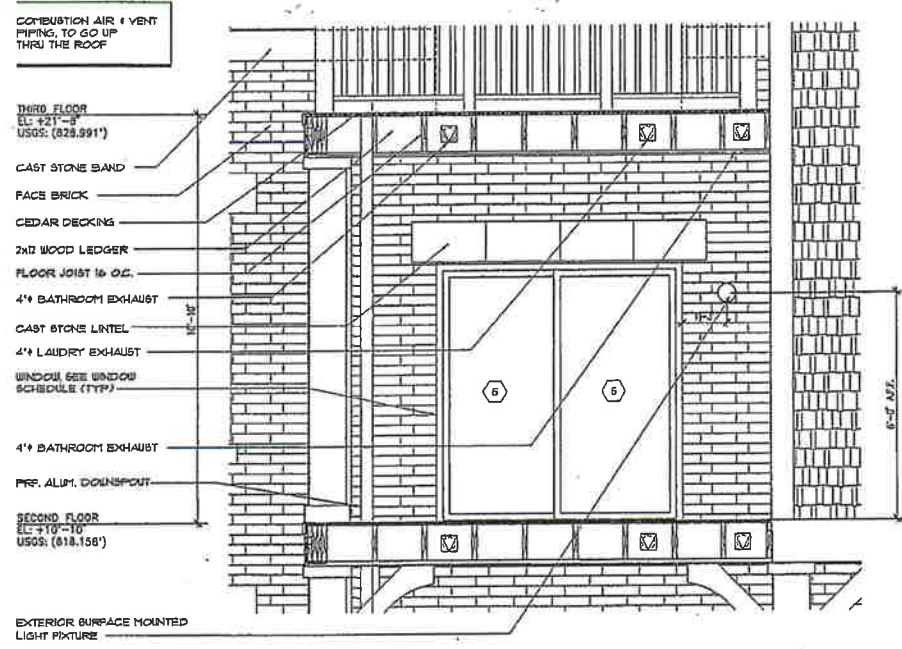


NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/03/2006	REVISED FOR PD APPLICATION			
		ISSUED FOR PERMIT			



**1 EXTERIOR ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

**EXHIBIT 3**



**2 PARTIAL ELEVATION/SECTION**  
SCALE: 1/2" = 1'-0"

**NOTES:**  
 1. SPOT ELEVATIONS SHOWN REFERENCE TOP OF FINISHED GRADE - REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.  
 2. REFER TO DRAWING ABOVE FOR TOP OF BRICK LEDGE & FOUNDATION WALL ELEVATIONS AND DIMENSIONS.  
 3. ALL CAST STONE OR LESTONESTONE JOINTS TO BE CALKED WITH SEALANT.

**Window Schedule**

**ABBREVIATIONS**

AL - Aluminum  
 AW - Awning  
 CM - Casement  
 DH - Double Hung  
 FF - Factory Finish

FX - Fixed  
 HP - Hopper  
 SL - Sliding  
 VC - Vinyl Clad  
 WD - Wood

NO.	TYPE	DOOR		ROUGH OPENING		NATURAL LIGHT	NATURAL VENT	DETAILS (DWG. A4.61)			REMARKS
		MATERIAL	FINISH	WIDTH	HEIGHT	S.F.	S.F.	HEAD	JAMB	SILL	
1	DH	WD	VC	3'-0"	6'-1 5/8"	12.28	8.55	FM	J4	J4	RLT - ONE WIDE
2	FX	WD	VC	3'-0"	6'-1 5/8"	12.28		FD	J3	J3	RLT - PICTURE CENTER
3	DH	WD	VC	4'-0"	6'-1 5/8"	24.56	13.3	FD	J3	J3	RLT - TWO WIDE MULLED
4	DH	WD	VC	4'-0"	6'-1 5/8"	24.56	14.1	FD	J3	J3	RLT - TWO WIDE MULLED
5	DH	WD	VC	3'-6"	6'-0"	14.8	7.78	FD	J3	J3	RLT - ONE WIDE
6	SL	WD	VC	6'-6 1/2"	6'-10"	33.9	17.8	FD	J2	J2	VISIONS 2000 SERIES

**GENERAL NOTES:**  
 1. ALL INTERIOR AND EXTERIOR GLAZED PANELS, SUBJECT TO HUMAN IMPACT NOT IN A HAZARDOUS IMPACT LOCATION, SHALL BE GUARDED OR PROVIDED WITH SAFETY GLAZING, EXCEPT THAT GLAZED PANELS WITH A SILL HEIGHT OF 2 FEET OR MORE.  
 2. WINDOW SIZE AND DIMENSIONS ARE BASED ON WEATHERSHIELD "PROSHIELD" SERIES AND ARE TO BE MANUFACTURED WITH LOW-E CLEAR INSULATED GLAZING UNITS.



## Roberta Grill

---

**From:** Loretta Goddard <loretta.goddard@icloud.com>  
**Sent:** Saturday, June 19, 2021 1:55 PM  
**To:** Roberta Grill  
**Subject:** Concerns about construction of Residences at Bartlett Station

### CAUTION

This e-mail originated outside of the Village of Bartlett. DO NOT click links or open attachments unless you are expecting the email and know the content is safe. If you have any doubt, contact the sender by phone to confirm.

Roberta, I am a resident & owner in Bartlett Town Center 1, 267 E Railroad Ave., unit 204 & am unable to attend the Public Hearing on July 1, 2021 due to physical disability & lack of a caregiver at the time of the meeting. I wish to verbalize my concern about the inadequate parking which is already a problem for the Bartlett Town Center buildings. I have had to pay for an additional parking space for my caregiver since I have employed one & finding an available space to rent has been an issue already. A building of that immense size with 104 units is going to be a huge impact on the already limited available parking in this area. The building is too high, but if one floor was removed & the units decreased to 83 units, adequate parking for that number would be available. I urge you to consider my concerns regarding construction of these Residences @ 275 E. Railroad Ave.

Thank you. Loretta J. Goddard, Unit 204, Bartlett Town Center 1@267 E. Railroad Ave, Bartlett, IL Prepared & sent on June 19, 2021

Sent from my iPhone

Bruce Dubiel  
271 E. Railroad Ave. Bartlett, IL. 60103 [brucedu374@gmail.com](mailto:brucedu374@gmail.com)

**RE: RESIDENCES AT BARTLETT STATION**

The Developer is asking for a reduction in required parking to 1.16 spaces/unit. Therefore, 104 units would have a total of 121 spaces. This is inadequate, allow me to explain why. 121 parking spaces would give each unit one space and then there would be 17 parking spaces left over, 5 of which are handicap spaces. So, in reality there are 12 spaces left over for the general population of the building. How will these 12 spaces be assigned? First come first serve? Keep in mind there are 48 two-bedroom units.

I would expect that practically every two-bedroom unit would want or need two parking spaces. I would also expect that some of the one-bedroom units could use two parking spaces. Guest parking is non-existent, a huge issue in itself. It gets worse in the winter when the snow plows pile up snow on ten or twenty parking spaces. When that happens, the residents don't even have one space per unit.

Transit Oriented Design is great for people to take the train to work. But that does not mean they don't need a vehicle. People still need to go to the grocery store, visit friends and family, doctor visits and etc.

I can foresee many calls to the Police and Code Enforcement because of the inadequate parking, the frustrations, rising tempers, altercations and no solution to remedy the problem. Also, I would predict that the Village will get calls from irate residents saying, "How could the Village have approved this?"

The Bartlett Town Center Condominiums have a ratio of 1.30 spaces/unit and even that is inadequate.

In order to solve the problem in the planning stages and come up with a desirable and successful Project that will serve the Community well for the next 100 years, I would suggest removing the 5<sup>th</sup> floor entirely and keeping the building at 4 stories as is presently required by ordinance.

The Project would then have 83 Units with 121 Parking spaces. This would yield a ratio of 1.45 spaces/unit. Yes, it is above the minimum of 1.25 as set by ordinance. But in reality, this is an excellent solution. One can never have too much parking and it solves a huge problem.

There are three other minor things I would like to mention:

First, I noticed an on-site management office on the first floor of the building. I would hope that it is open and a staff person is on site at least 8 hours per day to ensure order and address issues immediately as they arise.

Second. The ground sign indicated at the west end of Railroad Ave could prove to be a safety hazard if it is higher than 3'-0" above grade because it will cause a blind spot for drivers leaving the driveway of our complex.

Lastly, Though Civil Engineering drawings were mentioned regarding utilities, I did not see a Civil Engineering Drawing in the Packet. I would be interested in reviewing how the stormwater detention is being addressed. Thank you for taking the time to consider my comments.

Respectfully,

Bruce Dubiel

RECEIVED

JUN 25 2021

**PETITION**

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

**RE: RESIDENCES AT BARTLETT STATION**

I, the undersigned am in full agreement with the attached Petition Narrative, regarding the proposed development: Residences at Bartlett Station, written by Bruce Dubiel, along with the associated three parking studies. The narrative and its conclusions parallel my thoughts and point of view.

NAME/SIGNATURE	ADDRESS	PHONE
Josie Monahan	271 E Railroad #302 Bartlett	638-483 4809
MEROSLAW KOSINSKI	UNIT 304 271 E RAILROAD BARTLETT	224-288 9672
MARGARET L. BROWN	UNIT 305-271 E Railroad	847-363 6700
Mary C. Cihlar	unit 306 271 E Railroad	630-483-2072
Ann Ash	271 E Railroad Ave Unit 308	708- 774-9088
Robin Dubiel	271 E Railroad Ave #303	630/ 661-2449
Patricia Dalezal	271 E. Railroad Ave #301	847-287-8850
Elzbieta Kosinska	211 E Railroad #304	479-9816559
Sally H	271 E. Railroad #308	(708) 774 6992
Bruce K Dubiel	271 E. Railroad Ave #303	(630) 536-7537

10 TOTAL

RECEIVED

JUN 25 2021

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

# PETITION

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

## RE: RESIDENCES AT BARTLETT STATION

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NAME/SIGNATURE	ADDRESS	PHONE
Isidore Ordinario Isidore Ordinario	795 Orchid LN	773-704-0889
José G. Pineros		
José M. Pineros	115 S. Western Ave	630-677-2250
Justin McWilliam's	846 Lakeside Drive Bartlett IL	630-624-0057
Jane Adele Pikora		
Adele Pikora Lacey Pikora	784 Bayberry Dr. Bartlett, IL	630-310-6468
Lacey Marc Montalbano	784 Bayberry Dr. Bartlett	630-310-6468
MARC Montalbano	554 EASTWICK LN BARTLETT,	630-514-9645

6 TOTAL

RECEIVED

JUN 25 2021

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**PETITION**

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

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NAME/SIGNATURE	ADDRESS	PHONE
Kevin Karpik <i>K</i>	217 E Railroad Ave, Unit 105	708-704-3269
Patricia K. Smith	271 E Railroad Ave Unit 108	630-809-9590
<i>[Signature]</i>	271 E. Railroad Ave. <sup>Unit 101</sup>	773-727-9104
Jong S Chung	271 E. Railroad Ave <sup>Unit 101</sup>	847-912-4532
Eleanor Franken	271 E Railroad Ave <sup>Unit 103</sup>	630-483-0042
Alaire Guinto	271 E Railroad Ave <sup>Unit 102</sup>	312-927-4149
PATRICIA HOFFMAN	271 E. Railroad Ave <sup>Unit 106</sup>	630-823-8050
<i>[Signature]</i>	271 E. Railroad Ave <sup>Unit 106</sup>	630-327-9212

8 TOTAL



RECEIVED

JUN 25 2021

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**PETITION**

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

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NAME/SIGNATURE	ADDRESS	PHONE
NANCY DAKURAS <i>Nancy Dukuras</i>	271 E. Railroad #104 Bartlett, IL 60103	630-388-5100
PETER DAKURAS <i>Pete Dukuras</i>	271 E RAILROAD #104 BARTLETT IL. 60103	630-209-1987

2 TOTAL

JUN 25 2021

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETTPETITION

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

RE: RESIDENCES AT BARTLETT STATION

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NAME/SIGNATURE	ADDRESS	Unit	PHONE
Tom Parents / [Signature]	267 E Railroad	#304	620-777-1622
Diane Berg	267 E. Railroad	#103	847-987-9771
KATHY BIGOS	267 E. RAILROAD	#106	638-940-6105
Carie Dabdoub	267 E. Railroad	#308	630-212-7126
Mary J. Schulte	267 E. Railroad	#305	630-855-6012
Loretta J. McDard	267 E. Railroad	#204	(630) 800-8050
Hollis Berman	267 E Railroad	#206	630-213-2647
Stacey Delgado	267 E Railroad	#208	847-274-3963
[Signature]	267 E. Railroad	#201	630-816-2137
Pamela Drymiller	267 E. Railroad	Unit 307	(773) 256-9927

10 TOTAL



JUN 25 2021

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**PETITION**

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**RE: RESIDENCES AT BARTLETT STATION**

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NAME/SIGNATURE	ADDRESS	Unit	PHONE
Ralph + Joya Daniels	267	102	630-334-6570
Scott + Stacy Johnson	267	184	730-287-1113
Mr. [Signature]	267	205	312.550.9562
Ken + Jean Richardson	267	306	630-289-8829
Jim + Robine Craft	267	202	630-538-2826
Tom + [Signature]	267	107	713-472-278
E. Nicholas	267	105	630-222-9609

All 267 E. Railroad

JUN 25 2021

**PETITION**

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

To: Village of Bartlett, Zoning Board of Appeals and Plan Commission

**RE: RESIDENCES AT BARTLETT STATION**

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**NAME/SIGNATURE**

**ADDRESS**

**PHONE**

ELISABETH FANGUSARO <i>Elisabeth Fangusaro</i>	271 E. #204 271 E. #204 Railroad Ave	#204 #204	630-823-8987
EVA CHIPERI <i>Eva chiperi</i>	271 Railroad ave	#201	630 372 3872
GARDEN LINDEN <i>Lynn Lindenberg</i>	#207 #207		630--823 8996
ROBERT TAKEN <i>Robert Taken</i>	#208 #208		623 584-8716 " " "
KENNETH MULLOZZI <i>Kenneth Mullozzi</i>	271 E RAILROAD	#203	847-302-7741
MARY MULLOZZI <i>Mary Mullozzi</i>	"	#203	847-302-7741

6 TOTAL

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## Petition Narrative

### **Re: Residences at Bartlett Station**

The Architectural design of the proposed building is well done and appealing. However, the height of the building and the lack of parking are the two areas of concern.

The developer identified the building, Bartlett Town Center 2, located at 271 E. Railroad Ave as a four-story building. It is in fact three levels of living units over the garage level. The garage level is in-ground but one can see the overhead door, looking from the proposed development to the west.

As one would look from the BTC2 property to the east, one would see the proposed development's overhead door and five levels above that. Evaluating by the same standard, then we would be able to call this project a six-story building.

I believe the proposed building is too tall, out of character with the neighborhood and should be reduced by one level. The same architecture can be maintained with one less level and then the 121 parking spaces would be adequate to serve the 83 units in the four levels, a parking ratio of 1.45.

One of Bartlett's "Standards for Variations" is: "item c. That the purpose of the variation is not based exclusively upon the desire to make more money out of the property." I believe this is the motivation for requesting the two variations of concern, the height and reduction in parking ratio.

Please see the attached Parking Studies, which demonstrate three existing Apartment projects with parking ratios of 1.63, 2.08 and 1.26 respectively.

I strongly urge the Plan Commission and the Zoning Board of appeals to deny the request to increase the height of this building from four stories as required by ordinance, to five stories. Also, please do not allow a reduction of the Ordinance required parking ratio. Thank you.

Respectfully,

 6-19-21

Bruce Dubiel

271 E. Railroad Ave. Bartlett, IL. 60103

[brucedu374@gmail.com](mailto:brucedu374@gmail.com)

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## PARKING STUDY #1

Elmhurst Terrace Apartments  
100 Fellows Court  
Elmhurst, IL. 60126

315 apartment units, (81 studio, 130 One-Bedroom, 104 Two-Bedroom)  
515 Total Parking Spaces (417 assigned spaces, 58 guest & 40 Garages)

Ratio: Parking spaces/Units  $515/315 = 1.63$

6/16/21 – I, Bruce Dubiel, visited the property and spoke to the on-site Property Manager, Lisa Ralston. She said that they do have adequate parking but it is tight. She has been managing apartments of 17 years. I asked her opinion about an apartment building that has 104 units with 121 total parking spaces. Her reply: "That is nowhere near enough."

LIVE  
WELL

ELMHURST TERRACE

LISA RALSTON  
Property Manager

100 Fellows Court  
Elmhurst IL, 60126

COHEN  
RESREY   
www.LiveWellCE.com  
An Equal Housing Opportunity Company

630.832.7600  
Lisa.Ralston@LiveWellCE.com  
www.ElmhurstTerrace.com

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## PARKING STUDY #2

**ELMHURST 255** - Downtown Apartments 2 blocks from the Train Station  
255 N. Addison Avenue  
Elmhurst, IL. 60126

192 Apartment Units, (4 Studio, 89 One-Bdrm, 90 Two-Bdrm & 9 Three-Bdrm)  
400 Parking Spaces

Ratio: Parking Spaces/Units  $400/192 = 2.08$

6/17/21 – I, Bruce Dubiel visited this property and spoke to the on-site Leasing Manager, Giana Randazzo. She informed me that they have ample parking.

Giana Randazzo info@Elmhurst255.com  
Leasing Manager p 630.758.0255  
f 630.903.6680

# ELMHURST 255

— DOWNTOWN APARTMENTS

255 N Addison Avenue, Elmhurst, IL 60126

www.Elmhurst255.com

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## PARKING STUDY #3

**THE FLYNN** – Downtown Apartments 1 block from the Train Station  
183 N. Addison Avenue  
Elmhurst, IL. 60126

212 Apartment Units, (60 Studio, 95 One-Bdrm, 54 Two-Bdrm, 2, Three-Bdrm)  
267 Parking Spaces

Ratio: Parking Spaces/Units  $267/212 = 1.26$

6/17/21 – I, Bruce Dubiel visited this property and spoke to the on-site Senior Community Manager, Jason Shoufer. He provided these figures.

