



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
September 9, 2021  
7:00 P.M.**

- I. Roll Call
- II. Approval of the August 12, 2021 meeting minutes
- III. **(#21-08) Bartlett Senior Living Campus**  
**Amending the Special Use Permit** to allow for increases in density and floor area ratio  
**Third Amendment to the Planned Unit Development** to allow for increases in density and floor area ratio  
**Second Amendment to the Final PUD Plan** to reflect increases in density, floor area ratio and a decrease in the total site area  
**Second Amendment to Ordinance #2004-115** (*An Ordinance Approving an Amended Planned Unit Development Plan, Approving of an Amended Site Plan and Approving of a Preliminary/Final Plat of Subdivision/PUD for the Bartlett Senior Living Campus*) to allow for increases in density, floor area ratio and a decrease in the total site area  
**Amending the Preliminary/Final Plat of Subdivision/PUD** to reflect a decrease in lot area for Lots 1 and 2  
**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett  
Plan Commission Minutes  
August 12, 2021

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J. Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

**Present:** J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kallas and T. Ridenour  
**Absent:** None

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

**J. Lemberg** at the July 1, 2021 meeting, **Mike Werden** asked, would the Village Board have to have a two-thirds vote to overrule the Plan Commission and **Roberta Grill** said she would have to check with the village attorney. Do we have an answer? **K. Stone** yes, we do. When the Plan Commission fails to make a positive recommendation there needs to be a positive vote by 4 trustees, not including the Mayor.

**Approval of Minutes**

**A motion was made to approve the July 1, 2021 Special Plan Commission meeting minutes and the July 1, 2021 Joint Special Meeting of the Zoning Board of Appeals and Plan Commission meeting minutes.**

**Motioned by:** T. Ridenour  
**Seconded by:** J. Miaso

**Roll Call**

**Ayes:** A. Hopkins, M. Hopkins, J. Kallas, J. Miaso, and J. Lemberg  
**Abstain:** T. Ridenour

**The motion carried.**



Village of Bartlett  
Plan Commission Minutes  
August 12, 2021

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**(#21-07) 7-Eleven (1500 S. Route 59)**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**PUBLIC HEARING (CONTINUED FROM JULY 1, 2021 MEETING)**

**D. Kamperschroer** this property was annexed into the village in 1988 as part of the Woodland Hills subdivision by Ordinance #1988-13 and subsequently zoned PD by Ordinance #1988-14. The property is lot 1 of the Illini Partners Subdivision established by Ordinance #1999-52. Ordinance #1999-52 also approved a Special Use for an Automobile Service Station for the 7-Eleven. The Petitioner is requesting a Special Use Permit to sell package liquor (beer, wine, and liquor) at the existing 7-Eleven gas station/convenience store. Beer will be kept in 3 out of 10 coolers toward the rear of the store. Wine will be displayed on a 3-foot end cap with 5 shelves opposite the beer coolers, and liquor will be kept behind the counter near the cigarettes in a 3-foot endcap which will display 7 shelves of liquor. The total customer area is approximately 1,860 sq. ft. The total area taken up by package liquor sales would be approximately 30 sq. ft., roughly 2% of the total customer floor area. The staff recommends approval of the petitioner's request for a special use permit subject to the conditions and findings of fact outlined in the staff report.

The petitioner, **Manoj Solanki** and **Dan Kubo** representing corporate 7-Eleven came forward and were sworn in by **J. Lemberg**. **D. Kubo** stated that they have been getting special permission to get packaged liquor into a lot of their stores lately in a lot of cities and townships. Our hopes are that we will be able to do this here. It helps you as well as us. I would like to make sure that you are aware that we have programs in place for packaged liquor. The cooler doors do lock during non-selling hours so that nobody can purchase or try to get at the product. We also have a program where once a month, we audit for compliance and if they are not checking IDs there are consequences for the franchisees.

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

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

**J. Lemberg** are there questions or comments from the Plan Commission? **T. Ridenour** is that a corporate program checking for underaged sales? **D. Kubo** yes, it is a program through 7-Eleven. We do that in all of our stores for alcohol and tobacco. There are consequences for the franchisees. They could lose their license with 7-Eleven. **A. Hopkins** with this type of liquor license would they be eligible to have gaming devices? **K. Stone** no, it is not classified as a truck stop. We had a text amendment to allow truck stop establishments to have video gaming. This would not qualify as a truck stop under the current Village ordinance.



**Village of Bartlett  
Plan Commission Minutes  
August 12, 2021**

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**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-07) 7-Eleven 1500 S. Route 59** for a special use permit to sell package liquor subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: J. Miaso**  
**Seconded by: J. Kallas**

**Roll Call**

**Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, T. Ridenour, J. Lemberg**  
**Nays: None**

**The motion carried.**



Village of Bartlett  
Plan Commission Minutes  
August 12, 2021

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**Old Business/ New Business**

**K. Stone** right now, it does not look like we are going to have a meeting next month. **T. Ridenour** is there an update on More Brewing? **K. Stone** they submitted some plans. It was not a complete submittal. They have submitted something so it is a step in the right direction. **A. Hopkins** has More Brewing purchased the land? **K. Stone** yes. **A. Hopkins** any update on the Residences at Bartlett Station apartment building? **K. Stone** it goes before the Board for a vote on Tuesday, August 17, 2021. They did make some changes. They were able to push the building over so that it meets the downtown TOD build-to-requirement, added dedicated parking spaces at Streets of Bartlett and reduced the number of units to 90 units. It is still the same number of stories, but there are less units so that it does meet the parking requirement including the offsite parking. **A. Hopkins** does it still have to pass with a super majority even with those changes? **K. Stone** yes because your recommendation failed to pass. **T. Ridenour** how many members does the Plan Commission need to have for a quorum? **K. Stone** we need 5 members for a quorum.

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

**Motioned by: J. Miaso**

**Seconded by: A. Hopkins**

**Motion passed by unanimous voice vote.**


**The meeting was adjourned at 7:08 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**21-87**

DATE: August 27, 2021

TO: The Chairman and Members of the Plan Commission

FROM: Roberta Grill, Planning & Development Services Director 

RE: **(#21-08) Bartlett Senior Living Campus**

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**PETITIONER**

Steve Friedland, attorney, on behalf of Bartlett SLF Associates, LP and Bartlett ILF Associates, L.P.

**SUBJECT SITE**

1101 and 1105 West Bartlett Road (Southwest corner of Rt. 59 and West Bartlett Road)

**REQUEST**

**Amending the Special Use Permit** to allow for increases in density and floor area ratio;  
**Third Amendment to the Planned Unit Development** to allow for increases in density and floor area ratio;

**Second Amendment to the Final PUD Plan** to reflect increases in density, floor area ratio and a decrease in the total site area;

**Second Amendment to Ordinance #2004-115** (*An Ordinance Approving an Amended Planned Unit Development Plan, Approving of an Amended Site Plan and Approving of a Preliminary/Final Plat of Subdivision/PUD for the Bartlett Senior Living Campus*) to allow for increases in density, floor area ratio and a decrease in the total site area;

**Amending the Preliminary/Final Plat of Subdivision/PUD** to reflect a decrease in lot area for Lots 1 and 2

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Multi-Family</b>	<b>Attached Residential (High Density)</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Hanover Township	Institutional	P-1
East	Single Family	Suburban Residence	SR-3
West	Single Family	Estate Residence	R-4*

\*Unincorporated Cook County Zoning – Single Family Residence

## **ZONING HISTORY**

This property was annexed to the village on May 7, 2002 by Ordinance #2002-39 *An Ordinance Approving And Directing The Execution Of The Annexation And Development Agreement Among The Trustees Of The Dominic Accorsi Non-Marital Trusts, The Northwest Housing Partnership, And The Village Of Bartlett.*

The annexation agreement was amended on April 15, 2003 by Ordinance #2003-42 *An Ordinance Approving And Directing The Execution Of The Amendment To Annexation Agreement Among The Trustees Of The Dominic Accorsi Non-Marital Trusts, The Northwest Housing Partnership, And The Village of Bartlett.* This amendment deleted the acquisition notice provisions and allowed the developer to apply for state funding with the property annexed and zoned specifically to allow for senior housing.

Ordinance #2003-44 was also approved on April 15, 2003, *An Ordinance Approving The Rezoning, A Special Use For A Planned Unit Development And Site Plan Approval For The Northwest Housing Partnership's Senior Living Project.* This ordinance granted the zoning as required for state funding and waived certain donation fees.

A second amendment to the annexation agreement was approved on August 17, 2004, *An Ordinance Approving And Directing The Execution Of Amendment Two To The Annexation And Development Agreement For The Bartlett Senior Living Campus.* To obtain financing sources, including first mortgages and low income housing tax credits, the two proposed uses, independent living and assisted living facilities, needed to be housed in separate buildings. As a result, the site plan and PUD plan were modified, including the height, density, FAR, fence height, tree preservation and minimum dwelling size. The property would also be subdivided into two lots.

Ordinance #2004-115 was also approved on August 17, 2004, *An Ordinance Approving An Amended Planned Unit Development Plan, Approving Of An Amended Site Plan And Approving Of A Preliminary/Final Plat of Subdivision/PUD For The Bartlett Senior Living Campus.* This ordinance approved two 104 unit buildings as part of a PUD plan, subdivided the property into two lots and allowed for the requested density, FAR and other items as stated in the annexation agreement.

Ordinance #2018-38 *An Ordinance Approving and Directing the Execution Of Amendment Three To The Annexation And Development Agreement For The Bartlett Senior Living Campus (Victory Centre)* was approved on April 17, 2018. This ordinance amended the Original Age Restriction Covenant to allow persons 55 years of age and older.

Ordinance #2018-39 *An Ordinance Amending Ordinance #2004-115 And Approving An Amended Planned Unit Development Covenant Condition For The Bartlett Senior Living Campus* was approved on April 17, 2018 and amended the Original Age Restriction Covenant to allow persons 55 and older.

**DISCUSSION**

1. The petitioner is requesting to amend the special use permit, the PUD, the Final PUD Plan, Ordinance #2004-115 and the Preliminary/Final Subdivision/PUD Plat to allow for increases in density and floor area ratio (F.A.R.) on the subject property. A decrease in the total site area is also being requested. Each of the petitioner's requests are a direct result of the 0.131 acre taking by IDOT for the proposed Rt 59 and West Bartlett Road intersection improvements.
2. Ordinance #2004-115 approved of a density of 35.02 dwelling units per acre and a floor area ratio (FAR) of 0.65. The petitioner is requesting to increase the density as a result of a reduction in the acreage on the site to allow for a density of 36.7 du/acre and a F.A.R. of 0.802. It is the petitioner's belief that to avoid any future discrepancies with HUD and their financing for the existing 208 units, these changes in density and F.A.R. should be specifically amended within the annexation agreement, the PUD ordinance, the PUD plan and plat. *(The amendment to the annexation agreement will be reviewed by the Village Board.)*
3. According to the State Plat of Highways – Lot 1 is currently 2.953 acres in size. As a result of the proposed taking of 0.107 acres, this lot would now consist of 2.846 acres. Lot 2 is currently 2.859 acres in size. As a result of the taking of 0.024 acres, this lot would now consist of 2.835 acres. (Please see the attached plat.)
4. No other changes are taking place on the subject property.

**RECOMMENDATION**

The Staff recommends approval of the petitioner's requests subject to the following findings of fact:

- A. Findings of Fact (Planned Unit Development):
  - i. The existing residential development is a permitted use in the PD Zoning District in which the Subject Property is located;
  - ii. The Amended Planned Unit Development is designed, located, operated and maintained so that the public health, safety and welfare is not endangered or detrimentally affected;
  - iii. The Amended 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 Amended Planned Unit Development will not include impact donations;
  - v. Adequate utilities, drainage and other necessary facilities have been provided on the subject property;



- vi. The Amended plan provides adequate parking and ingress and egress and is designed to minimize traffic congestion and hazards in the public streets;
  - vii. The Amended Plan has adequate site area, and other buffering features to protect uses within the development and on surrounding properties;
- B. Findings of Fact (Special Use – Planned Unit Development):
- i. That the existing residential development contributes to the general welfare of the neighbor and/or community;
  - ii. That the residential development is not, under the circumstances of the particular case, detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property value or improvement in the vicinity;
  - iii. That the amended special use conforms 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;

A copy of the Plat of Highways from IDOT, the Final PUD Plan, the recorded subdivision plat, and Ordinance #2004-115 are all attached for your review.

Rbg/attachments

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August 11, 2021 [Revised]

**By Email**

Roberta Grill  
Director  
Planning and Development Services  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

Re: Bartlett Senior Campus

Dear Roberta:

This letter is intended as part of the Development Application I sent to you on April 13, 2021. I submitted the Development Application on behalf of both Bartlett ILF Associates, L.P., an Illinois limited partnership (the “ILF”) and Bartlett SLF Associates, L.P., an Illinois limited partnership (the “SLF”). In 2005, the ILF and SLF developed the senior campus. The campus is a 2-lot subdivision with the ILF owning Lot 2 and the SLF owning Lot 1. Each building contains 104 dwelling units.

IDOT has started a condemnation to take portions of each lot. IDOT is proposing taking 4,661 square feet of land from Lot 1 and 1,045 square feet from Lot 2, for a total of 5,706 square feet.

As a result of the takings, the project calculations will change. The applicants request amendments to the following Village approvals to make the project conforming after the takings. The following documents need to be amended.

1. Amendment Four to the Annexation Agreement to amend the Density, FAR and Lot Acreages and;
2. Amending Ordinance #2004-115 to amend Density and FAR.

Specifically, the amendments are the following:

- Lot acreage – After the taking, the total lot area of the entire PUD will be 5.681 acres (247,464 square feet).
- Density - There a 104 units in each building for a total of 208 units. After the taking, the density that satisfies each lot individually and both lots combined will be 36.7 dwelling units per acre.


Roberta Grill  
August 11, 2021  
Page 2

- FAR - The total building area of each building is 78,690 square feet and 99,065 square feet, respectively, for a total of 177,755 square feet of building area in the PUD. With the reduced lot size, the total floor area ratio that satisfied each lot individually and both combined would be .802.

You should have independently received the \$800.00 application fee from my client.

Please let me know if you need any further information.

Very truly yours,



Steven D. Friedland



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**  
 Case # 2021-08  
**RECEIVED**  
*(Village Stamp)*  
**APR 13 2021**  
**PLANNING & DEVELOPMENT**  
**VILLAGE OF**  
**BARTLETT**

**PROJECT NAME** Bartlett Senior Living Campus

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Bartlett ILF Associates, L.P.

**Street Address:** 1701 E. Woodfield Drive, Suite 203

**City, State:** Schaumburg, IL

**Zip Code:** 60173

**Email Address:** sfriedland@att-law.com

**Phone Number:** 312-399-8936

**Preferred Method to be contacted:** See Dropdown

Co-Applicant

**PROPERTY OWNER INFORMATION AND CO-APPLICANT**

**Name:** BARTLETT SLF ASSOCIATES, L.P.

**Street Address:** 1101 West Bartlett Road

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** 312-399-8936

**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) See attached addendum
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** No

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 1101 & 1105 W. Bartlett Rd.

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

**Zoning:** Existing: ER-1 PUD **Land Use:** Existing: Residential  
(Refer to Official Zoning Map)  
Proposed: ER-1 PUD Proposed: Residential

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

**Acreage:** 5.681

**For PUD's and Subdivisions:**

No. of Lots/Units: 104 units per lot  
Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** Steve Friedland, Applegate & Thorne-Thomsen  
425 S. Financial Place, Suite 1900, Chicago 60605

**Engineer** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

There will be no change to the use of the property.

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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 PUD has been in existence for over 15 years.

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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 PUD will be conforming once the amendments are approved.

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

The uses conform to the comprehensive plan.

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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.

There will be no change in the use of the property.

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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 PUD has been in existence for over 15 years.

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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 PUD has been in existence for over 15 years.

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

The PUD and uses already exist. No impact fees are required.

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

There is no change to the site plan.

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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.

There is no change to the site plan.

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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.

There is no change to the site plan.

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

The development has been in existence for over 15 years.

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**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.

There will be no change to the use of the property. The 2008 senior dwelling units have been in existence for over 15 years. During that period of time the facilities have served the public convenience and contributed to the general welfare of the neighborhood.

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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 development has been in existence for over 15 years and never has it been detrimental to the health, safety, morals of general welfare of the community.

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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 project will conform to the regulations and conditions for the use.

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**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: Jerome E. Finis

DATE: 4/8/21

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

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

NAME OF PERSON TO BE BILLED: Jerome E. Finis, Pathway to Living

ADDRESS: 30 S. Wacker Drive, Suite 1300  
Chicago, IL 60606

PHONE NUMBER: 312-837-0704

EMAIL: JFinis@pathwaytoliving.com

SIGNATURE:  \_\_\_\_\_

DATE: 4/8/21

## Addendum to Development Application

### Bartlett Senior Living Campus

The applicants, Bartlett ILF Associates, L.P. and Bartlett SLF Associates, L.P., request the following:

1. Amendment Four to the Annexation Agreement to amend the Density, FAR and Lot Acreages and;
2. Amending Ordinance #2004-115 to amend Density and FAR.

The reason for these amendments is the result of a proposed taking by IDOT of 5,706 square feet of land. 4,661 square feet of land will be taken from Lot 1 and 1,045 square feet will be taken from Lot 2.

Specifically, the amendments are the following:

- Lot acreage – After the taking, the total lot area of the entire PUD will be 5.681 acres (247,464 square feet), Lot 1 will be 2.846 Acres (123,971 square feet) and Lot 2 will be 2.835 Acres (123,492 square feet).
- Density - There a 104 units in each building for a total of 208 units. After the taking, the density that satisfies each lot individually and both lots combined will be 36.7 dwelling units per acre.
- FAR - The total building area of each building is 78,690 square feet and 99,065 square feet, respectively, for a total of 177,755 square feet of building area in the PUD. With the reduced lot size, the total floor area ratio that satisfied each lot individually and both combined would be .802.





# Location Map

Case #21-08 Bartlett Senior Living Campus  
3rd Amendment to the Annexation  
Agreement and  
Amending Ordinance #2004-115

2021



0 100 200 400  
Feet



PART OF THE SE 1/4 OF SEC. 33, IN TWP. 41 N., R. 9 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

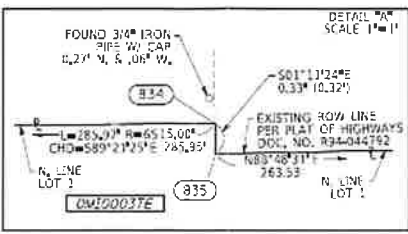
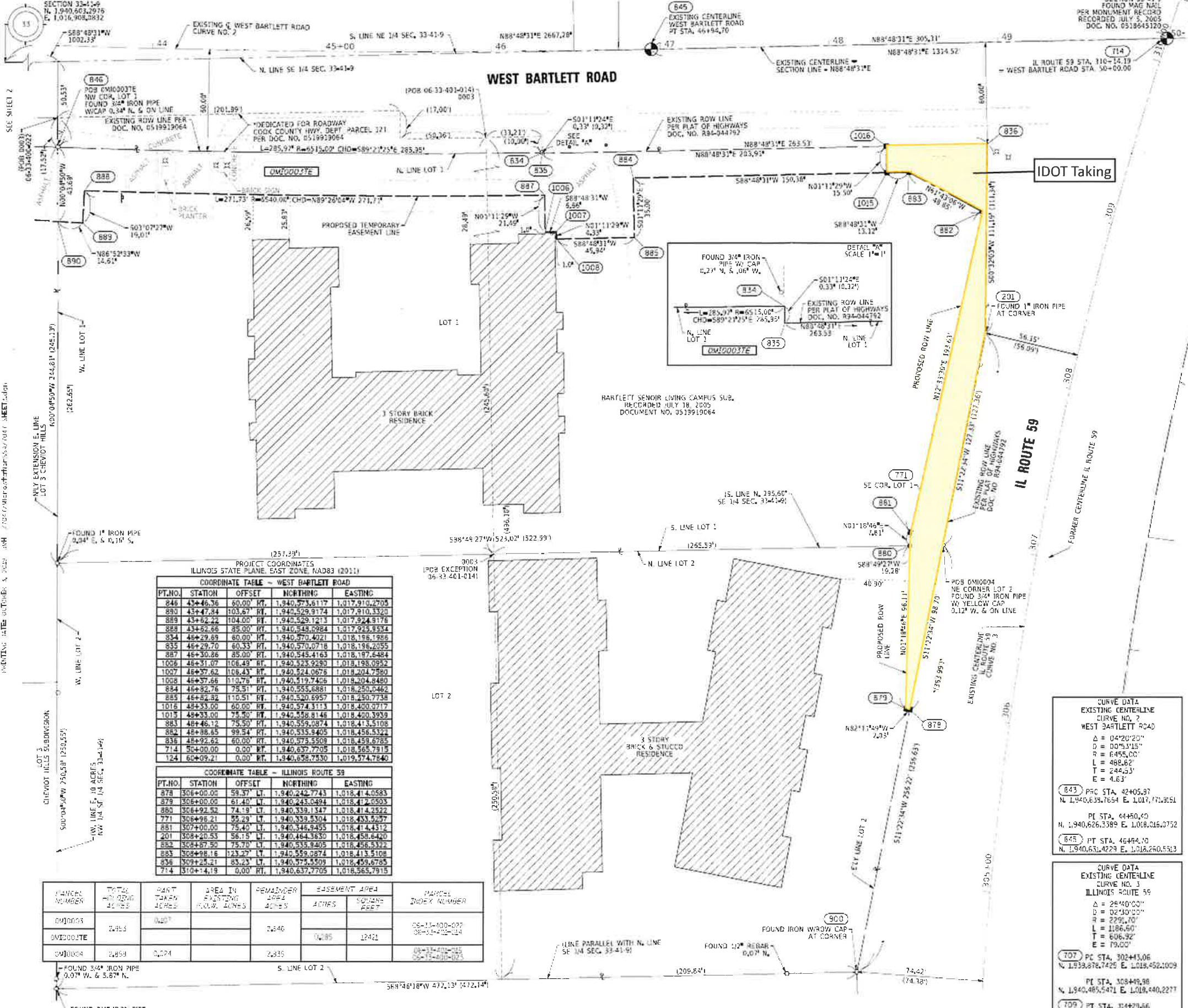
SEC SHEET 4

LEGEND

- SECTION / QUARTER SECTION LINE
  - FLATTED LOT LINES
  - PROPERTY (EASEMENT) LINE
  - APPARENT PROPERTY LINE
  - EXISTING CENTERLINE
  - PROPOSED CENTERLINE
  - EXISTING RIGHT OF WAY LINE
  - PROPOSED RIGHT OF WAY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING ACCESS CONTROL LINE
  - PROPOSED ACCESS CONTROL LINE
  - MEASURED DIMENSION
  - COMPUTED DIMENSION
  - RECORDED DIMENSION
  - EXISTING BUILDING
- 
- IRON PIPE OR ROD FOUND
  - WOOD NAIL SET
  - CUT CROSS FOUND OR SET
  - 5/8\" REBAR SET
  - STAKING OF PROPOSED RIGHT OF WAY, PER ILLINOIS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTATION REQUIREMENTS
  - STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, SURVEYED BY 1/2\" rebar METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYOR'S REGISTRATION NUMBER.
  - PERMANENT SURVEY MARKER, ILL. ST. STANDARD 667101-03 (TO BE SET BY OTHERS)
  - RIGHT OF WAY STAKING PROPOSED TO BE SET

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.  
 COORDINATES, BEARINGS & DISTANCES SHOWN HEREON REFER TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011) UTM ZONE 18Q.  
 HORIZONTAL COORDINATES ARE FIXED HOLDING THE PUBLISHED NAD83(2011) VALUES FOR NOS CONTROL MONUMENTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.  
 ALL MEASURED AND CALCULATED DISTANCES ARE HORIZ. NOT V. DISTANCES TO OBTAIN GROUND DISTANCES, GRADE COR. DISTANCES (G-DA) BY THE CORRECTION FACTOR OF 0.999945.  
 AREAS SHOWN ON THIS PLAN ARE GROUND.

STATE OF ILLINOIS: \_\_\_\_\_  
 COUNTY OF WILL: \_\_\_\_\_  
 THIS IS TO CERTIFY THAT WE, CLAASSEN, WHITE & ASSOCIATES, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NUMBER 124-000012, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.  
 DATED AT JOLIET, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D.  
 \_\_\_\_\_ VICE PRESIDENT  
 DAVID A. CLAASSEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 030-002962  
 LICENSE EXPIRES NOVEMBER 30, 2025  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PROJECT COORDINATES  
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

COORDINATE TABLE - WEST BARTLETT ROAD				
PT. NO.	STATION	OFFSET	NORTHING	EASTING
846	43+46.36	60.00	1,940,573.6117	1,017,910.2705
890	43+47.34	103.67	1,940,529.9174	1,017,910.3320
889	43+62.22	104.00	1,940,529.1213	1,017,924.9176
888	43+62.66	85.00	1,940,548.0984	1,017,925.9334
834	46+29.89	60.00	1,940,570.4021	1,018,196.1986
835	46+29.70	60.33	1,940,570.0718	1,018,196.2055
887	46+30.86	85.00	1,940,545.4163	1,018,197.6484
1006	46+31.07	108.49	1,940,523.9290	1,018,198.0952
1007	46+37.62	108.43	1,940,524.0676	1,018,204.7960
1008	46+37.66	110.79	1,940,519.7469	1,018,204.8480
834	46+92.76	75.51	1,940,555.6881	1,018,250.0462
885	46+82.32	110.51	1,940,530.6957	1,018,250.7738
1016	46+33.00	60.00	1,940,574.3113	1,018,400.0717
1015	46+33.00	75.50	1,940,558.8146	1,018,400.3939
883	46+46.12	75.50	1,940,559.0874	1,018,413.5108
882	46+46.65	99.54	1,940,535.9405	1,018,456.5322
836	46+92.62	60.00	1,940,575.5509	1,018,459.6785
714	50+00.00	0.00	1,940,637.7705	1,018,565.7915
124	60+09.21	0.00	1,940,638.7330	1,019,574.7840

COORDINATE TABLE - ILLINOIS ROUTE 59				
PT. NO.	STATION	OFFSET	NORTHING	EASTING
878	306+00.00	59.37	1,940,242.7743	1,018,414.0583
879	306+00.00	61.40	1,940,243.0494	1,018,414.0503
880	306+92.52	74.19	1,940,339.1347	1,018,414.2922
771	306+98.21	82.29	1,940,339.5304	1,018,433.5257
881	307+00.00	75.40	1,940,346.9495	1,018,414.4432
201	308+20.53	56.15	1,940,464.3630	1,018,458.6420
882	308+67.50	75.70	1,940,535.9405	1,018,456.5322
883	308+98.16	123.27	1,940,559.0874	1,018,413.5108
836	309+25.21	83.23	1,940,575.5509	1,018,459.6785
714	310+14.19	0.00	1,940,637.7705	1,018,565.7915

PARCEL NUMBER	TOTAL ACRES	PART TAKEN ACRES	AREA IN EXISTING PLAT ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	PARCEL INDEX NUMBER
0M00003	2.953	0.207		2.746		06-13-100-077
0M00001E	2.953			0.285	1.2421	06-13-100-014
0M00004	2.859	0.024		2.835		06-13-100-015

CURVE DATA  
EXISTING CENTERLINE  
CURVE NO. 2  
WEST BARTLETT ROAD

Δ = 04°20'20"  
 D = 1005.915'  
 R = 6495.00'  
 L = 488.82'  
 T = 244.63'  
 E = 4.63'

843 PC STA. 42+05.97  
 N. 1,940,635.7654 E. 1,017,710.9051

PI STA. 44+50.40  
 N. 1,940,626.3389 E. 1,018,016.0752

845 PT STA. 46+44.70  
 N. 1,940,631.4229 E. 1,018,250.5313

CURVE DATA  
EXISTING CENTERLINE  
CURVE NO. 3  
ILLINOIS ROUTE 59

Δ = 25°40'00"  
 D = 102°50'00"  
 R = 2291.70'  
 L = 1186.50'  
 T = 606.92'  
 E = 79.00'

707 PC STA. 302+43.06  
 N. 1,939,676.7425 E. 1,018,452.0009

PI STA. 308+49.98  
 N. 1,940,485.5471 E. 1,018,440.2277

709 PT STA. 314+01.66  
 N. 1,941,016.6883 E. 1,018,730.2508

RECEIVED  
OCT 03 2019  
PLATS & LEGALS

**PLAT OF HIGHWAYS**  
**STATE OF ILLINOIS**  
**DIVISION OF TRANSPORTATION**  
**ILLINOIS ROUTE 59**

LIMITS: AT WEST BARTLETT ROAD COUNTY: COOK  
 SECTION: STA. 304+45.0 TO STA. 310+14.19 JOB NO.: R-90-023-16  
 SCALE: 1" = 30' SHEET 3 OF 8 SHEETS

**BUREAU OF LAND ACQUISITION**  
**201 WEST CENTER COURT**  
**SCHAUMBURG, ILLINOIS 60196**

REVISION DATE: / / REVISION MADE BY:

WEST BARTLETT ROAD

TWO STORY FRAMING HOUSES

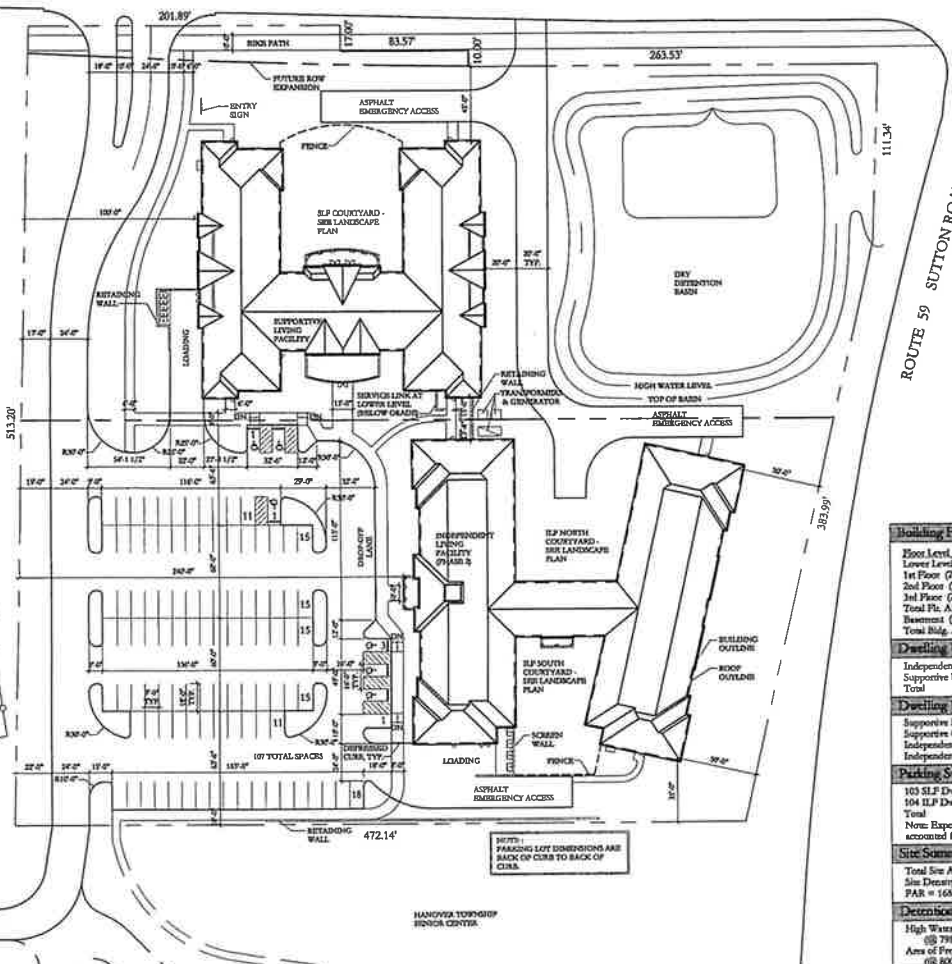
TWO STORY BRICK & FRAMING HOUSES

RECEIVED  
COMMUNITY DEVELOPMENT  
AUG 9 2004  
VILLAGE OF  
BARTLETT

ONE STORY BRICK HOUSES

FRAMING HOUSE

POOL W/ FENCE



ROUTE 59 SUTTON ROAD

Building Floor Area Summary	
Floor Level (Independent + Supportive)	Total of
Lower Level (16,135 + 12,125)	= 28,260 sf
1st Floor (26,000 + 21,175)	= 47,175 sf
2nd Floor (26,000 + 20,310)	= 46,310 sf
3rd Floor (26,000 + 20,310)	= 46,310 sf
Total Flr. Area (94,195 + 73,915)	= 168,110 sf
Basement (4,045 + 4,475)	= 8,520 sf
Total Bldg. Area (98,240 + 78,390)	= 176,630 sf

Dwelling Unit Summary	
Independent Units	= 104 units
Supportive Units	= 204 units
Total	= 308 units

Dwelling Unit Areas	
Supportive Living Suites (64)	= 376 - 461 sf
Supportive One Bedroom Suites (40)	= 534 - 579 sf
Independent One Bedrooms (14)	= 615 sf
Independent Two Bedrooms (10)	= 925 sf

Parking Summary	
103 SLP Dwelling Units @ .33 cars/DU	= 34 cars
104 ILP Dwelling Units @ .70 cars/DU	= 73 cars
Total	= 107 cars

Note: Expected employees & doctors of 26 max. is accounted for in gross parking totals

Site Summary	
Total Site Area	= 238,567 sf = 5.94 acres
Site Density	= 208 DUs/5.94 acres = 35.0 DUs/acre
PAR	= 168,110 sf / 238,567 sf = 0.65

Detention Basin Summary	
High Water Level Area (@ 798.00 Elevation)	+/- 0.61 acres
Area of Proposed Elevation (EDCF) (@ 800.20 Elevation)	+/- 0.75 acres

Final PUD Plan

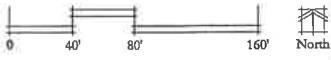


Exhibit 4

**Bartlett Senior Living Campus**

-2-18-04 Rev. 5-0-04 Rev. 8-0-04  
Job No. 00041sf

**HKM ARCHITECTS + PLANNERS, INC.**

6 SOUTH VAL AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005 ©2004

EXHIBIT B



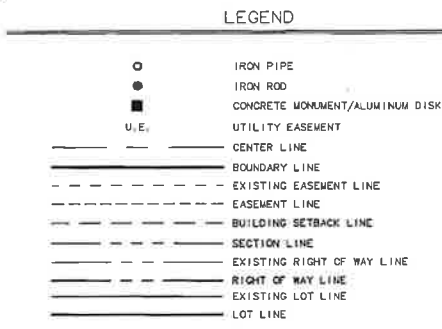
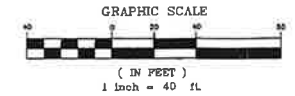
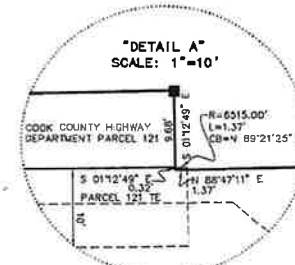
Return to  
**PLAT SUBMITTED BY & MAIL TAX BILL TO:** 0519919064  
**BARTLETT SLF ASSOCIATES, L.P.**  
**BARTLETT ILF ASSOCIATES, L.P.**  
**701 LEE STREET, SUITE 450**  
**DES PLAINES, ILLINOIS 60016**

**FINAL PLAT OF SUBDIVISION**  
**BARTLETT SENIOR LIVING CAMPUS**

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL INDEX NUMBER  
 06-33-400-004  
 06-33-401-004

AREA TABLE	
TOTAL LOTS 1 & 2	5.817 ACRES
RIGHT-OF-WAY	0.119 ACRES
TOTAL AREA	5.936 ACRES



**VILLAGE OF BARTLETT PUBLIC UTILITY EASEMENT PROVISIONS**

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

**EASEMENT PROVISIONS**

AN EASEMENT FOR SERVING THE SUBDIVISION OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON  
 SBC, COMCAST, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT," "P.U. & D.E.," "PUBLIC UTILITY & DRAINAGE EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL AND SERVE UTILITY & DRAINAGE EASEMENT ON THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "P.U. & D.E.," "PUBLIC UTILITY & DRAINAGE EASEMENT" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT," CHAPTER 785, ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS ARE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING" AND "COMMON AREA." THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

**EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NIGAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "P.U. & D.E.," "PUBLIC UTILITY & DRAINAGE EASEMENT," "COMMON AREA OR AREAS" AND STREET AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NIGAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NIGAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(c)(2) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 785, SEC. 605/2(c)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

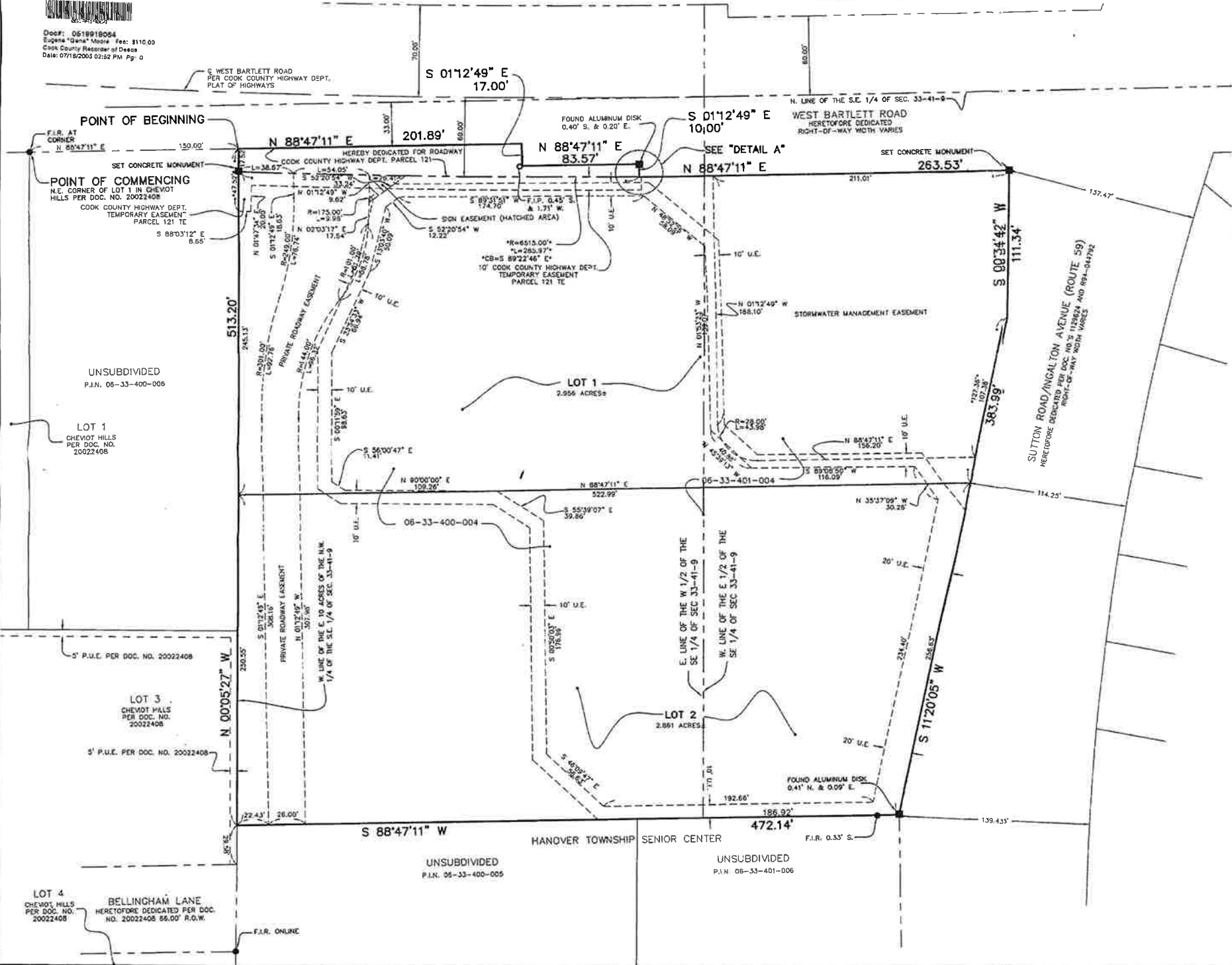
**STORMWATER MANAGEMENT EASEMENT PROVISION**

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF BARTLETT SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN DETENTION/RETENTION POND AND APPURTENANCES THERETO, WHICH THE OWNER OR ASSOCIATION FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF BARTLETT OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE DETENTION POND AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

**PRIVATE ROADWAY EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY DECLARED AND CREATED OVER UPON THOSE PORTIONS OF LOTS 1 AND 2 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT" FOR THE BENEFIT OF THE VILLAGE OF BARTLETT AND THE ENTIRE PROPERTY. EACH GRANTEE SHALL HAVE A RIGHT AND EASEMENT OF USE AND ENJOYMENT, AND A RIGHT OF ACCESS TO, AND OF INGRESS AND EGRESS ON, OVER, ACROSS, IN, UPON AND TO THOSE PORTIONS OF LOTS 1 AND 2 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT," AND SUCH RIGHT AND EASEMENT SHALL BE APPURTENANT TO AND SHALL PASS WITH TITLE TO EVERY LOT.

- NOTES:**
1. THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED TO ANY SYSTEM BUT INDICATE ANGULAR RELATIONSHIPS.
  2. ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG.
  3. ALL AREAS ARE MORE OR LESS.
  4. FOR SETBACK INFORMATION SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
  5. FOR EASEMENT INFORMATION SEE RECIPROCAL EASEMENT AGREEMENT RECORDED BY SEPARATE DOCUMENT.
  6. DIRECT ACCESS TO AND FROM LOTS 1 AND 2 TO ILLINOIS ROUTE 59 SHALL BE PROHIBITED.
  7. THE SIGN EASEMENT SHOWN HEREON IS TO BE MAINTAINED BY THE LANDOWNERS ASSOCIATION. FOR ADDITIONAL INFORMATION REGARDING SIGN EASEMENTS, SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.



**COWHEY GUDMUNDSON LEDER, LTD.**  
 CONSULTING ENGINEERS \* LAND SURVEYORS \* NATURAL RESOURCES

300 PARK BOULEVARD  
 ITASCA, ILLINOIS 60143  
 (830) 250-9585

70 EAST LAKE STREET  
 CHICAGO, ILLINOIS 60601  
 (312) 782-8549

REVISIONS		
1. REV. LOT LINE PER	02/12/04	5. PER VILLAGE REVIEW
2. PLAN REVIEW		6. REVISE ROW DEDICATION
3. PER VILLAGE REVIEW	04/30/04	7. REVISE PER COOK COUNTY
4. PER VILLAGE REVIEW	08/09/04	8. HIGHWAY DEPARTMENT
5. PER VILLAGE REVIEW	08/16/04	9. DEDICATE ROW
		10. 10/11/04
		12/21/04
		03/24/05
		05/06/05

**BARTLETT SENIOR LIVING CAMPUS**  
**BARTLETT, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

PROJECT NO. 2471.01  
 DATE 06/18/03  
 SCALE 1"=40'  
 DESIGNED BY  
 DRAWN BY GKF  
 CHECKED BY RJS

SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION OF BARTLETT SENIOR LIVING CAMPUS



0519919064

# PRELIMINARY / FINAL PLAT OF SUBDIVISION OF BARTLETT SENIOR LIVING CAMPUS

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE - BARTLETT SLF ASSOCIATES, L.P.**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, BARTLETT SLF ASSOCIATES, L.P., AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.  
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) U-46

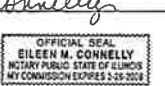
WITNESS OUR HANDS AND SEALS THIS 2 DAY OF FEBRUARY, A.D., 2005  
BY: Robert H. Helle TITLE: Vice President  
BY: [Signature] TITLE: President of General Partner

**NOTARY CERTIFICATE**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
I, Linda L. Sylvester, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Robert H. Helle and Jessome E. Finis PERSONALLY KNOWN TO ME TO BE THE Vice President and President OF BARTLETT SLF ASSOCIATES, L.P., AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS President and Vice President OF SAID BARTLETT SLF ASSOCIATES, L.P., AND CAUSED THE SEAL OF SAID BARTLETT SLF ASSOCIATES, L.P., TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE General Partner OF SAID BARTLETT SLF ASSOCIATES, L.P., AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID BARTLETT SLF ASSOCIATES, L.P., FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2 DAY OF February, A.D., 2005.



**OWNER'S CERTIFICATE - NORTH WEST HOUSING PARTNERSHIP**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, NORTH WEST HOUSING PARTNERSHIP, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.  
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) U-46  
WITNESS OUR HANDS AND SEALS THIS 3 DAY OF February, A.D., 2005  
BY: William W. Hill TITLE: Chairman  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
I, Eileen M. Connelly, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT William W. Hill and William W. Hill PERSONALLY KNOWN TO ME TO BE THE Chairman and Chairman OF NORTH WEST HOUSING PARTNERSHIP AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Chairman and Chairman OF SAID NORTH WEST HOUSING PARTNERSHIP AND CAUSED THE SEAL OF SAID NORTH WEST HOUSING PARTNERSHIP TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Chairman OF SAID NORTH WEST HOUSING PARTNERSHIP AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID NORTH WEST HOUSING PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3 DAY OF February, A.D., 2005.



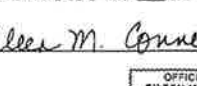
**MORTGAGEE CERTIFICATE - COLE TAYLOR BANK**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
COLE TAYLOR BANK, HEREBY CERTIFIES THAT AS MORTGAGEE OF PART OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED 9/13/04 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON 9/16/04 AS DOCUMENT NO. 0325919022, IT CONSENTS TO THE SUBDIVISION AND PLAT HEREON DRAWN.  
DATED AT \_\_\_\_\_ THIS 3<sup>rd</sup> DAY OF February, A.D., 2005.  
BY: Katherine B. Messersmith TITLE: Vice President

**NOTARY CERTIFICATE**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
I, Lora Ann Mao, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Katherine B. Messersmith AND [Signature] PERSONALLY KNOWN TO ME TO BE THE Vice President AND [Title] OF COLE TAYLOR BANK AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Vice President AND [Title] OF SAID COLE TAYLOR BANK AND CAUSED THE SEAL OF SAID COLE TAYLOR BANK TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Vice President OF SAID COLE TAYLOR BANK AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COLE TAYLOR BANK, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF March, A.D., 2005.



**MORTGAGEE CERTIFICATE - KIMBALL HILL, INC.**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
KIMBALL HILL, INC., HEREBY CERTIFIES THAT AS MORTGAGEE OF PART OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED 1/3 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ IT CONSENTS TO THE SUBDIVISION AND PLAT HEREON DRAWN.  
DATED AT 9:00am THIS 3<sup>rd</sup> DAY OF February, A.D., 2005.  
BY: David K. Hill TITLE: Chairman & CEO

**NOTARY CERTIFICATE**  
STATE OF Illinois } SS  
COUNTY OF Cook }  
I, Eileen M. Connelly, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT David K. Hill AND David K. Hill PERSONALLY KNOWN TO ME TO BE THE Chairman & CEO AND Chairman & CEO OF KIMBALL HILL, INC. AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS Chairman & CEO AND Chairman & CEO OF SAID KIMBALL HILL, INC. AND CAUSED THE SEAL OF SAID KIMBALL HILL, INC. TO BE AFFIXED THERETO PURSUANT TO AUTHORITY GIVEN BY THE Chairman & CEO OF SAID KIMBALL HILL, INC. AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID NORTH WEST HOUSING PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3<sup>rd</sup> DAY OF February, A.D., 2005.



**VILLAGE OF BARTLETT CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS 17 DAY OF August, A.D., 2004.

BY: [Signature] VILLAGE PRESIDENT  
ATTEST: [Signature] VILLAGE CLERK



**VILLAGE ENGINEER'S CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
I, Dale W. Martens PE, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS  
TITLED: Bartlett Senior Living Campus  
DATED: August 9, 2004  
LAST REVISED: December 17, 2004 January 25, 2005  
PREPARED BY: Cowhey Gudmundson Leder C.Ltd.  
MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.  
DATED THIS 31<sup>st</sup> DAY OF January, A.D. 2005.  
VILLAGE ENGINEER: [Signature]

**PLAN COMMISSION CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS 17<sup>th</sup> DAY OF June, A.D., 2004.  
BY: Raymond J. Snyder  
PLAN COMMISSION CHAIRMAN  
ATTEST: [Signature] SECRETARY

**VILLAGE TREASURER CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
I, Kathleen M. Booth, 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 IN THE SUBJECT PLAT.  
DATED THIS 20<sup>th</sup> DAY OF June, A.D. 2005.  
Hudson M. Booth  
VILLAGE TREASURER

Return to:  
700 S. Lee Street, Ste 450  
Des Plaines, IL 60016  
Attn: Louise Flood

**COUNTY HIGHWAY CERTIFICATE**  
THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY WEST BARTLETT ROAD, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.  
DATED THIS 22<sup>nd</sup> DAY OF April, A.D., 2005.

BY: [Signature] COUNTY ENGINEER

**I.D.D. CERTIFICATE**  
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SS2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.  
BY: Diane O'Keefe 1500 3/19/2005  
DISTRICT ENGINEER

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAN.  
DATE 7-18-2005

**WELL-TY EASEMENTS APPROVED AND ACCEPTED**  
COMMONWEALTH EDITION  
BY: John E. O'Brien  
TITLE: Real Estate AEA  
DATE: May 4, 2005  
BY: Jacalyn M. Canfora  
TITLE: Right of Way Manager  
DATE: April 11, 2005

BY: [Signature]  
TITLE: Right-of-Way Engineer  
DATE: February 11, 2005

COUNTY RECORDER'S STAMP

COUNTY CLERK STAMP

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF DUPAGE }  
THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY COWHEY GUDMUNDSON LEDER, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CHEVROT HILLS AS RECORDED AS DOCUMENT NUMBER 20022406; THENCE NORTH 88°47'11" EAST ALONG A LINE THAT IS 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF WEST BARTLETT ROAD, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 201.89 FEET; 2) THENCE SOUTH 01°12'48" EAST, A DISTANCE OF 17.90 FEET; 3) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 83.57 FEET; 4) THENCE SOUTH 01°12'48" EAST, A DISTANCE OF 10.00 FEET; 5) THENCE NORTH 88°47'11" EAST, A DISTANCE OF 263.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 59; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE SOUTH 00°34'42" WEST, A DISTANCE OF 111.34 FEET; 2) THENCE SOUTH 11°20'05" WEST, A DISTANCE OF 363.99 FEET; THENCE SOUTH 88°47'11" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 432.14 FEET TO A POINT ON THE EAST LINE OF LOT 3 IN SAID CHEVROT HILLS THAT IS 29.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'27" WEST ALONG THE EAST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 513.20 FEET TO THE POINT OF BEGINNING.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, COOK COUNTY, ILLINOIS THAT HAS ADOPTED A COMPREHENSIVE PLAN.  
I DO HEREBY CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS NO SPECIAL FLOOD HAZARD AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0305 F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000.  
GIVEN UNDER MY HAND AND SEAL AT ITASCA, ILLINOIS, THIS 1st DAY OF FEBRUARY, A.D., 2005.

BY: Raymond J. Snyder  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2379, COWHEY GUDMUNDSON LEDER, LTD. PROFESSIONAL DESIGN FIRM NUMBER 184-001076. ALL PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2006.



**SURVEY FILE**  
SURVEY Drawing: F:\2005\2471\01\2471\01\FINAL\247101.DWG (247)

**COWHEY GUDMUNDSON LEDER, LTD.**  
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES  
300 PARK BOULEVARD  
ITASCA, ILLINOIS 60143  
(630) 250-8595  
70 EAST LAKE STREET  
CHICAGO, ILLINOIS 60601  
(312) 782-8549

REVISIONS	
SEE SHEET 1	

## BARTLETT SENIOR LIVING CAMPUS

BARTLETT, ILLINOIS

## FINAL PLAT OF SUBDIVISION

PROJECT NO.	2471.01	SHEET
DATE	06/18/03	
SCALE		2
DESIGNED BY		2
DRAWN BY	GKF	
CHECKED BY	RJS	

FINAL PLAT OF SUBDIVISION OF BARTLETT SENIOR LIVING CAMPUS

**ORDINANCE 2004 - 115**

**AN ORDINANCE APPROVING AN AMENDED PLANNED UNIT DEVELOPMENT PLAN, APPROVING OF AN AMENDED SITE PLAN AND APPROVING OF A PRELIMINARY/FINAL PLAT OF SUBDIVISION/PUD FOR THE BARTLETT SENIOR LIVING CAMPUS**

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**WHEREAS**, on or about May 7, 2002, the Village of Bartlett (the "Village"), and LaSalle Bank as Successor Trustee to First National Bank of Elgin as Trustee u/t/a dated 10/24/77 and known as Trust No. 2728, Walter J. Lynwood as Trustee of the Dominic Accorsi Non-Marital Trust and the North West Housing Partnership entered a certain Annexation and Development Agreement (the "Annexation Agreement") concerning the senior housing development consisting of 200 dwelling units, known as "Bartlett Senior Living Campus", containing approximately 5.94 acres legally described on **Exhibit A** appended hereto (the "Subject Property"); and

**WHEREAS**, on or about April 15, 2003, the parties to the Annexation Agreement executed a first amendment thereto ("Amendment One"); and

**WHEREAS**, on or about April 15, 2003, the Village passed Ordinance 2003-44, which was the Ordinance that rezoned the Subject Property to the PD Planned Development District and granted a special use permit for a Planned Unit Development in accordance with a certain Planned Unit Development Plan (the "Original PUD Plan"), and approved of the original Site Plan for the Bartlett Senior Living Campus (the "Original Site Plan"); and

**WHEREAS**, on June 17, 2004, the Bartlett Plan Commission conducted a public hearing on a petition (Case #04-04) requesting (a) an amendment to Ordinance 2003-44, (b) approval of an Amended Planned Unit Development Plan, (c) approval of an amended

site plan, and (d) approval of a Preliminary/Final Plat of Subdivision for the Subject Property, and the Plan Commission has recommended approval thereof to the Village President and Board of Trustees of the Village of Bartlett (the "Corporate Authorities"), subject to the conditions and findings of fact outlined in their report; and

**WHEREAS**, the Corporate Authorities have determined that it is in the public interest to amend Ordinance 2003-44 to modify the special use permit and approve of an Amended Planned Unit Development, an Amended Site Plan and a Preliminary/Final Plat of Subdivision for a multi-family senior housing Planned Unit Development in accordance with the Amended Planned Unit Development recommended for approval by the Plan Commission;

**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 pertaining to the special use permit for a senior housing Planned Unit Development to be developed in accordance with the Amended Planned Unit Development Plan (hereinafter defined) (the "Modified Planned Unit Development"):

1. The Subject Property is zoned PD, but is designated on the Village's Comprehensive Plan for Office uses. The proposed use as a multi-family senior housing Planned Unit Development is a good use for the Subject Property, providing continuity with the Township offices and new senior facility under construction to the south that provide services and programs for the senior residents of the community.
2. Multi-family uses may be permitted uses in the PD Planned Development District, but a Planned Unit Development is a special use in the PD District.
3. The Modified Planned Unit Development (Senior Housing Facility) as amended 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.

4. The Modified 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.
5. The Modified Planned Unit Development shall include impact donations in accordance with the Developers Donations outlined in Amendment One to the Annexation and Development Agreement for the Subject Property and paid at the time of application for building permits.
6. The Modified Planned Unit Development will provide adequate utilities, drainage and other necessary facilities, adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets.
7. The Modified Planned Unit Development has adequate site area, which area is greater than the minimum in the district in which the proposed site is located, and other buffering features including tree preservation areas and landscape screening to protect uses within the development and on surrounding properties.
8. There will be reasonable assurance that the development will be completed according to schedule and adequately maintained as provided in a Public Improvement Completion Agreement ("PICA") and a letter of credit or a performance bond and a labor and material payment bond as required under the Bartlett Subdivision and PUD Ordinance.
9. That all uses, as arranged, are likely to be compatible with each other use within the Modified Planned Unit Development.
10. The Modified Planned Unit Development is likely to be compatible with development permitted under the Bartlett Zoning Ordinance on substantially all land in the vicinity of the Planned Unit Development.

**SECTION TWO:** That the special use permit heretofore granted under Ordinance 2003-44 for a single building senior housing facility is hereby amended to approve of the Amended Planned Unit Development to be developed as two buildings, with one building containing 104 independent living units on Lot 2, and the other building containing 104 supportive living units to be developed on Lot 1, in accordance with the following plans, hereinafter collectively referred to as the "Amended Planned Unit

Development Plan”: “Bartlett Senior Living Campus”/”Final PUD Plan” prepared by HKM Architects & Planners, Inc. (“HKM”) dated February 13, 2004, last revised August 9, 2004 appended hereto as Exhibit B (the “Amended Site Plan”); Landscape Plan and Landscape Details prepared by HKM dated February 13, 2004, last revised August 9, 2004, consisting of 3 sheets, appended hereto as **Exhibits C, D1 and D2** (the “Revised Landscape Plans”) (which are subject to further revision as approved by the Community Development Director); Elevations – Supportive Living Facility prepared by HKM dated February 13, 2004, last revised August 9, 2004, consisting of 2 sheets, appended hereto as **Exhibits E1 and E2** (the “SLF Elevations”); Supportive Living Lower Level Plan, Supportive Living First Floor Plan, and Supportive Living Second & Third Floor Plan prepared by HKM dated February 13, 2004, last revised August 9, 2004, appended hereto as **Exhibits F1 – F3** (the “SLF Floor Plans”); Elevations – Independent Living Facility prepared by HKM dated February 13, 2004, last revised August 9, 2004 appended hereto as **Exhibits G1 and G2** (the “ILF Elevations”), and Independent Living Facility Lower Level Plan, Independent Living First Floor Plan and Independent Living Second (&Third) Floor Plan prepared by HKM dated February 13, 2004, last revised August 9, 2004, appended hereto as **Exhibits H1 – H3** (the “ILF Floor Plans”), which includes the following Modifications: (a) a height modification to allow a 42 ft and 43 ft. mean building height; (b) a density allowance of 35.02 dwelling units per acre; and (c) a floor area ratio of 0.65; (d) a 1 ft. fence height modification variance to allow a 4 ft. high fence in the corner side yard; (e) a landscaping modification from Section 10-11A-4:D2c to delete the required berm along the west property line; and (f) minimum dwelling unit square footages of 376 sq.ft. for the supportive living units and 615 sq.ft. for the independent living units (collectively, the “Modifications”),

is hereby granted and approved for the Subject Property, subject to the conditions set forth in Section Five of this Ordinance.

**SECTION THREE:** The corporate authorities do hereby make the following findings of fact pertaining to the Amended Site Plan:

- (1) The multi-family independent senior housing use may be a permitted use in the PD, Planned Development District, but a Planned Unit Development is a special use in the Planned Development District, in which the Subject Property is located, and the corporate authorities have found that the standards therefor have been met.
- (2) The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage are compatible with adjacent land uses.

- (3) The vehicular and pedestrian ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of people and traffic not only within the site but on adjacent roadways as well.
- (4) The Amended Site Plan provides for the safe movement of pedestrians within the site.
- (5) There is a sufficient mixture of grass, trees and shrubs proposed around the perimeter 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.
- (6) The landscape improvements proposed are in compliance with the "Landscape Requirements" set forth in Chapter 10-11A of the Zoning Ordinance.
- (7) All outdoor storage areas are shown to be screened in accordance with the standards set forth in the Bartlett Zoning Ordinance.

**SECTION FOUR:** That the Amended Site Plan prepared by HKM Architects and Planners Inc., entitled "Bartlett Senior Living Campus-Final PUD Plan" dated February 13, 2004, and last revised August 9, 2004 (the "Amended Site Plan"), attached hereto as Exhibit B, is hereby approved, subject to the conditions set forth in Section Five of this Ordinance.

**SECTION FIVE:** That the preliminary/final plat of subdivision entitled "Preliminary/Final Plat of Subdivision of Bartlett Senior Living Campus" prepared by Cowey Gudmundson Leder, Ltd. dated June 18, 2003, last revised August 9, 2004 (the "Final Plat") is hereby approved, subject to the following conditions, and the special use permit for the Amended Planned Unit Development (Senior Housing Facility) granted in Section Two of this Ordinance, and the approval of the Amended Site Plan granted in Section Four of this Ordinance, are subject to the following conditions:

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

2. Approval of the Traffic Analysis by the Village's Traffic Engineer.
3. Staff approval of the final landscape plan (all plant materials shall meet the minimum size requirements set forth in the Bartlett Landscape Ordinance).
4. Staff approval of the Lighting Plan.
5. Village Attorney approval of the Reciprocal Easement Agreement.
6. Village Attorney approval of cross access and utility agreement between NWHP, the Partnership and Hanover Township.
7. Provision of easements over portions of the Property for utilities, drainage, and cross access as approved by the Village Engineer and the Village Attorney.
8. Covenants in recordable form approved by the Village Attorney to ensure that the Property will be used exclusively and permanently for senior housing, and the facility when built shall be operated for occupancy of persons 55 years of age or older, and at least 80% of the occupied units shall be occupied by at least one person 55 years of age or older per unit to qualify for exemption under the Fair Housing Amendments Act of 1988, as amended, and the regulations promulgated thereunder.
9. Delivery and trash pick up shall be limited to the hours of 9:00 a.m. and 5:00 p.m.
10. Garbage shall be picked up Monday through Saturday, a maximum of three (3) times per week.
11. Approval of the proposed access points on West Bartlett Road depicted on the Amended Site Plan by the Cook County Highway Department.
12. A tree protection fence shall be installed along the west perimeter of the Property prior to tree removal or any grading on the Property (its location to be approved by Community Development and Village Arborist).
13. No direct access to Route 59.
14. In the event the landscaping cannot be installed at the time of construction, a landscape bond in form approved by the Village Attorney and in such amount as approved by the Building Director, shall be submitted to the Building Department prior to the issuance of a building permit.
15. Payment of the Developer Donations in accordance with paragraph 6 of Amendment One to the Annexation and Redevelopment Agreement whereby



the Village has agreed to waive a portion of the fees due under the Bartlett Donation Ordinance. The Developer will not be required to make a cash or cash in lieu of land contribution for half of the Village fees, or any of the Police and School Contributions or the Municipal Building Fund. The Developer shall be required to make a cash donation to the Bartlett Park District, a portion of which will be used to improve the land to the south of the Property owned by Hanover Township. Such improvements will be a park designed for use by seniors. Fees to be waived and fees to be paid are as defined in Exhibit J attached hereto.

16. Compliance with or satisfaction of all of the terms and conditions of the Annexation and Redevelopment Agreement dated May 7, 2002, as amended by Amendment One thereto dated April 15, 2003, and as further amended by Amendment Two dated August 17, 2004, collectively, the "Amended Annexation Agreement".
17. Minor deviations and/or non-material changes, as defined in the Bartlett Zoning Ordinance and/or Bartlett Subdivision and PUD Ordinance, from or to the plans, or any of them, which comprises the Amended Planned Unit Development Plan, may be made by the Director of Community Development without the need for a further amendment to the Amended Annexation Agreement or public hearing on such minor modification(s) and/or non-material change(s).

**SECTION SIX:** The violation of any of the conditions set forth in Section Five of this Ordinance shall be cause for the revocation of the special use permit and Site Plan approval herein granted, and the approvals heretofore granted under Ordinance 2003-44.

**SECTION SEVEN: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and if 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 Airdo, Arends, Floyd, Kavouris and Nolan

NAYS: None

ABSENT: Trustee Bormann

PASSED: this 17<sup>th</sup> day of August, 2004

APPROVED: this 17<sup>th</sup> day of August, 2004

  
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 2004 – 115, enacted on August 17, 2004, and approved on August 17, 2004, as the same appears from the official records of the Village of Bartlett.

  
Linda Gallien, Village Clerk

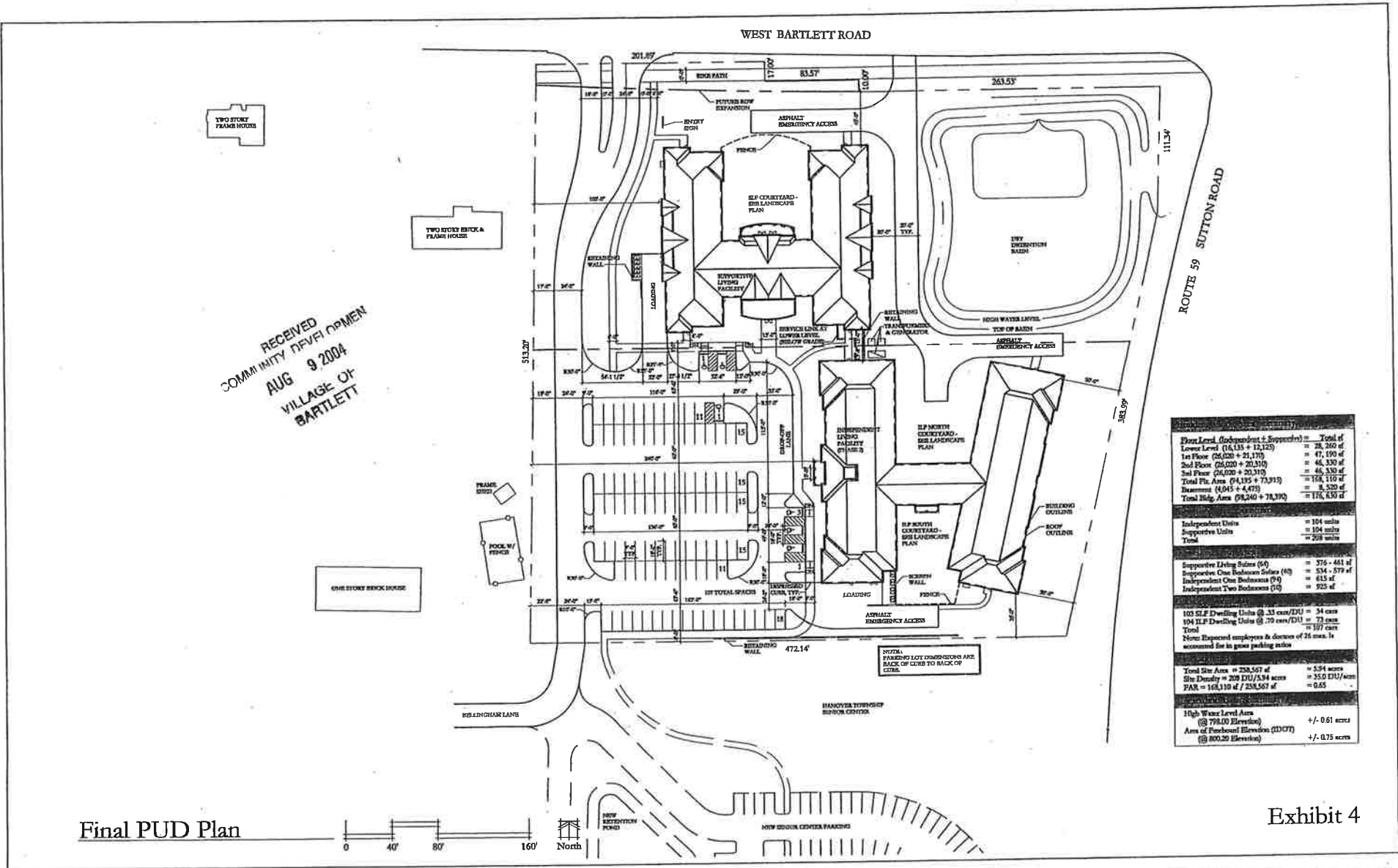


## EXHIBIT A

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTEAST QUARTER OF SECTION 33. TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN:

THAT PART OF THE SOUTH HALF OF THE SOUTEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CHEVIOT HILLS AS RECORDED DECEMBER 14, 1966 AS DOCUMENT NUMBER 20022408; THENCE NORTH 88 DEGREES, 47 MINUTES, 11 SECONDS EAST, ALONG A LINE THAT IS 33.00 FEET SOUTH OF AND PARALEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING THE SOUTH RIGHT OF WAY OF WEST BARTLETT ROAD, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF WEST BARTLETT ROAD AS DESCRIBED IN THE FOLLOWING FIVE COURSES; (1) THENCE NORTH 88 DEGREES, 47 MINUTES, 11 SECONDS EAST, FOR A DISTANCE OF 200.12 FEET; (2) THENCE SOUTH 01 DEGREES, 12 MINUTES, 49 SECONDS EAST, FOR A DISTANCE OF 17.00 FEET; (3) THENCE NORTH 88 DEGREES, 47 MINUTES, 11 SECONDS EAST, FOR A DISTANCE OF 85.45 FEET; (4) THENCE SOUTH 01 DEGREES, 12 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET; THENCE (5) NORTH 88 DEGREES, 47 MINUTES, 11 SECONDS EAST, FOR A DISTANCE OF 263.53 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 59; THENCE SOUTH 00 DEGREES, 34 MINUTES, 42 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID ROUTE 59, 111.34 FEET; THENCE SOUTH 11 DEGREES, 20 MINUTES, 05 SECONDS WEST, ALONG SAID RIGHT OF WAY, 383.99 FEET; THENCE SOUTH 88 DEGREES, 47 MINUTES, 11 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 472.14 FEET TO A POINT ON THE EAST LINE OF LOT 3 THAT IS 29.58 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3 IN SAID CHEVIOT HILLS SUBDIVISION; THENCE NORTH 00 DEGREES, 05 MINUTES, 27 SECONDS WEST, ALONG THE EAST LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, 513.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.94 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS: 06-33-400-004 AND 06-33-401-004**



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<p>103 Self-Dwelling Units @ .33 cars/DU = 34 cars          104 Self-Dwelling Units @ .70 cars/DU = 73 cars          Total = 107 cars</p> <p>Note: Resident employees &amp; doctors of 25 max. is accounted for in gross parking ratio</p>	<p>104 units          104 units          = 208 units</p>
<p>Total Site Area = 230,567 sf          Site Density = 208 DU/1,534 acres          PAR = 163,110 sf / 230,567 sf</p>	<p>= 376 - 461 sf          = 534 - 579 sf          = 613 sf          = 925 sf</p>
<p>103 Self-Dwelling Units @ .33 cars/DU = 34 cars          104 Self-Dwelling Units @ .70 cars/DU = 73 cars          Total = 107 cars</p> <p>Note: Resident employees &amp; doctors of 25 max. is accounted for in gross parking ratio</p>	<p>Total Site Area = 230,567 sf          Site Density = 208 DU/1,534 acres          PAR = 163,110 sf / 230,567 sf</p>
<p>High Water Level Area          @ 798.00 Elevation          Area of Flooded Elevation (DDOT)          @ 800.50 Elevation</p>	<p>= 116,830 sf          = 116,830 sf          = 116,830 sf          = 116,830 sf</p>

Exhibit 4

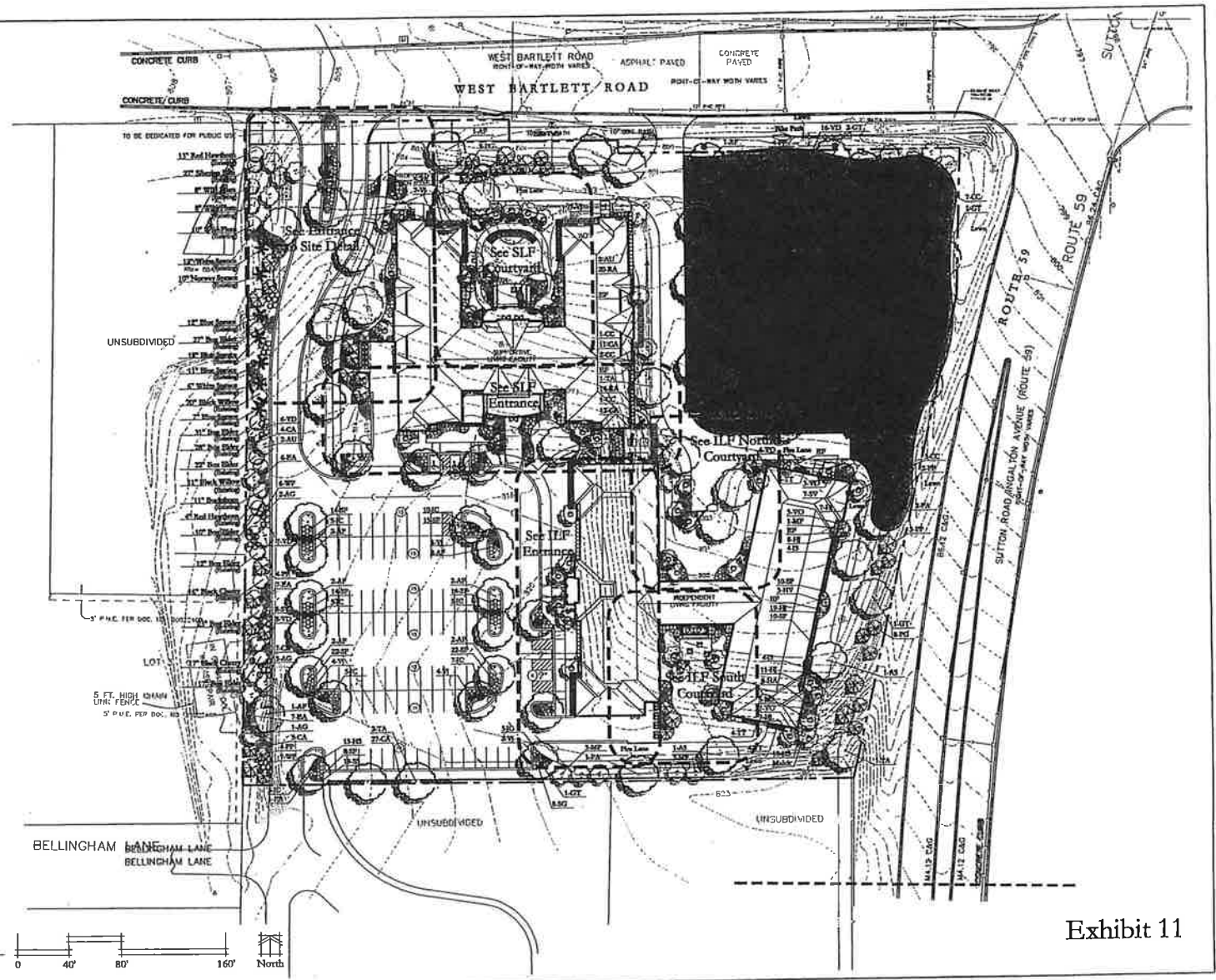
**Bartlett Senior Living Campus**

4-10-04 Rev. 5-9-04 Rev. 8-9-04  
Job No. 00041el

**HKM ARCHITECTS + PLANNERS, INC.**  
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EXHIBIT B

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Landscape Plan

Exhibit 11

**Bartlett Senior Living Campus**

2-10-04 Rev. 5-9-04 Rev. 5-9-04  
 Job No. 000414

**HKM ARCHITECTS + PLANNERS, INC.**  
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EXHIBIT C

Plant List

SHADE + PARKWAY TREES

AP	ACER X FRIEMANI 'CULTIVARS'	MARMO MAPLE	25' CAL.
AS	ACER SACCHARINUM 'VERDUM MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	25' CAL.
PA	FRAXINUS AMERICANA 'CULTIVARS'	WHITE ASH	25' CAL.
FP	FRAXINUS PERNS 'CULTIVARS'	GREEN ASH	25' CAL.
GT	GLADIOLIA TRIACANTHOS 'CULTIVARS'	SKYLINE HONEYLOCUST	25' CAL.
TA	TILIA CORDATA	LITTLELEAF LINDEN	25' CAL.

HYDRANGEA TREES

PG	PIGEA OMOIDICA	SERBIAN SPRUCE	7' HB.
PP	PIGEA PUGNANS	GREEN SPRUCE	7' HB.

ORNAMENTAL TREES

AG	ALNUS GLUTINOSA	BLACK ALDER	6' FB.
AU	AMELAGORHIA X GRANIFLORA 'AUTUM'	AUTUMN BRILLIANCE SERVICEBERRY	6' FB.
CC	CRATAEGUS CRISGALLI 'STRIBANS'	THORNLESS COCKSFOUR HAWTHORN	6' FB.
CM	CORNUS MAS	CORNELLANCHERRY DOGWOOD	6' FB.
HY	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	6' FB.
MP	MALLUS 'FRACUSON'	PADPUSION FLOWERING CRAB	6' FB.
MS	MALLUS 'SNOWDRIFT'	SNOWDRIFT FLOWERING CRAB	6' FB.

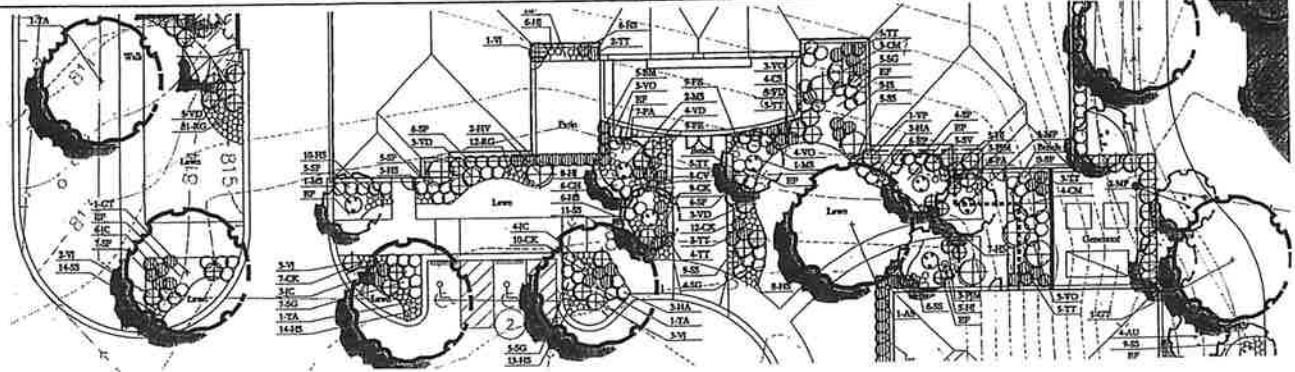
SHRUBS

BM	BURUS MICHOPHYLLA VAR. KORRANA	WINTERGREEN BEEWOOD	24' HB.
CA	COTONASTER LUCIDUS	HEDGEH COTONASTER	24' HB.
CH	COTONASTER HORIZONTALIS	ROCKSPRAY COTONASTER	24' HB.
CK	CORNUS SIBIRICA	REDOSGIER DOGWOOD	24' HB.
CS	CORNUS SIBIRICA 'ISANT'	DWARF REDWIG DOGWOOD	24' HB.
EA	EUPONYMUS ALATUS COMPACTUS	DWARF BURNINGBUSH	24' HB.
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24' HB.
JC	JUNIPERUS C. PFITZINGERIANA 'KALLAY'	KALLAY JUNIPER	24' HB.
JS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24' HB.
FM	BIOTTA 'GOLDEN WIM'	FM BIRCHLENDURON	30' HB.
KA	KIBBS ALPINEUM	ALPINE CURBANT	24' HB.
SP	SPYRABA X BURNALDA 'PROBELL'	PROBELL SPYRABA	24' HB.
SG	SPYRABA X BURNALDA 'GOLDFLAME'	GOLDFLAME SPYRABA	24' HB.
SP	SPYRABA PATULA MISS KIM	MISS KIM DWARF LILAC	24' HB.
SV	SPYRABA VANHOUTEI	VANHOUTEI SPYRABA	24' HB.
SY	SPYRABA VIRGATIS	FRENCH LILAC	24' HB.
TT	TALIX X MEDIA 'ZAUNTONI'	ZAUNTONI VIB	24' HB.
VD	VIBURNUM LINDLATHUM	ARBOREWOOD VIBURNUM	24' HB.
VJ	VIBURNUM 'JUDI'	JUDI VIBURNUM	24' HB.
VO	VIBURNUM OPULIS COMPACTUM	DWARF CLANBERKY BUSH	24' HB.
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	24' HB.
WP	WIBGELA FLORIDA	WIBGELA	24' HB.

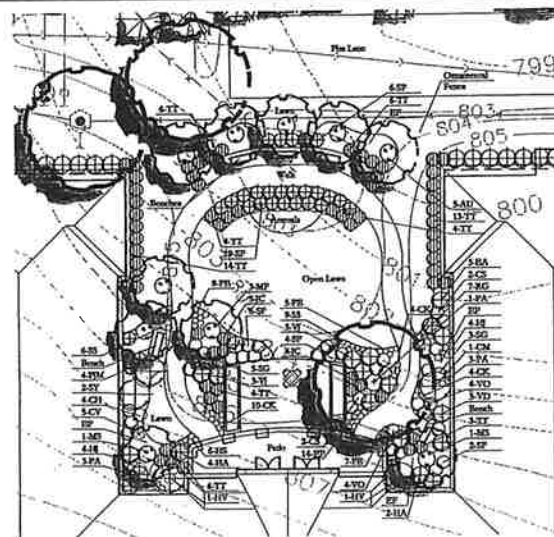
PERENNIALS AND GREENS/CROTHER

CK	CALAMAGROSTE A. 'KARL FORESTER'	PLATHER REED GRASS	3" POTS - 1 QT.
CV	CHEERUS 'MOONBEAM'	MOONBEAM COREOPSIS	3" POTS - 1 QT.
EP	EUCHYRIS FORTUNSI 'COLORATUS'	PURPLELEAF WINTERGERAZEPRA	3" POTS - 1 QT.
EP	SCHEINAGA PURPUREA	PURPLES CORNBELOWER	3" POTS - 1 QT.
HC	HEMEROCALLIS 'CARRY QUINN'	RED DAYLILY	3" POTS - 1 QT.
HJ	HOSTA JUNE	JUNE HOSTA	3" POTS - 1 QT.
HS	HEMEROCALLIS 'STELLA D'ORO'	YELLOW DAYLILY	3" POTS - 1 QT.
PA	POLYTICHUM AEGROSTICOIDES	CHRISTMAS FERN	3" POTS - 1 QT.
FB	FENOSSETUM	POUNTAIN GRASS	3" POTS - 1 QT.
RG	RUDIBESCKIA 'GOLLESTRUM'	BLACK-EYED SUSAN	3" POTS - 1 QT.
SS	SEDUM SPECIABLE 'AUTUMN JOY'	AUTUMN JOY STONECROP	3" POTS - 1 QT.

Landscape Details



Supportive Living Entrance



Supportive Living Courtyard

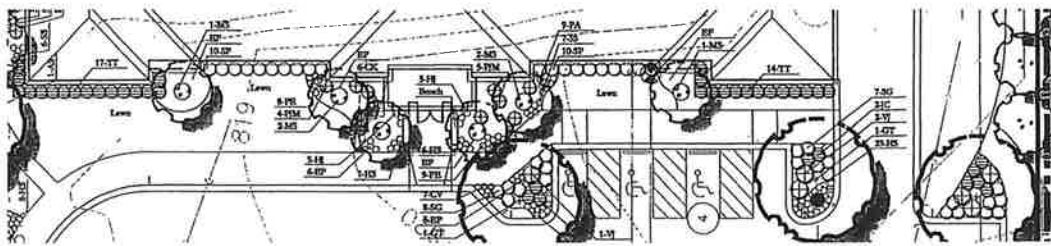


ORNAMENTAL METAL FENCE  
FINISHED PULISH  
HEIGHTS 48"  
COLOR: BLACK

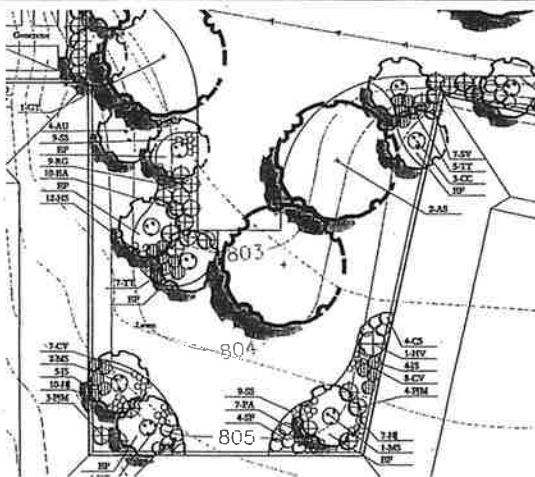
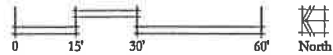
Fence Detail

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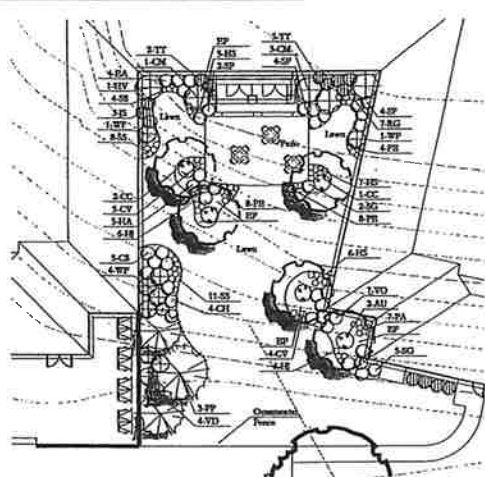
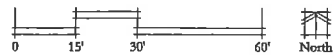
Exhibit 12



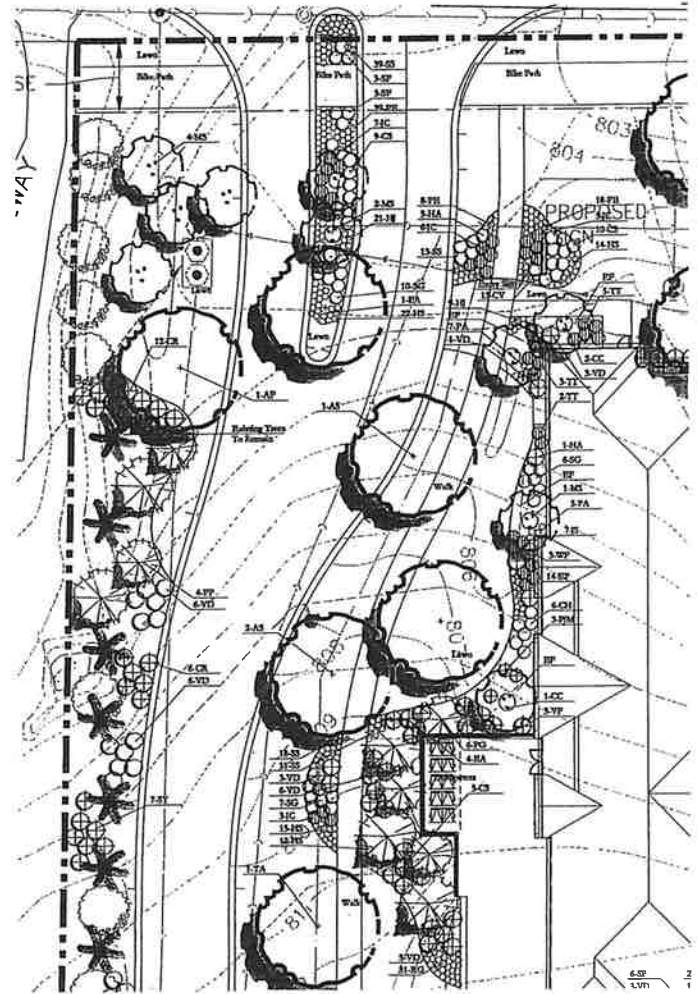
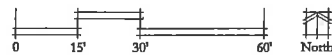
Independent Living Entry



Independent Living Courtyard North



Independent Living Courtyard South



Entrance to Site

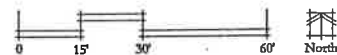


Exhibit 12a

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**Bartlett Senior Living Campus**

©-10-04 Rev. 5-9-04 Rev. 8-9-04  
Job No. 00041d

**HKM ARCHITECTS + PLANNERS, INC.**

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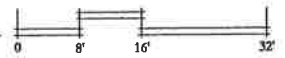




North Elevation



South Elevation



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 BARTLETT

Exhibit 13

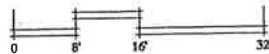




East Elevation



West Elevation



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BARTLETT

Exhibit 13a

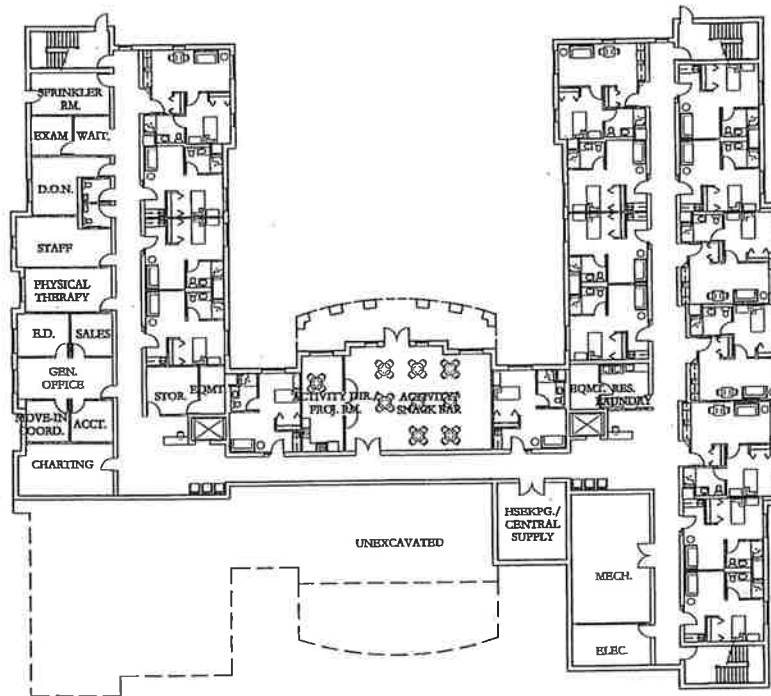
**Bartlett Senior Living Campus**

0-19-04-Rev. 5-9-04 Rev. 9-9-04  
Job No. 00941st

**Elevations - Supportive Living Facility**

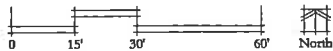
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EXHIBIT E2



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Supportive Living Facility  
 Lower Level Plan



Lower Level Summary		Building Summary	
Living Units	= 12 units	Living Units	= 64 units
One Bedroom Units	= 5 units	One Bedroom Units	= 40 units
Total Supportive Units	= 17 units	Total Supportive Units	= 104 units

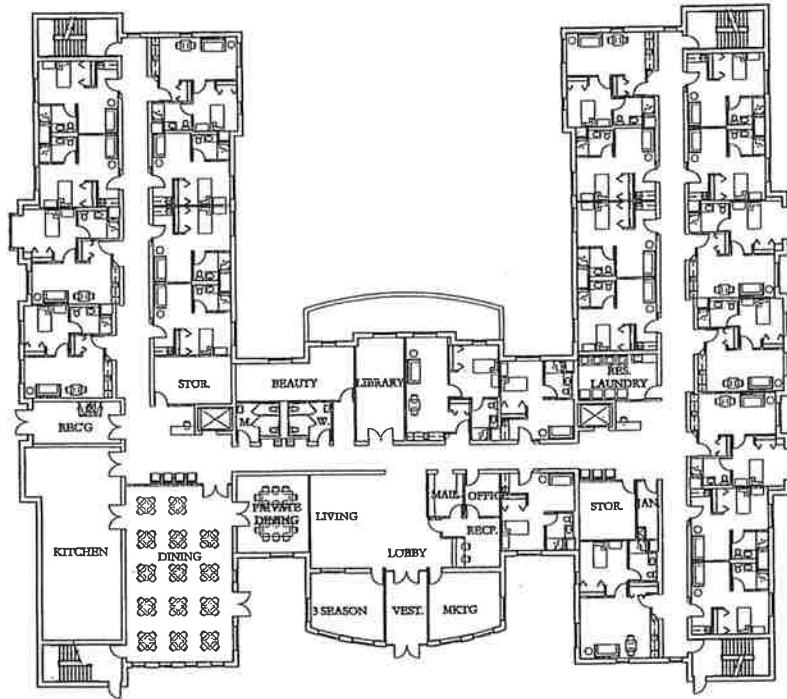
Exhibit 5

**Bartlett Senior Living Campus**

8-10-04 Rev. 8-9-04 Rev. 8-9-04  
 Job No. 00041a

**HKM ARCHITECTS + PLANNERS, INC.**

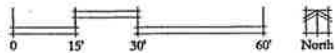
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Exhibit 6

Supportive Living Facility  
 First Floor Plan



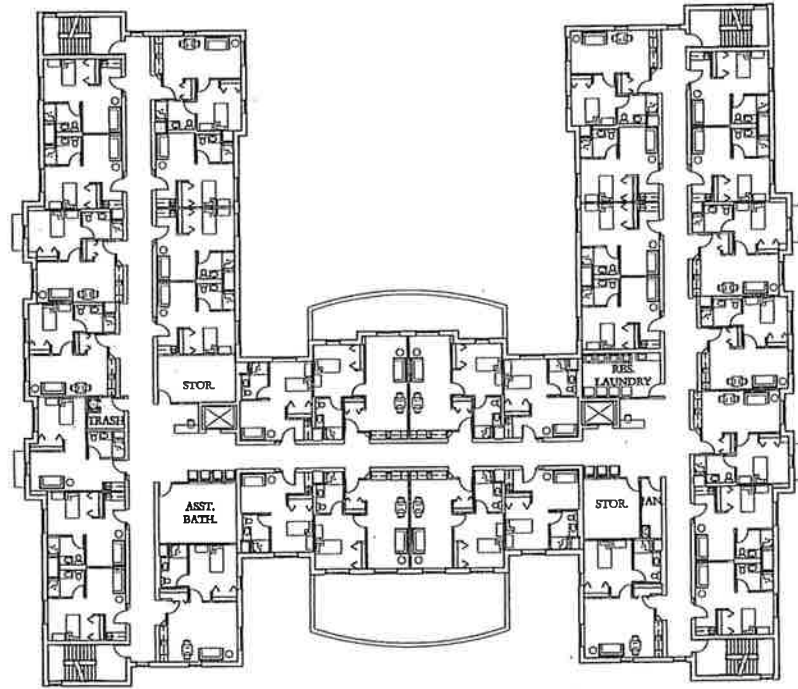
First Floor Summary	
Living Units	= 14 units
One Bedroom Units	= 9 units
Total Supportive Units	= 23 units

**Bartlett Senior Living Campus**

2-10-04 Rev. 6-0-04 Rev. 8-9-04  
 Job No. 00041a

**HKM ARCHITECTS + PLANNERS, INC.**

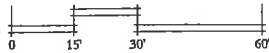
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Supportive Living Facility  
 Second Floor Plan

(Third Floor Plan similar)



Second & Third Floor Summary	
Living Units	= 19 units
One Bedroom Units	= 13 units
Total Supportive Units (ex. #2)	= 32 units

Exhibit 7

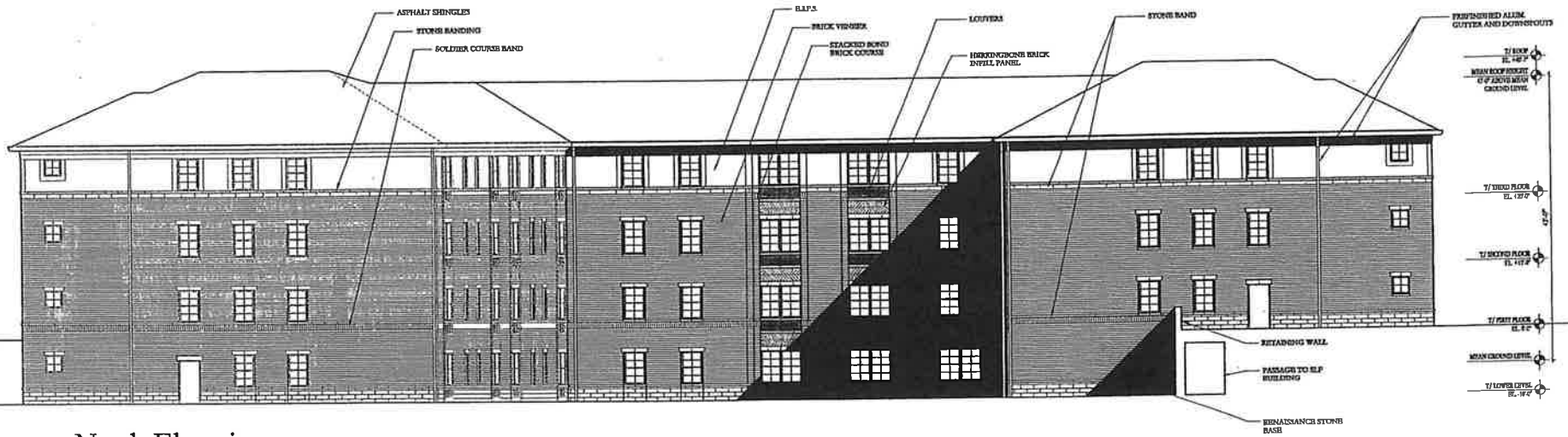
**Bartlett Senior Living Campus**

6-10-04 Rev. 5-5-04 Rev. 6-5-04  
 Job No. 00041s

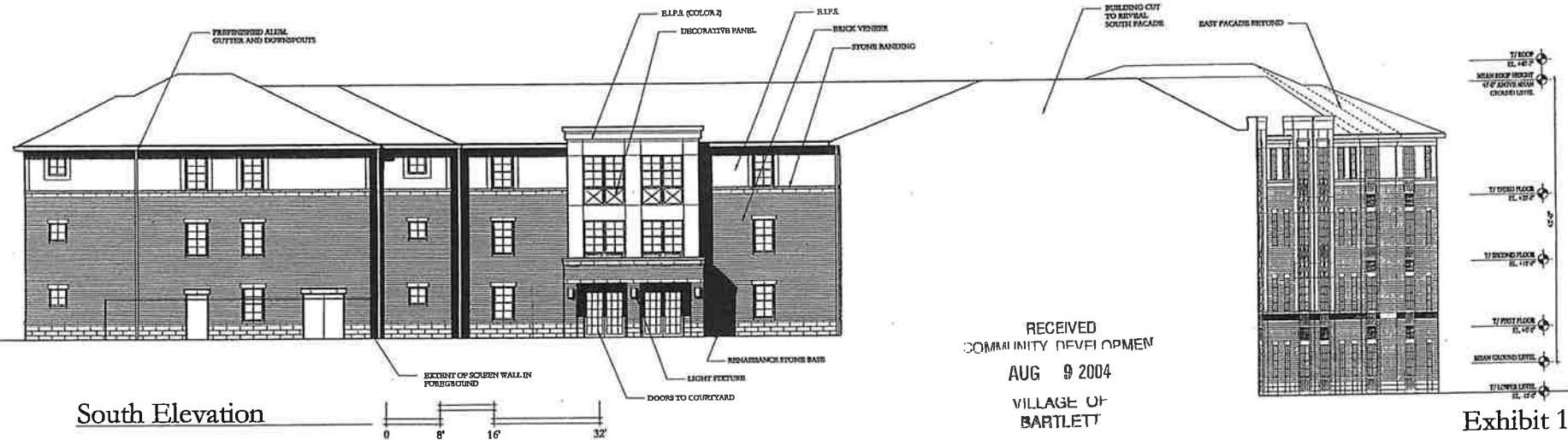
**HKM ARCHITECTS + PLANNERS, INC.**

6 SOUTH WALDEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005 630.204

EXHIBIT F3



North Elevation



South Elevation

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Exhibit 14

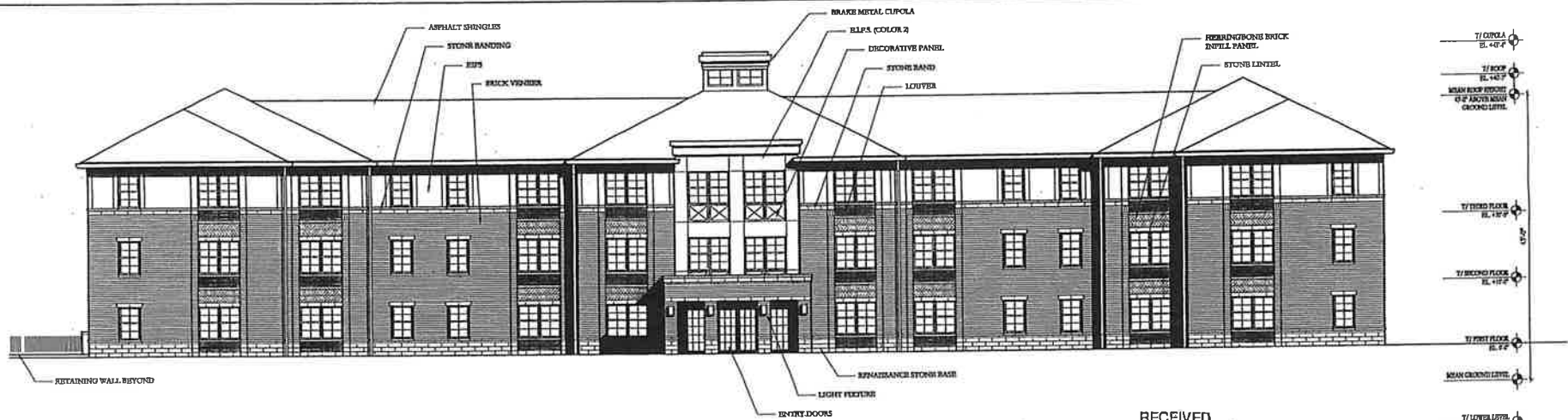
**Bartlett Senior Living Campus**

2-18-04 Rev. 8-9-04 Rev. 8-9-04  
Job No. 000418

**Elevations - Independent Living Facility**

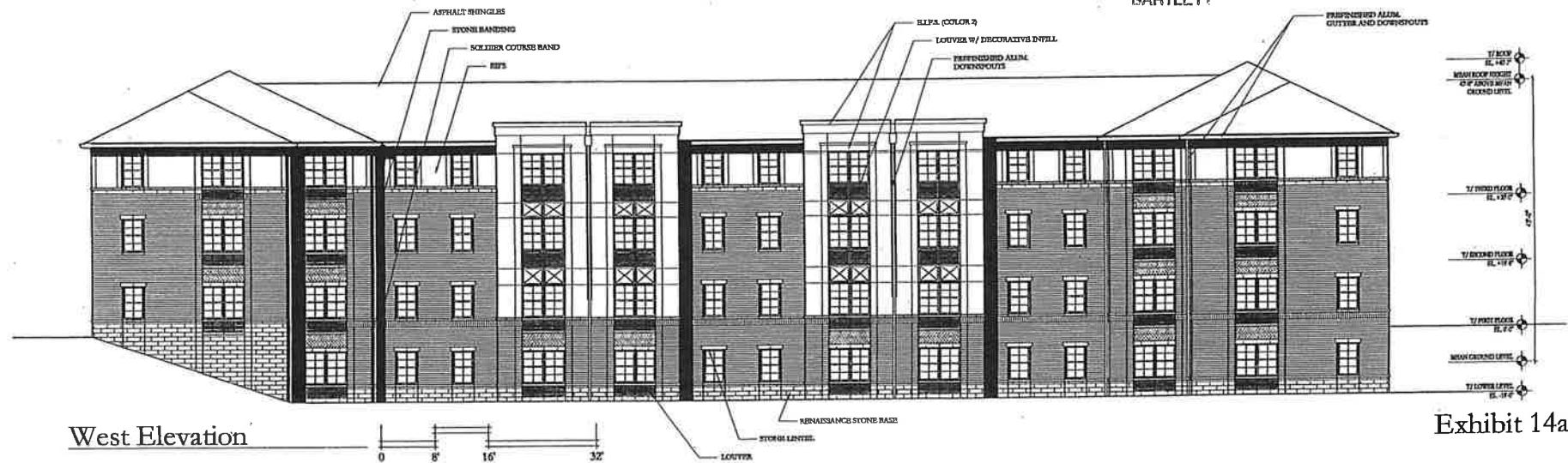
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East Elevation

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West Elevation

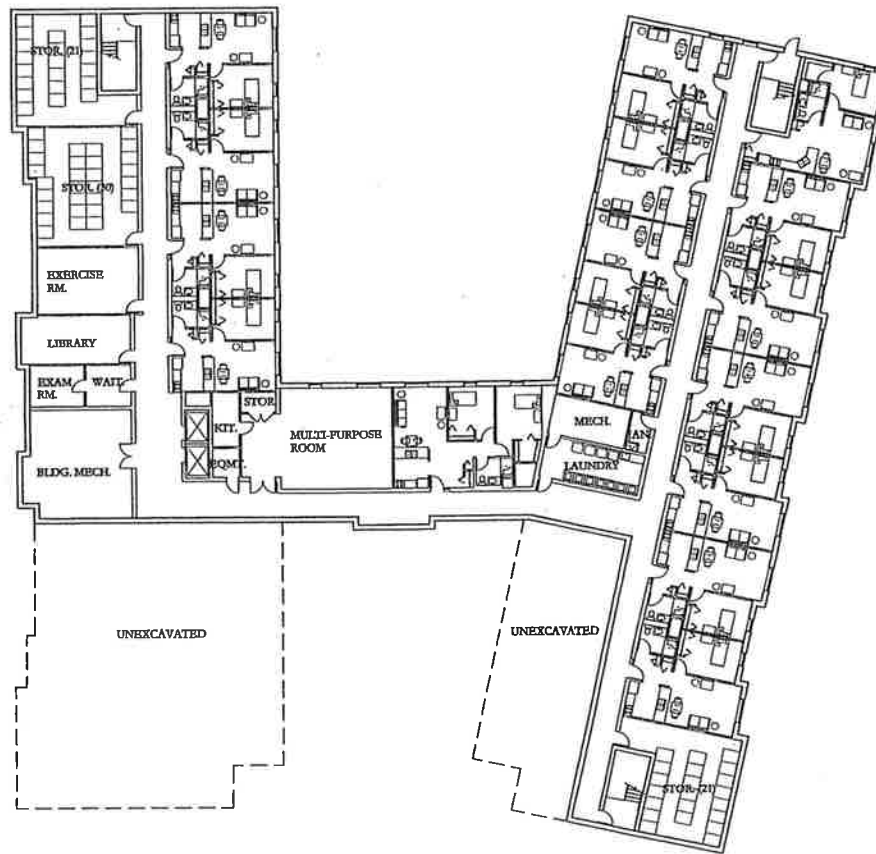
Exhibit 14a

**Bartlett Senior Living Campus**

E-19-04 Rev. 5-8-04 Rev. 8-8-04  
Job No. 000414

**Elevations - Independent Living Facility**

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Independent Living Facility  
 Lower Level Plan



Lower Level Summary		Building Summary	
One Bedroom Units	= 13 units	One Bedroom Units	= 54 units
Two Bedroom Units	= 1 unit	Two Bedroom Units	= 10 units
Total Independent Units	= 14 units	Total Independent Units	= 104 units

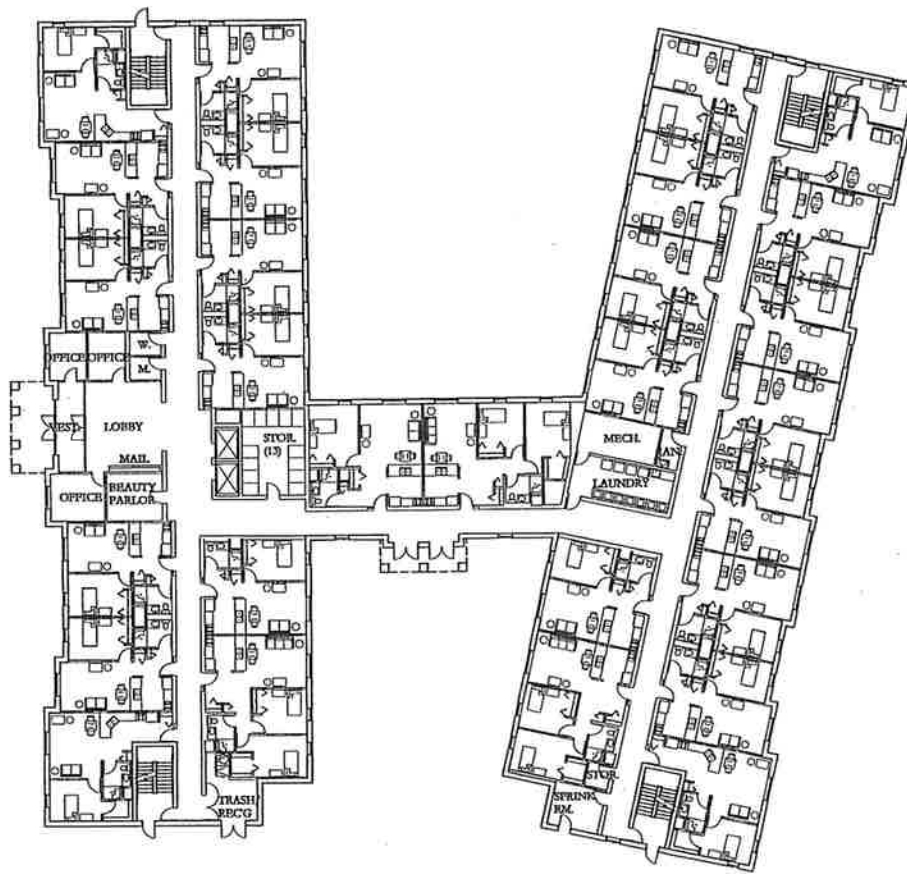
Exhibit 8

**Bartlett Senior Living Campus**

0-111-04 Rev. 6-20-04 Rev. 8-20-04  
 Job No. 000411

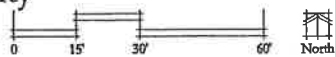
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Independent Living Facility  
 First Floor Plan



First Floor Summary	
One Bedroom Units	= 25 units
Two Bedroom Units	= 3 units
Total Independent Units	= 28 units

Exhibit 9

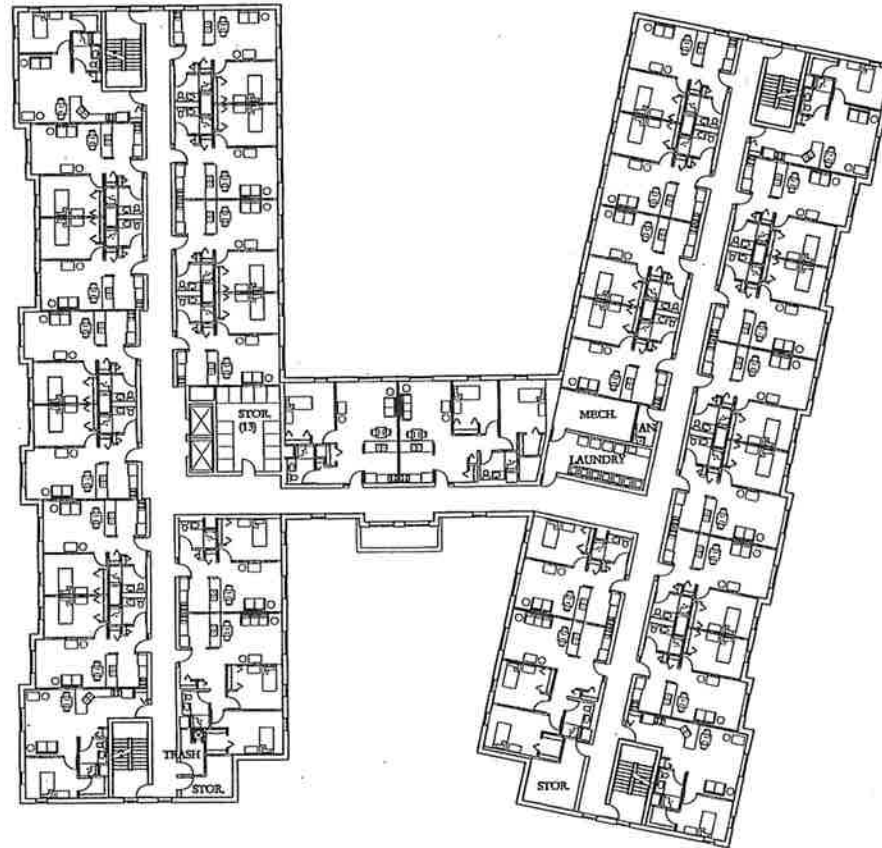
**Bartlett Senior Living Campus**

2-10-04 Rev. 2-2-04 Rev. 6-9-04  
 Job No. 000411

**HKM ARCHITECTS + PLANNERS, INC.**

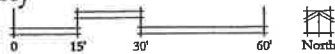
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Independent Living Facility  
 Second Floor Plan  
 (Third Floor Plan similar)



Second & Third Floor Summary	
One Bedroom Units	= 27 units
Two Bedroom Units	= 3 units
Total Independent Units (eq. liv)	= 30 units

Exhibit 10

**Bartlett Senior Living Campus**

2-10-04 Rev. 5-9-04 Rev. 8-9-04  
 Job No. 000411

**HKM ARCHITECTS + PLANNERS, INC.**  
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## DONATION PAYMENT SCHEDULE

EXHIBIT I

<b>Bartlett Senior Living Campus Fees</b>			
	<b>Current Required Donations</b>	<b>Current Proposed Donations</b>	<b>Previous Approved Donations</b>
Donation Ordinance			
Village	155,226.30	77,613.15	58,255.48
Police	64,819.82	0.00	0.00
Fire	35,377.28	35,377.28	30,340.06
Park	378,257.92	378,257.92	157,859.04
Library	24,653.50	24,653.50	17,643.96
School Land	9,938.70	0.00	0.00
School Cash	5,310.20	0.00	0.00
Other Fees			
Engineering	15,300.00	15,300.00	15,300.00
Legal	2,500.00	2,500.00	2,500.00
Municipal Bldg. Donation	20,160.00	0.00	0.00
Permit Fees	59,963.50	0.00	0.00
Water Connection	33,622.00	33,622.00	23,819.00
Sewer Connection	15,129.90	15,129.90	11,910.00
<b>Total</b>	<b>820,259.12</b>	<b>582,453.75</b>	<b>317,627.54</b>

