

**VILLAGE OF BARTLETT**  
**SPECIAL BOARD AGENDA**  
**DECEMBER 14, 2021**  
**7:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. QUESTION/ANSWER: PRESIDENT & TRUSTEES
4. TOWN HALL: (Note: Three (3) minute time limit per person)
5. STANDING COMMITTEE REPORTS:
  - A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS
    1. An Ordinance Amending the Bartlett Municipal Code Title 10 Zoning to Regulate Off Site Parking and Storage of Vehicles for Motor Vehicle Dealerships, Approving the Rezoning, Preliminary/Final PUD Plan, and Granting Special Use Permits for the Bartlett Automotive Mall Planned Unit Development
  - B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY
    1. Resolution of the Village of Bartlett Supporting and Consenting to Approval of Class 7C Real Estate Tax Incentive Classification for the Commercial Development of Properties Located at 1201, 1215 and 1105 West Lake Street, in the Village of Bartlett, and Cook County
  - C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE
    1. None
  - D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN
    1. None
  - E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI
    1. None
  - F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE
    1. None
6. NEW BUSINESS
7. QUESTION/ANSWER: PRESIDENT & TRUSTEES
8. ADJOURNMENT



# AGENDA ITEM EXECUTIVE SUMMARY

Item Name	Bartlett Automotive Mall	Committee or Board	Board
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## BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

## EXECUTIVE SUMMARY

The petitioner is requesting a **Preliminary/Final PUD Plan** to allow two car dealerships and the parking and storage of new and pre-owned vehicles associated with these proposed dealerships.

The petitioner is also requesting **Text Amendments** to the Zoning Ordinance to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping and B-4 Community Shopping Districts.

### West Parcel

The petitioner is requesting to **rezone** the 6.2 acres located on the south side of W. Lake Street (1201 and 1215 W. Lake Street) from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping Zoning District to allow for the construction of two car dealerships. The PUD Plan identifies a 55,000-sq.ft. Hyundai dealership and an 18,000 sq.ft. Genesis dealership.

**Special Use Permits** are also being requested to allow (a) a planned unit development, (b) automobile and truck sales, (c) automobile repair, (d) a car wash and (e) the building height to exceed 25'.

### East Parcel

The petitioner is requesting to **rezone** the 10.66 acres located at the southwest corner of Route 59 and Lake Street from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District.

The **PUD Plan** identifies 891 spaces for a proposed parking and storage lot for new and used vehicles associated with the dealerships located on the West Parcel.

**Special Use Permits** are also being requested to (a) allow for the off-site parking and storage of new and pre-owned vehicles on the East Parcel for the motor vehicle dealerships proposed on the West Parcel and (b) to fill 0.09 acres of wetlands.

The **Plan Commission** reviewed the petitioner's requests and conducted the required public hearing on December 9, 2021. The Plan Commission **recommended approval** of the requests subject to the conditions and findings of fact recommended by the staff and the following additional conditions:

- z. The general maximum illumination levels of the West Parcel's south parking lot shall not exceed 4.0 foot-candles.
- aa. The fence along the south and west sides of the West Parcel's south parking lot shall be opaque.
- bb. All construction activity traffic shall access the East Parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.

*As directed, this item is being forwarded to the Village Board for a final vote.*

## ATTACHMENTS (PLEASE LIST)

PDS Memo, Ordinance with Exhibits, and December 9, 2021 Plan Commission minutes

## ACTION REQUESTED

- For Discussion only
- Resolution
- Ordinance - Move to approve Ordinance #2021-\_\_\_\_ An Ordinance Amending the Bartlett Municipal Code Title 10 Zoning To Regulate Off Site Parking And Storage of Vehicles For Motor Vehicle Dealerships, Approving The Rezoning, Preliminary/Final PUD Plan, And Granting Special Use Permits For The Bartlett Automotive Mall Planned Unit Development
- Motion

Staff: Roberta Grill, Planning & Develop. Services Director Date: 12.10.2021

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**21-115**

DATE: December 10, 2021  
TO: Paula Schumacher, Village Administrator  
FROM: Roberta Grill, Planning & Development Services Director *RBG*  
RE: **(#21-20) Bartlett Automotive Mall**

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**PETITIONER**

Bartlett Automotive Mall LLC

**SUBJECT SITE**

1201-1215 W. Lake Street (West Parcel)  
10.66 acres at the southwest corner of Route 59 and Lake Street (East Parcel)

**REQUESTS**

**Preliminary/Final PUD Plan** (Overall Development)

**Text Amendment** – add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping District and B-4 Community Shopping District

**West Parcel:**

**Rezoning** from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping District

**PUD Plan**

**Special Use Permits:** to allow (a) a planned unit development, (b) automobile and truck sales, (c) automobile repair, (d) car wash and (e) building height

**East Parcel:**

**Rezoning** from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping District

**PUD Plan**

**Special Use Permits** to allow (a) the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships and (b) to fill 0.09 acres of wetlands

*As directed, this case is being forwarded to the Village Board for a final vote.*



**SURROUNDING LAND USES (West Parcel)**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3</b>
North	Commercial	Commercial	B-3, C-3 PUD*
South	Single Family	Single Family	SR-4 PUD
East	Commercial	Commercial	B-3
West	Commercial	Commercial	B-3

\*Streamwood – Highway Commercial PUD

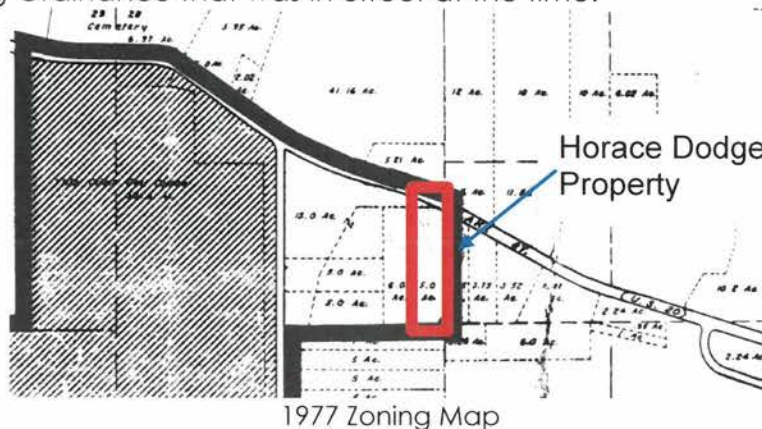
**SURROUNDING LAND USES (East Parcel)**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>ER-1</b>
North	Multi-Family	Multiple Family	R-5 PUD*
South	Vacant	Commercial	B-4
East	Vacant	Suburban Residential	ER-1
West	Vacant	Commercial/ Commercial/	ER-1/SR-6 PUD ER-1/SR-6 PUD

\*Streamwood – General Residential PUD

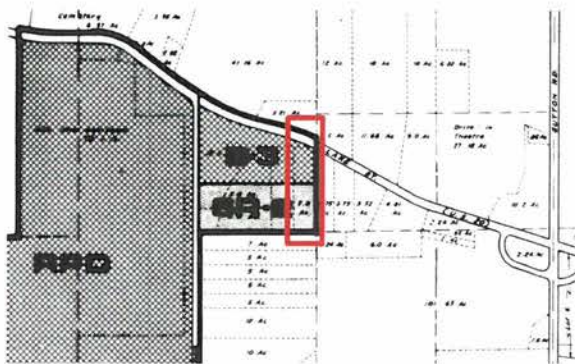
**ZONING HISTORY**

Ordinance 1975-26 annexed the Horace Dodge, LLC Property into the Village in accordance with the annexation agreement approved by Resolution 1975-16. The zoning of the property was not mentioned in either ordinance; however, the 1977 Zoning Map identifies the property as Commercial. Motor vehicles and motor equipment sales and repair were permitted uses in the Commercial Zoning District under the Zoning Ordinance that was in effect at the time.

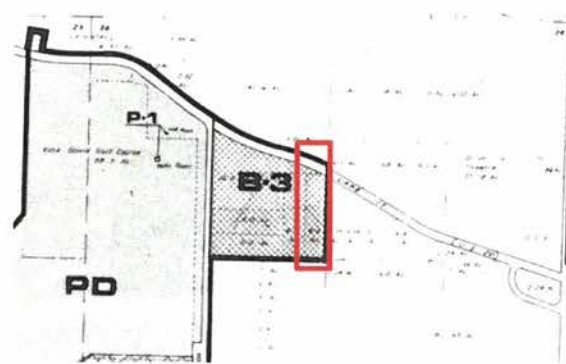




As part of the comprehensive rezoning of the Village in 1978, the north half of the property was designated as B-3 Neighborhood Shopping District and the south half was designated as SR-2 Suburban Residence. The SR-2 portion of the property was rezoned to the B-3 Neighborhood Shopping District by Ordinance 1987-56.

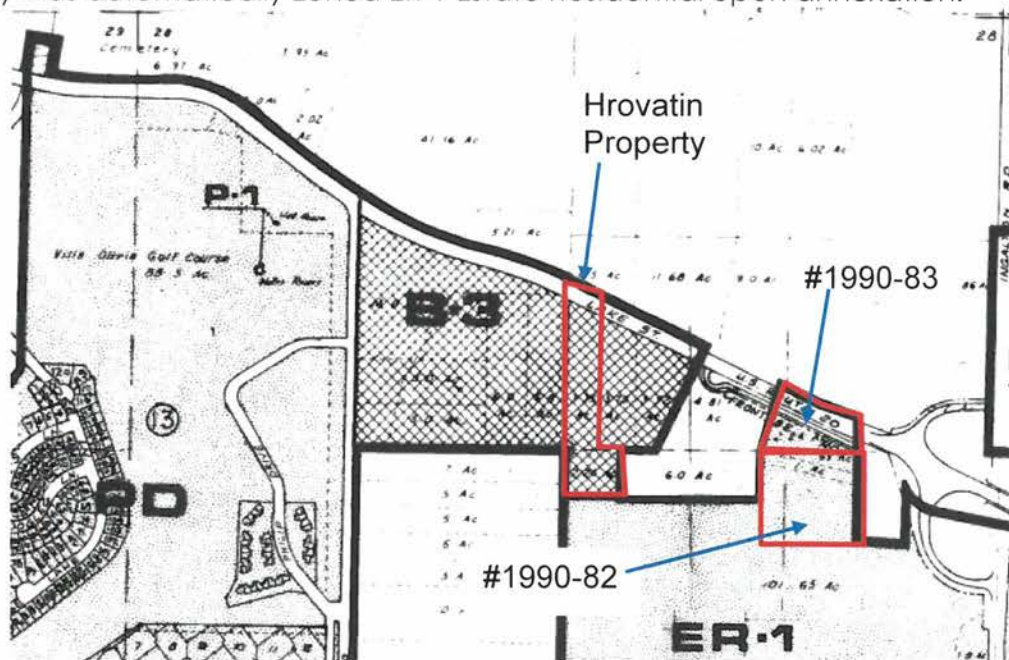


1979 Zoning Map



1988 Zoning Map

Ordinance 1990-77 annexed the Hrovatin Property into the Village and Ordinance 1990-79 rezoned the property from the ER-1 Estate Residential to the B-3 Neighborhood Shopping District. Ordinances 1990-82 & 1990-83 annexed part of the east parcel, the property was automatically zoned ER-1 Estate Residential upon annexation.

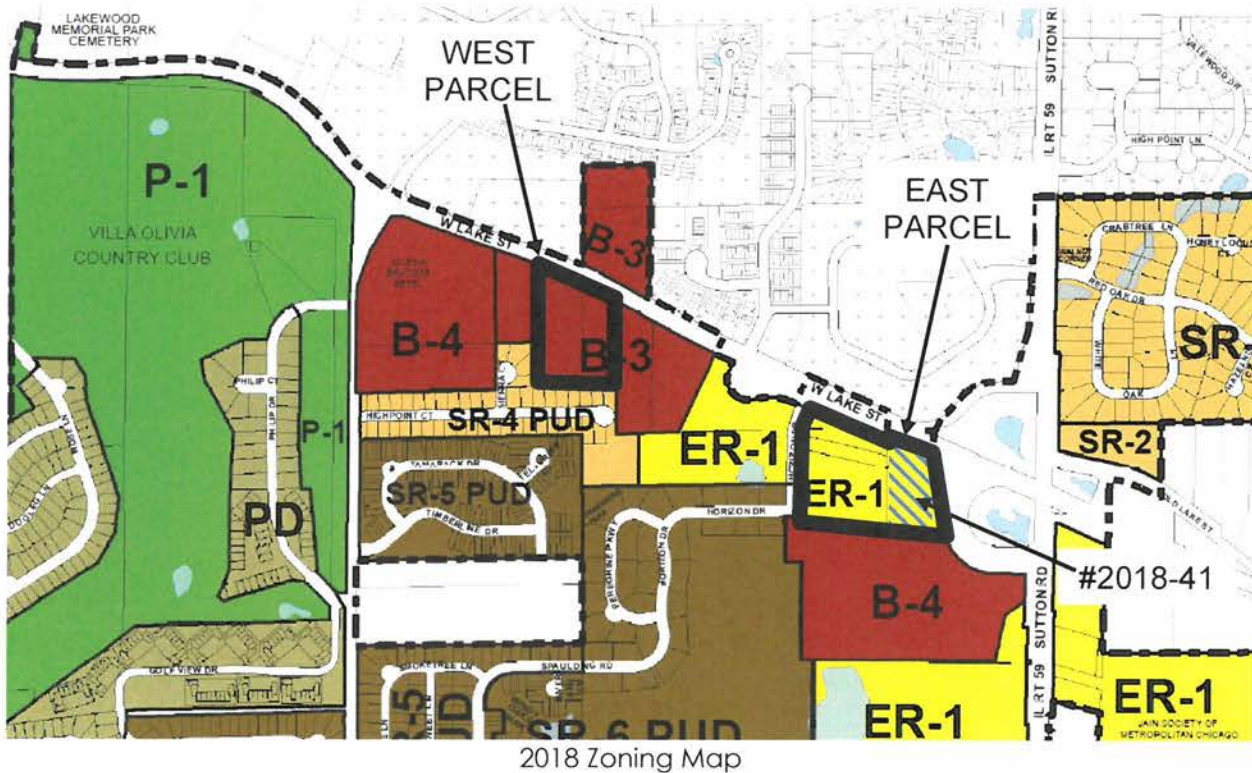


1991 Zoning Map

Ordinance 1992-104 approved a site plan and granted a special use permit to allow automotive, truck and motor home sales and the sale of related items on the Hrovatin property for Barrington Motors (1201 W. Lake Street).

The southern 3.6 acres of the Hrovatin property and 1.7 acres of the Horace Dodge property were sold to a developer and rezoned to the SR-4 PUD Suburban Residence District for what is now known as the Bartlett Ridge subdivision.

Ordinance 2018-41 annexed the 3.6 acres at the southwest corner of the Lake Street and Route 59; the property was automatically zoned ER-1 Estate Residence upon annexation.



## DISCUSSION

1. The petitioner is requesting an overall **Preliminary/Final PUD Plan** for the West and East Parcels to allow two car dealerships on the West Parcel and parking and storage of new and pre-owned vehicles on the East Parcel for the proposed dealerships. The properties will be under single ownership or unified control in accordance with the Zoning Ordinance.
2. The petitioner is also requesting **Text Amendments** to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping and B-4 Community Shopping Districts and the following regulations to 10-6C-7 & 10-6D-7 Site And Structure Provisions:
  7. Off-Site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships Requirements:
    - a. The off-site parking and storage of vehicles for dealerships is principally limited to dealerships located within the Village's corporate limits, but not more than 25% of the vehicles stored may be those belonging to the dealership's affiliates not located in the Village.



- b. Only new and pre-owned vehicles for sale will be allowed to be stored on the site. No disabled vehicles shall be permitted on-site.
- c. No service or dealer prep shall be permitted on-site.
- d. Vehicles may not be stacked or elevated in any manner. Vehicles may be parked in tandem.
- e. Parking and storage areas must be setback a minimum of 20 feet from front and corner side property lines, 30 feet from side and rear property lines abutting property zoned residential and 5 feet from side and rear property lines abutting property zoned nonresidential.
- f. Screening and landscaping shall be provided in accordance with the provisions in chapter 11, article A of this title, except:
  - 1. A landscaped interior parkway at least 20 feet in width is required along all rights of way. One large deciduous or evergreen tree per sixty (60') of street frontage shall be provided. In addition, shrub planting shall screen the parking area from the roadway. This shrub planting shall be a minimum of two feet (2') in height and be located within the interior parkway. A maximum of twenty-five percent (25%) of the parking lot frontage may be left unscreened to permit design flexibility.
  - 2. A minimum thirty foot (30') wide buffer area shall be required when the property line abuts a residentially zoned lot. A wood fence or other approved material at least six feet (6') high but not more than eight feet (8') high shall be constructed within the buffer. A double row of evergreen trees, a minimum of eight feet (8') shall also be provided. Shrub planting is not required.
  - 3. Perimeter landscaping is not required along a property line when it abuts any industrial, commercial or office zoned lot.
  - 4. Internal landscaping areas are not required.
  - 5. Fences, up to eight (8) feet in height, must be setback at least 10 feet from front and corner side property lines.
- g. All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property line of any residential zoned lot.
- h. Exterior lighting fixtures shall not exceed a color temperature of 3000K.

### West Parcel

- 3. The petitioner is requesting to **rezone** the 6.2 acres located on the south side of W. Lake Street (1201 and 1215 W. Lake Street) from the B-3 Neighborhood



Shopping District to the B-3 PUD Neighborhood Shopping Zoning District to allow for the construction of two car dealerships.

4. The petitioner is also requesting a **Planned Unit Development (PUD) to allow two principal buildings on one zoning lot**. The **PUD Plan** for this site identifies a 55,000-sq.ft. Hyundai dealership and an 18,000 sq.ft. Genesis dealership. Parking on the site consists of 44 customer spaces, including 4 accessible spaces, 66 employee spaces, 142 display spaces, 88 service spaces, and 6 car display pads along Lake Street for a total of 346 spaces which exceeds the Zoning Ordinance requirement of 105 parking spaces. The petitioner intends to park and store additional vehicle inventory on the East Parcel.
5. Each building would have a showroom, sales offices and a service department. The Hyundai building also includes a carwash that will be utilized by both dealerships.
6. The building's showrooms have glass curtain walls. The remaining portions of the building elevations consist of a painted concrete block base, aluminum composite metal panels and EIFS. The maximum height of the Hyundai building is 34-feet and the Genesis building is 19-feet 3-inches.
7. The location of the two existing full access curb cuts on W. Lake Street will not change. Lake Street is under the jurisdiction of IDOT and the plans have been submitted to IDOT for their review.
8. The parking area on the south side of the buildings will be surrounded with a 6-foot tall black vinyl clad chain link fence. A cement block dumpster enclosure with wood gates is proposed in this parking area and will be shared by both dealerships.
9. The petitioner is requesting **Special Use Permits** to allow (a) a planned unit development, (b) automobile and truck sales, (c) automobile repair, (d) a car wash and (e) the building height to exceed 25'.
10. The following modifications from the Zoning Ordinance are included in the planned unit development request:
  - To allow parking in the required 50-foot front yard and 20-foot side yards
  - Reduction of the parking lot landscape requirements (parking islands)
  - Reduction of the perimeter landscaping requirements
  - Reduction of the interior parkway landscaping requirements
  - To allow 2 ground signs with a height of 38-feet
  - Reduction of the foundation landscaping requirement
11. Underground storage vaults are proposed for stormwater management towards the south end of the property.

12. In response to Staff's concerns, the petitioner increased the width of the landscape buffer between the parking area and the west property line that abuts the Bartlett Ridge Subdivision from 5 feet to 14 feet and is proposing to reimburse the three (3) residential property owners to the west the cost (not to exceed \$25,000 total) of installing additional landscaping on their property to screen the parking area.
13. Along the south side, the petitioner has also agreed to install a double row of 6-8-ft. tall evergreen trees in the buffer between the parking area and the residential lots to the south.

### **East Parcel**

14. The petitioner is requesting to **rezone** the 10.66 acres located at the southwest corner of Route 59 and Lake Street from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District.
15. The **PUD Plan** identifies 891 spaces for parking and storage of new and used vehicles associated with the two dealerships on the West Parcel. The proposed lot would have to meet the requirements listed in the proposed text amendment.
16. The parking and storage lot proposes full access curb cuts on Horizon Drive and the Lake Street frontage road. The lot would be enclosed with a 6-foot tall chain link fence and each curb cut would be gated.
17. **Special Use Permits** are being requested to (a) allow the off-site parking and storage of new and pre-owned vehicles on the East Parcel for the motor vehicle dealerships proposed on the West Parcel and (b) fill 0.09 acres of wetlands.
18. Patrons test driving and employees transporting vehicles between the two sites will utilize the frontage road, Lake Street and the Route 59 access ramps. Traffic will be prohibited from utilizing Horizon Drive and Spaulding Road thru the residential neighborhood. Signage will be posted prohibiting left turns onto Horizon Drive from the East Parcel.
19. Two detention basins are proposed on the site with the west basin serving as a buffer for the existing townhome development to the west.
20. Staff is currently reviewing the Engineering, Landscape and Photometric Plans for the East and West Parcels.

**RECOMMENDATION**

1. The Staff recommends approval of the petitioner's requests for an overall preliminary/final PUD Plan, text amendment, rezoning, PUD plan reviews and special uses subject to the following conditions and Findings of Fact:
  - a. Building permits shall be required for all construction activities;
  - b. Village Engineer approval of the Final Engineering and Stormwater Plans;
  - c. Engineering approval of the Wetland Report;
  - d. Staff approval of the Landscape and Photometric Plans;
  - e. Approval from the Illinois Department of Transportation for the curb cuts onto W. Lake Street and the frontage road;
  - f. Compliance with the terms of the Landscape Reimbursement Agreement;
  - g. Landscaping must be installed within one year of the issuance of a building permit;
  - h. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
  - i. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
  - j. A sign permit shall be required for each wall and ground sign;
  - k. A Public Improvement Completion Agreement (PICA) must be submitted for review by the Village Attorney and approved by the Village Administrator;
  - l. Traffic from dealerships, including test drives, will be prohibited from utilizing Horizon Drive and Spaulding Road through the residential neighborhood.
  - m. A sign shall be posted on the East Parcel prohibiting vehicles from turning left onto Horizon Drive;
  - n. The East Parcel shall be used only for the purpose of the parking of new and used vehicles to be offered for sale, with at least seventy-five (75%) of the same being offered for sale from the dealerships located on the West Parcel;
  - o. No cars may be stored on the East Parcel until a certificate of occupancy has been applied for a dealership on the West Parcel, and in any event not more than sixty (60) days prior to the dealerships commencing retail operations on the West Parcel;
  - p. Only new and pre-owned vehicles for sale will be allowed to be stored on the East Parcel. No disabled vehicles shall be permitted.
  - q. No service or dealer prep shall be permitted on the East Parcel.
  - r. Vehicles may not be stacked or elevated in any manner.
  - s. All exterior lights shall be directed and/or shielded to comply with the following: All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-



- candle at the property line of any residential zoned lot.
- t. Exterior lighting fixtures shall not exceed a color temperature of 3000K.
  - u. Findings of Fact (Planned Unit Development):
    - i. The Planned Unit Development conforms to the Village's Comprehensive Plan and general planning policies and precedents of the Village with reference to the following:
      - (a) Land use policies;
      - (b) Land use intensity;
      - (c) Hiring goals;
      - (d) Traffic impact and parking;
      - (e) Impact on schools, public utilities and facilities, the character of the Village and the specific neighborhood; and
      - (f) The conservation and enhancement of the tax base and economic well-being of the Village.
    - ii. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development will be located.
    - iii. The Planned Unit Development, which includes, without limitation, the Modifications with respect to the West Parcel as reflected on the West Parcel PUD Plan, is so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.
    - iv. The Planned Unit Development, which includes, without limitation, the Modifications with respect to the West Parcel as reflected on the West Parcel PUD Plan, will 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 compatible with, other property in the immediate vicinity.
  - v. Findings of Fact (Planned Unit Development):
    - i. That the proposed motor vehicle dealerships and parking and storage lot are special uses in the B-3 PUD Zoning District in which the Subject Properties are located;
    - ii. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
    - iii. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
    - iv. The Planned Unit Development shall not include impact donations;
    - v. The plan will provide adequate utilities, drainage and other necessary facilities;
    - vi. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;

- vii. The plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
- viii. There shall be reasonable assurance that, if authorized, it will be completed according to schedule and adequately maintained;
- w. Findings of Fact (Special Uses – Planned Unit Development, automobile & truck sales, automotive repair, car wash, building height and the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships):
  - i. That the proposed motor vehicle dealerships and parking and storage lot will contribute to the general welfare of the neighbor and/or community;
  - ii. That the proposed motor vehicle dealerships and parking and storage lot will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the special uses shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees;
- x. Findings of Fact: (Special Use - Wetland):
  - i. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development.
  - ii. That the granting of the Special Use will not:
    - (a) Diminish the value of land and buildings in its neighborhood;
    - (b) Increase the potential for flood damages to adjacent property;
    - (c) Incur additional public expense for flood protection, rescue or relief;
    - (d) Increase the hazard from other dangers to said property;
    - (e) Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
- y. Findings of Fact (PUD Plans):
  - i. That the proposed dealerships and off-site parking and storage lot are special uses in the B-3 PUD Zoning District;
  - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
  - iii. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites but on adjacent roadways as well;

- iv. That the PUD plans provide for the safe movement of pedestrians within the site;
  - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the sites so that the proposed development will be in harmony with adjacent land uses. Any part of the PUD plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;
  - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
2. The Plan Commission reviewed the petitioner's requests and conducted the required public hearing on December 9, 2021. **The Plan Commission recommended approval** of the requests subject to the conditions and findings of fact recommended above by the staff and the following additional conditions:
- z. The general maximum illumination levels of the West Parcel's south parking lot shall not exceed 4.0 foot-candles.
  - aa. The fence along the south and west sides of the West Parcel's south parking lot shall be opaque.
  - bb. All construction activity traffic shall access the East Parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.
3. The Ordinance approving the petitioner's requests and the Plan Commission minutes are attached for your review and consideration.



ORDINANCE 2021 - \_\_\_\_\_

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE TITLE 10 ZONING TO REGULATE OFF SITE PARKING AND STORAGE OF VEHICLES FOR MOTOR VEHICLE DEALERSHIPS, APPROVING THE REZONING, PRELIMINARY/FINAL PUD PLAN, AND GRANTING SPECIAL USE PERMITS FOR THE BARTLETT AUTOMOTIVE MALL PLANNED UNIT DEVELOPMENT**

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**WHEREAS**, the Village of Bartlett, an Illinois home rule municipal corporation of Cook, DuPage and Kane Counties, Illinois, is the owner in fee simple of the 10.6123 +/- acres of vacant real estate located at the southwest corner of Illinois Route 20 (Lake Street) and Illinois Route 59, commonly known as 1105 West Lake Street, Bartlett, Illinois, and legally described on **Exhibit A**, and is referred to herein as the “East Parcel”; and

**WHEREAS**, PBS Partners, LLC is the owner of the 6.20+/- acres located on the south side of Illinois Route 20 (Lake Street), commonly known as 1201-1215 West Lake Street, Bartlett, legally described on **Exhibit B**, and is referred to herein as the “West Parcel”; and

**WHEREAS**, Bartlett Automotive Mall, LLC (alternatively referred to as the “Petitioner” or the “Developer”) has entered into a vacant land lease with option to purchase the East Parcel from the Village of Bartlett and is the permitted nominee of the contract purchaser for the West Parcel with the intent to have unified control of both the East Parcel and the West Parcel (collectively the “Subject Property”);

**WHEREAS**, Peter Bazos, attorney for and on behalf of the Petitioner, has filed petitions for the Bartlett Automotive Mall - East Parcel and Bartlett Automotive Mall – West Parcel (collectively the “Petitions”) for (1) text amendments to: (i) add “Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships” to the

Special Use list in the B-3 Neighborhood Shopping and B-4 Community Shopping Zoning Districts, and (ii) add regulations for the Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships to the Site And Structure Provisions in the B-3 Neighborhood Shopping and B-4 Community Shopping Zoning Districts (collectively the "Text Amendments"); (2) rezoning from the B-3 (Neighborhood Shopping) and ER-1 (Estate Residence) Zoning Districts to the B-3 PUD (Neighborhood Shopping Planned Unit Development) Zoning District; (3) Overall PUD Plan (hereinafter defined) approval; (4) West Parcel PUD Plan (hereinafter defined) approval, which includes the following modifications from the traditional B-3 Neighborhood Shopping District requirements (i) allowance of parking in the required 50 foot front yard and 30 foot side yard, (ii) reduction of the parking lot landscape requirements (parking islands), (iii) reduction of the perimeter landscaping requirements, (iv) reduction of the interior parkway landscaping requirements, (v) to allow two (2) ground signs with a height of 38 feet, and (iv) reduction of the foundation landscaping requirements (collectively, the "Modifications"); (5) East Parcel PUD Plan (hereinafter defined) approval; (6) special use permits on the West Parcel to allow (i) a planned unit development with the Modifications, (ii) automobile and truck sales, (iii) automobile repair, (iv) a car wash, and (v) the building height to exceed 25 feet (collectively the "West Parcel Special Uses"); (7) special use permits on the East Parcel to allow (i) a planned unit development, (ii) the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships, and (iii) the filling of 0.09 acres of wetlands (collectively the "East Parcel Special Use Permits") on the Subject Property; and

**WHEREAS**, the owners of the Subject Property, the Village of Bartlett and PBS Partners, LLC have consented to the Petitions of Bartlett Automotive Mall, LLC; and

**WHEREAS**, after notice was duly (1) published in a newspaper of general circulation in the Village; (2) mailed to all property owners within 250 feet of the Property by certified mail; (3) posted on the Subject Property, all in accordance with State law and the Village ordinances; the Bartlett Plan Commission conducted a public hearing with respect to the Petitions at its meeting on December 9, 2021 (Case #21-20) and has recommended to the Corporate Authorities that the Text Amendments be adopted and the Rezoning, and Preliminary/Final PUD Plan (hereinafter defined) be approved and the West Parcel Special Use Permits to allow (i) a planned unit development, (ii) automobile and truck sales, (iii) automobile repair, (iv) a car wash, and (v) the building height to exceed 25 feet, and the East Parcel Special Use Permits to allow (i) a planned unit development, (ii) the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships, and (iii) the filling of 0.09 acres of wetlands, be granted, subject to the conditions and findings of fact set forth in its report; and;

**WHEREAS**, the Corporate Authorities have determined that it is in the public interest to adopt the Text Amendments, approve of the Rezoning, Preliminary/Final PUD Plan, and grant the West Parcel Special Use Permits and East Parcel Special Use Permits recommended by the Plan Commission based on its findings of fact and conditions set forth in its report, and the findings of fact set forth in Sections Seven, Eight, Nine, Ten and Twelve, and the conditions set forth in Section Fourteen of this Ordinance; and

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

**SECTION ONE:** That title 10, Chapter 6, Article C of the Bartlett Municipal Code, entitled “B-3 NEIGHBORHOOD SHOPPING DISTRICT” is hereby amended to add the following special use, in alphabetical order to Section 10-6C-4 entitled, “Special Uses”:

Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships

**SECTION TWO:** That Title 10, Chapter 6, Article D of the Bartlett Municipal Code, entitled “B-4 COMMUNITY SHOPPING DISTRICT” is hereby amended to add the following special use, in alphabetical order to Section 10-6D-4 entitled, “Special Uses”:

Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships

**SECTION THREE:** That Title 10, Chapter 6, Article C, Section 10-6C-7: “SITE AND STRUCTURE PROVISIONS” of the Bartlett Municipal Code, is hereby amended to add the following special requirement to subsection F thereof entitled “Special Requirements” by adding new paragraph 7 thereto as follows:

7. Off-Site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships Requirements:
- a. The off-site parking and storage of vehicles for dealerships is principally limited to dealerships located within the Village’s corporate limits, but not more than 25% of the vehicles stored may be those belonging to the dealership’s affiliates not located in the Village.
  - b. Only new and pre-owned vehicles for sale will be allowed to be stored on the site. No disabled vehicles shall be permitted on-site.
  - c. No service or dealer prep shall be permitted on-site.
  - d. Vehicles may not be stacked or elevated in any manner. Vehicles may be parked in tandem.
  - e. Parking and storage areas must be setback a minimum of 20 feet from front and corner side property lines, 30 feet from side and rear property lines abutting property zoned residential and 5 feet from side and rear property lines abutting property zoned nonresidential.



- f. Screening and landscaping shall be provided in accordance with the provisions in chapter 11, article A of this title, except:
  - 1. A landscaped interior parkway at least 20 feet in width is required along all rights of way. One large deciduous or evergreen tree per sixty (60') of street frontage shall be provided. In addition, shrub planting shall screen the parking area from the roadway. This shrub planting shall be a minimum of two feet (2') in height and be located within the interior parkway. A maximum of twenty-five percent (25%) of the parking lot frontage may be left unscreened to permit design flexibility.
  - 2. A minimum thirty foot (30') wide buffer area shall be required when the property line abuts a residentially zoned lot. A wood fence or other approved material at least six feet (6') high but not more than eight feet (8') high shall be constructed within the buffer. A double row of evergreen trees, a minimum of eight feet (8') shall also be provided. Shrub planting is not required.
  - 3. Perimeter landscaping is not required along a property line when it abuts any industrial, commercial or office zoned lot.
  - 4. Internal landscaping areas are not required.
  - 5. Fences, up to eight (8) feet in height, must be setback at least 10 feet from front and corner side property lines.
- g. All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property line of any residential zoned lot.
- h. Exterior lighting fixtures shall not exceed a color temperature of 3000K.

**SECTION FOUR:** That Title 10, Chapter 6, Article D, Section 10-6D-7: SITE AND STRUCTURE PROVISIONS of the Bartlett Municipal Code, is hereby amended to add the following special requirements to subsection F thereof entitled "Special Requirements" by adding new paragraph 7 thereto as follows:

- 7. Off-Site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships Requirements:
  - a. The off-site parking and storage of vehicles for dealerships is principally limited to dealerships located within the Village's corporate limits, but not more than 25% of the vehicles stored may be those belonging to the dealership's affiliates not located in the Village.
  - b. Only new and pre-owned vehicles for sale will be allowed to be stored on the site. No disabled vehicles shall be permitted on-site.
  - c. No service or dealer prep shall be permitted on-site.

- d. Vehicles may not be stacked or elevated in any manner. Vehicles may be parked in tandem.
- e. Parking and storage areas must be setback a minimum of 20 feet from front and corner side property lines, 30 feet from side and rear property lines abutting property zoned residential and 5 feet from side and rear property lines abutting property zoned nonresidential.
- f. Screening and landscaping shall be provided in accordance with the provisions in chapter 11, article A of this title, except:
  - 1. A landscaped interior parkway at least 20 feet in width is required along all rights of way. One large deciduous or evergreen tree per sixty (60') of street frontage shall be provided. In addition, shrub planting shall screen the parking area from the roadway. This shrub planting shall be a minimum of two feet (2') in height and be located within the interior parkway. A maximum of twenty-five percent (25%) of the parking lot frontage may be left unscreened to permit design flexibility.
  - 2. A minimum thirty foot (30') wide buffer area shall be required when the property line abuts a residentially zoned lot. A wood fence or other approved material at least six feet (6') high but not more than eight feet (8') high shall be constructed within the buffer. A double row of evergreen trees, a minimum of eight feet (8') shall also be provided. Shrub planting is not required.
  - 3. Perimeter landscaping is not required along a property line when it abuts any industrial, commercial or office zoned lot.
  - 4. Internal landscaping areas are not required.
  - 5. Fences, up to eight (8) feet in height, must be setback at least 10 feet from front and corner side property lines.
- g. All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property line of any residential zoned lot.
- h. Exterior lighting fixtures shall not exceed a color temperature of 3000K.

**SECTION FIVE:** That the Subject Property is hereby rezoned from the B-3 (Neighborhood Shopping) and ER-1 (Estate Residence) Zoning Districts to the B-3 PUD (Neighborhood Shopping Planned Unit Development) Zoning District, subject to the terms, conditions and requirements set forth in Section Fourteen of this Ordinance, and the Official Zoning Map of the Village is hereby amended to reflect said rezoning to the B-3 PUD Zoning District.

**SECTION SIX:** The Overall PUD Plan prepared by RWG Engineering, LLC, Inc dated November 1, 2021 and last revised November 11, 2021, attached as **Exhibit C** (“Overall PUD Plan”); the West Parcel PUD Plan prepared by RWG Engineering, LLC, Inc dated November 1, 2021 and last revised November 11, 2021, attached as **Exhibit D** which depicts the Modifications (the “West Parcel PUD Plan”); the East Parcel Site Plan prepared by RWG Engineering, LLC, Inc dated November 1, 2021 and last revised November 11, 2021, attached as **Exhibit E** (the “East Parcel PUD Plan”); the Hyundai Genesis Dealership Preliminary Landscape Plan prepared by Gary R. Weber Associates, Inc dated November 1, 2021 and last revised November 22, 2021, attached as **Exhibit F** (the “West Parcel Landscape Plan”); the Hyundai East Parcel Preliminary Landscape Plan prepared by Gary R. Weber Associates, Inc dated November 1, 2021 and last revised November 22, 2021, attached as **Exhibit G** (the “East Parcel Landscape Plan”); the Genesis Elevations prepared by DDCA Architects dated November 11, 2021, attached as **Exhibit H** (the “Genesis Elevations”); the Hyundai Elevations prepared by DDCA Architects dated November 11, 2021, attached as **Exhibit I** (the “Hyundai Elevations”); and the Ground Sign Elevations prepared by DDCA Architects dated November 11, 2021, attached as **Exhibit J** (the “Ground Sign Elevations) are expressly made part of this Ordinance. The Overall PUD Plan, West Parcel PUD Plan, East Parcel PUD Plan, West Parcel Landscape Plan, East Parcel Landscape Plan, Genesis Elevations, Hyundai Elevations and Ground Sign Elevations constitute and are collectively referred to herein as the “Preliminary/Final PUD Plan” and are hereby approved, based on the findings of fact set forth in Sections Seven, Eight, Nine, Ten and Twelve, and subject to the conditions set forth in Section Fourteen of this Ordinance.

**SECTION SEVEN:** That the Corporate Authorities do hereby make the following findings of fact pertaining to the Preliminary/Final PUD Plan, after taking into account the conditions of the special use permit set forth in Section Fourteen of this Ordinance:

- A. That the proposed motor vehicle dealerships and parking and storage lot are special uses in the B-3 PUD Zoning District in which the Subject Properties are located;
- B. 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;
- C. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
- D. The Planned Unit Development shall not require or include impact donations;
- E. The Preliminary/Final PUD Plan will provide adequate utilities, drainage and other necessary facilities;
- F. The Preliminary/Final PUD Plan provides adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
- G. The Preliminary/Final PUD Plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
- H. The Developer shall be required to provide reasonable assurance that, if authorized, the Planned Unit Development will be completed according to schedule and adequately maintained.

**SECTION EIGHT:** The Corporate Authorities do hereby make the following findings of fact with respect to the Owner's petition for East Parcel PUD Plan and West Parcel PUD Plan approval based on the conditions set forth in Section Fourteen of this Ordinance:

- A. That the proposed dealerships and off-site parking and storage lot are special uses in the B-3 Zoning District and are therefore special uses in the B-3 PUD Zoning District;
- B. That the proposed building, off-street parking, access, lighting, landscaping,



- and drainage is compatible with adjacent land uses;
- C. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites but on adjacent roadways as well;
  - D. That the PUD plans provide for the safe movement of pedestrians within the site;
  - E. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the sites so that the proposed development will be in harmony with adjacent land uses. Any part of the PUD plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;
  - F. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

**SECTION NINE:** The Corporate Authorities do hereby make the following findings of fact with respect to the proposed Planned Unit Development to be developed in accordance with the Overall PUD Plan, the East Parcel PUD Plan, and the West Parcel PUD Plan (which includes the Modifications) approved in Section Six of this Ordinance:

- A. The Planned Unit Development conforms to the Village's Comprehensive Plan and general planning policies and precedents of the Village with reference to the following:
  - 1. Land use policies;
  - 2. Land use intensity;
  - 3. Hiring goals;
  - 4. Traffic impact and parking;
  - 5. Impact on schools, public utilities and facilities, the character of the Village and the specific neighborhood; and
  - 6. The conservation and enhancement of the tax base and economic well-being of the Village.
- B. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development will be located.
- C. The Planned Unit Development, which includes, without limitation, the Modifications with respect to the West Parcel as reflected on the West Parcel PUD Plan, is so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.
- D. The Planned Unit Development, which includes, without limitation, the Modifications with respect to the West Parcel as reflected on the West Parcel PUD Plan, will 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 compatible with, other property in the immediate vicinity.

**SECTION TEN:** That based in part on the conditions set forth in Section Fourteen of this Ordinance, the Corporate Authorities do hereby make the following findings of fact pertaining to the Special Use Permits on the Subject Property:

- A. The proposed Special Uses are desirable to provide uses which are in the interest of public convenience and will contribute to the general welfare of the community;
- B. That the proposed Special Uses will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
- C. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees by the passage of this Ordinance.

**SECTION ELEVEN:** That the West Parcel Special Use Permits to allow (a) a planned unit development, which includes the following modifications from the traditional B-3 Neighborhood Shopping District requirements (i) allowance of parking in the required 50 foot front yard and 30 foot side yard, (ii) reduction of the parking lot landscape requirements (parking islands), (iii) reduction of the perimeter landscaping requirements, (iv) reduction of the interior parkway landscaping requirements, (v) to allow two (2) ground signs with a height of 38 feet, and (iv) reduction of the foundation landscaping requirements (collectively, the "Modifications"); (b) automobile and truck sales; (c) automobile repair; (d) car wash; (e) building height, and that the East Parcel Special Use Permits to allow (a) a planned unit development, (b) the off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships on the East Parcel are hereby granted, based upon the findings of fact set forth in Sections Seven, Eight,

Nine and Ten of this Ordinance, and subject to the conditions set forth in Section Fourteen of this Ordinance.

**SECTION TWELVE:** The Corporate Authorities do hereby make the following findings of fact with respect to the Developer's petition for a Special Use Permit to fill 0.09 acres of wetlands on the East Parcel on the conditions set forth in Section Fourteen of this Ordinance:

- A. That the granting of the Special Use Permit is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development;
- B. That the granting of the Special Use Permit will not:
  - i. Diminish the value of land and building in its neighborhood;
  - ii. Increase the potential for flood damages to adjacent property;
  - iii. Incur additional public expenses for flood protection, rescue or relief;
  - iv. Increase the hazard from other dangers to said property
  - v. Otherwise impair the public health, safety, comfort or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance.
- C. The Special Use Permit to allow a retention area to discharge into a wetland shall meet any additional criteria outlined in Ordinance 88-7, the Village of Bartlett Floodplain and Wetland Ordinance, which is incorporated hereby by reference.

**SECTION THIRTEEN:** That the Special Use Permit to fill 0.09 acres of wetlands on the East Parcel is hereby granted, subject to the Findings of Fact set forth in Section Twelve, and subject to the conditions set forth in Section Fourteen of this Ordinance.

**SECTION FOURTEEN:** The rezoning of the Subject Property approved in Section Five, the Preliminary/Final PUD Plan approved in Section Six, and the Special Use Permits granted in Sections Eleven and Thirteen of this Ordinance, are based upon and are hereby made contingent upon the satisfaction of the following conditions:



- A. Building permits shall be required for all construction activities;
- B. Village Engineer approval of the Final Engineering and Stormwater Plans, which approval shall be given, provided the plans are in substantial compliance with the approved Preliminary Engineering Plans;
- C. Engineering approval of the Wetland Report including remediation or filling of the wetland, which approval shall be given, provided the plans are in substantial compliance with the Preliminary Engineering Plans;
- D. Staff approval of the Final Landscape and Photometric Plans which shall be in substantial conformance to the Preliminary/Final PUD Plan;
- E. To the extent required by law, approval from the Illinois Department of Transportation for the curb cuts onto W. Lake Street and the frontage road;
- F. Compliance with the terms of the Landscape Reimbursement Agreement attached hereto as Exhibit K;
- G. Landscaping must be installed within one and one-half (1-1/2) years of the issuance of a building permit;
- H. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a cash bond or surety bond shall be posted by in the amount approved by the Village for its future installation;
- I. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
- J. A sign permit shall be required for each wall and ground sign;
- K. A Public Improvement Completion Agreement (PICA) must be submitted for review by the Village Attorney and approved by the Village Administrator;
- L. Traffic from dealerships, including test drives, will be prohibited from utilizing Horizon Drive and Spaulding Road through the residential neighborhood. For the avoidance of doubt, this prohibition shall not apply to employees who are commuting to and from work.
- M. The East Parcel shall be used only for the purpose of the parking of new and used vehicles to be offered for sale, with at least seventy-five (75%) of the same being offered for sale from the dealerships located on the West Parcel;
- N. A sign shall be posted at the Horizon Drive entrance to the East Parcel prohibiting outbound vehicles from turning left (south) onto Horizon Drive;
- O. No cars may be stored on the East Parcel until a certificate of occupancy has been applied for a dealership on the West Parcel, and in any event not more than sixty (60) days prior to the dealerships commencing retail operations on the West Parcel;
- P. Only new and pre-owned vehicles for sale will be allowed to be stored on the East Parcel. No disabled vehicles shall be permitted.
- Q. No service or dealer prep shall be permitted on the East Parcel.
- R. Vehicles may not be vertically stacked or elevated in any manner.
- S. All exterior lights shall be directed and/or shielded to comply with the following:  
All exterior lighting, building and parking lot lights and landscape lighting shall not exceed one (1.0) foot-candle at the property line adjacent to any industrial, commercial or office zoned lot or two-tenths (0.2) foot-candle at the property

- line of any residential zoned lot.
- T. Exterior lighting fixtures shall not exceed a color temperature of 3000K.
  - U. The general maximum illumination levels of the West Parcel's south parking lot shall not exceed 4.0 foot-candles.
  - V. The fence along the south boundary of the West Parcel, and along the west boundary of the West Parcel from the southwest corner thereof to a point coextensive with the northeast corner of the adjacent residential lot 13, shall be solid vinyl or opaque.
  - W. All construction activity traffic shall access the East Parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.
  - X. Security in the form of either (i) a letter of credit; (ii) a (1) performance bond, and (2) a labor and material payment bond; or (iii) a cash bond shall be furnished by the Developer to the Village in such amount as determined by the Village Engineer based on the engineer's estimates from the Developer's engineer to guaranty that the off-site and on-site public improvements for the development are timely constructed, installed, completed and will be fully paid for, and shall be in the form therefor as prescribed in the Bartlett Subdivision and PUD Ordinance (the "Subdivision Ordinance"), except for such modifications thereto as approved by the Village Attorney.
  - Y. Commencement of construction on either the East Parcel or the West Parcel shall satisfy the requirements of Section 10-9-11A of the Village Code of Ordinances as to both parcels.

**SECTION FIFTEEN:** The violation of any of the above conditions shall be cause for the revocation of the rezoning of the Subject Property, the approval of the Preliminary/Final PUD Plan, and the granting of the West Parcel Special Use Permits and the East Parcel Special Use Permits approved by this Ordinance.

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

**SECTION SEVENTEEN: 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 EIGHTEEN: EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED:** December 14, 2021

**APPROVED:** December 14, 2021

\_\_\_\_\_  
**Kevin Wallace, Village President**

**ATTEST:**

\_\_\_\_\_  
**Lorna Giles, 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 2021- \_\_\_\_\_ enacted on December 14, 2021 and approved on December 14, 2021, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
**Lorna Giles, Village Clerk**



## EAST PARCEL

PARCEL 1: THAT PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28, THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1197.24 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 73.92 FEET, THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 601.56 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 375.79 FEET, THENCE SOUTH 85 DEGREES 20 MINUTES EAST, A DISTANCE OF 360.0 FEET, THENCE NORTH 0 DEGREES 14 MINUTES WEST, A DISTANCE OF 264.20 FEET TO THE CENTER LINE OF THE CONNECTING ROAD BETWEEN U. S. ROUTE 20 AND STATE ROUTE 59, THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 281.9 FEET, A DISTANCE OF 287.9 FEET TO THE SOUTHERLY LINE OF U. S. ROUTE 20, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2342.01 FEET, A DISTANCE OF 312.80 FEET, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 224.21 FEET, THENCE NORTH 76 DEGREES 41 MINUTES WEST, A DISTANCE OF 3.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE AFOREDESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF THE CONNECTING ROAD BETWEEN U. S. 20 AND ROUTE 59, BEING SITUATED IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF SOUTH 0 DEGREES 08 MINUTES 38 SECONDS EAST ON THE WEST LINE OF SAID NORTHEAST 1/4 2,662.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 88 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1,768.60 FEET TO THE SOUTHWESTERLY LINE OF U. S. ROUTE 20, SAID POINT BEING ON A 2,296.05 FOOT RADIUS CURVE THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 21 DEGREES 17 MINUTES 07 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 263.98 FEET, CENTRAL ANGLE 6 DEGREES 35 MINUTES 15 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 36.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, CENTRAL ANGLE 85 DEGREES 56 MINUTES 41 SECONDS 54.00 FEET TO A POINT OF REVERSE CURVATURE (SAID POINT OF REVERSE CURVATURE BEING ON THE WESTERLY LINE OF THE CONNECTING ROAD BETWEEN U. S. 20 AND STATE ROUTE 59) THENCE (THE FOLLOWING 2 COURSES BEING ALONG THE WESTERLY LINE OF SAID CONNECTING ROAD) ALONG A 299.72 FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTRAL ANGLE 21 DEGREES 39 MINUTES 31 SECONDS 113.30 FEET TO THE POINT OF BEGINNING, THE CENTER OF CIRCLE OF SAID CURVE



BEARS NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 197.92 FEET, CENTRAL ANGLE 37 DEGREES 50 MINUTES 06 SECONDS; THENCE SOUTH 0 DEGREES 22 MINUTES 38 SECONDS EAST 224.28 FEET; THENCE NORTH 85 DEGREES; 28 MINUTES 38 SECONDS WEST 16.30 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF MINUTES 38 SECONDS EAST 224.28 FEET; THENCE NORTH 85 DEGREES; 28 MINUTES 38 SECONDS WEST 16.30 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 67 DEGREES 36 MINUTES 10 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 59.59 FEET, CENTRAL ANGLE 11 DEGREES 22 MINUTES 53 SECONDS; THENCE NORTH 11 DEGREES 00 MINUTES 57 SECONDS WEST ALONG TANGENT 340.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1197.24; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 73.90 FEET; THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 81.98 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 454.01 FEET; THENCE SOUTH 85 DEGREES 20 MINUTES EAST, A DISTANCE OF 514.60 FEET; THENCE NORTH 0 DEGREES 14 MINUTES WEST A DISTANCE OF 375.79 FEET; THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 3.0 FEET; THENCE NORTH 0 DEGREES 14 MINUTES WEST, A DISTANCE OF 278.06 FEET TO THE CENTER LINE OF U.S ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT, A DISTANCE OF 91.8 FEET; THENCE NORTH 64 DEGREES 53 MINUTES WEST ALONG SAID CENTER LINE, A DISTANCE OF 285.50 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 82.48 FEET TO THE PLACE OF BEGINNING; (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY, ILLINOIS. TOTAL AREA: 464,194.58 SQ. FT., 10.66 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 1105 W. LAKE STREET, BARTLETT, ILLINOIS. Tax parcel identification numbers 06-28-204-002-0000; 06-28-400-014-0000; 06-28-400-016-0000; 06-28-400-018-0000; and 06-28-400-019-0000

WEST PARCEL

PARCEL 1: THE WEST 193.74 FEET (MEASURED ON THE SOUTH LINE), EXCEPT THE SOUTH 294.14 FEET THEREOF, OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF SOUTH LINE OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 250 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4), EXCEPT THE SOUTH 294.14 FEET THEREOF OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTHERLY LINE OF LAKE STREET (EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY DOCUMENT NUMBER 24260269), IN COOK COUNTY, ILLINOIS 24260269), IN COOK COUNTY, ILLINOIS IN COOK COUNTY, ILLINOIS TOTAL AREA: 269,991.44 SQ. FT., 6.20 AC. (MORE OR LESS) 269,991.44 SQ. FT., 6.20 AC. (MORE OR LESS) (MORE OR LESS) PROPERTY COMMONLY KNOWN AS: 1201 W. LAKE STREET, BARTLETT, ILLINOIS. Tax parcel identification numbers 06-28-102-015-0000 and 06-28-202-012-0000





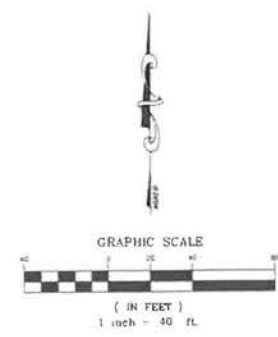
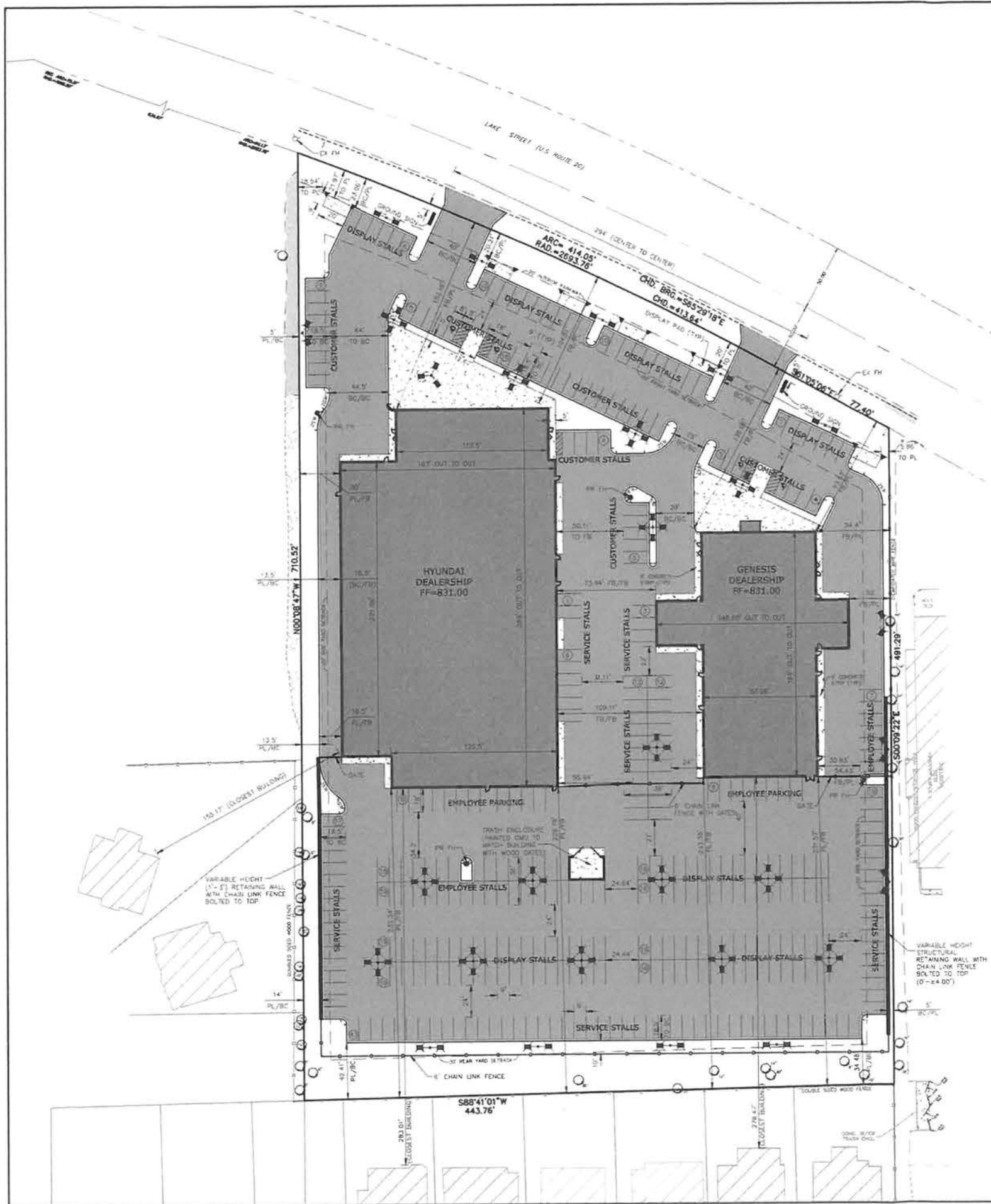
**BARTLETT AUTOMOTIVE MALL**  
 BARTLETT, ILLINOIS  
 OVERALL PUD PLAN

975 E. 22nd St. Suite 400  
 Winnetka, IL 60189  
 630.400.7889  
 www.rwg-engineering.com

**RWG Engineering, LLC**  
 Civil Engineering • Real Estate Consulting • Airport Masterplans

PROJECT NO.	80222221
DATE	11/21/20
SCALE	1"=100'
PROJ. MGR.	HWB
PROJ. ASSOC.	AVS
DRAWN BY	AVS

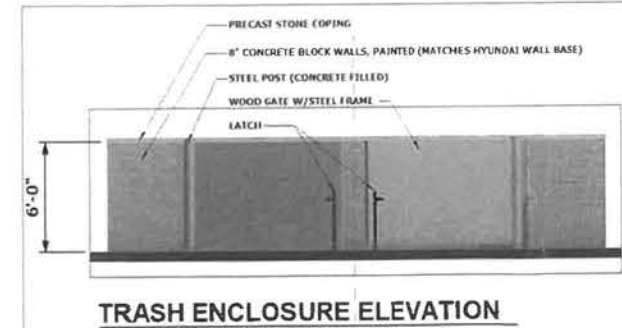
DATE	REVISIONS	DRAWN BY
11/20/20	1.00 VEHICLE COMMENTS	AVS
11/21/20	2.00 PER OWNER COMMENTS	AVS



**SITE DATA:**

TOTAL WEST PARCEL AREA	= 269,991 S.F. (6.20 AC)
CURRENT PARCEL ZONING	= B-3 (NEIGHBORHOOD SHOPPING DISTRICT)
PROPOSED PARCEL ZONING	= B-3 PUD (NEIGHBORHOOD SHOPPING DISTRICT)
COUNTY	= COOK
PIN	= 08-28-102-015 06-28-202-012
<b>EXISTING SITE CONDITIONS</b>	
EXISTING IMPERVIOUS (BLDG, PAVI, GRAVEL)	= 158,757 S.F. (69.91%)
EXISTING GREENSPACE	= 81,234 S.F. (30.09%)
EXISTING CONDITION IMPERVIOUS AREA	= 158,757 S.F. (4.33 AC)
<b>PROPOSED SITE FOOTPRINT</b>	
PROPOSED BUILDING FOOTPRINT	= 61,847 S.F. (22.91%)
PROPOSED PAVI/SIDEWALK	= 164,471 S.F. (60.91%)
PROPOSED GREENSPACE	= 43,673 S.F. (16.18%)
PROPOSED CONDITION IMPERVIOUS AREA	= 226,316 S.F. (5.20 AC)
<b>PROPOSED PARKING SUMMARY</b>	
CUSTOMER STALLS (STD 9'x16')	= 42
CUSTOMER STALLS (ADA 16'x18')	= 4
EMPLOYEE STALLS (9'x18')	= 40
PRODUCT DISPLAY STALLS (9'x18')	= 135
SERVICE STALLS (9'x16')	= 103
DISPLAY PADS ALONG LAKE STREET (9'x20')	= 6
TOTAL PARKING/PRODUCT STALLS	= 330

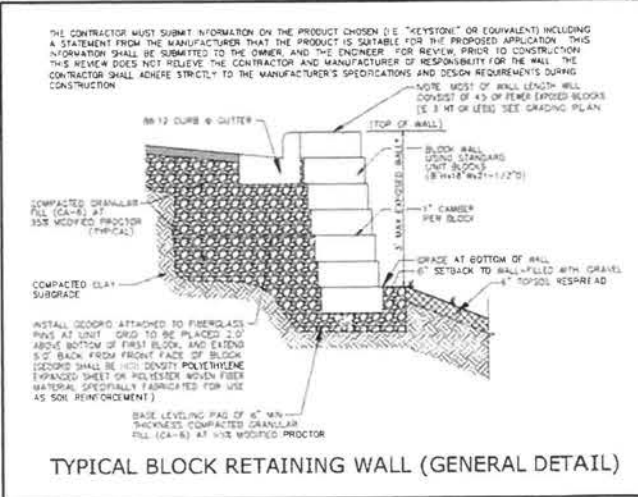
**BARTLETT AUTOMOTIVE MALL**  
BARTLETT, ILLINOIS  
WEST PARCEL PUD PLAN



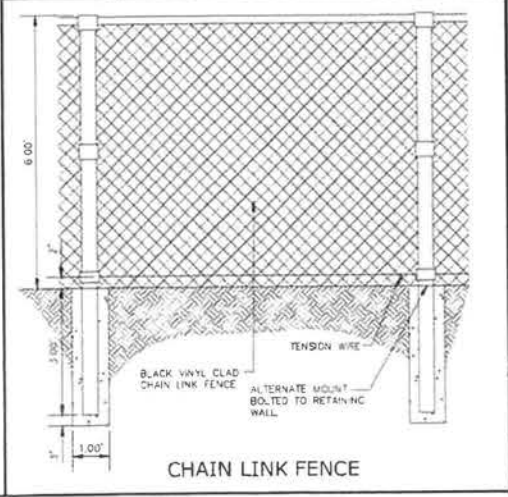
TRASH ENCLOSURE ELEVATION

**LEGEND**

	EXISTING	PROPOSED
FIRE HYDRANT	⊕	⊕
LIGHT POLE	⊕	⊕
GROUND LIGHT	⊕	⊕
POWER POLE	⊕	⊕
STREET SIGN	⊕	⊕
TREE WITH TRUNK SIZE	⊕	⊕
FENCE LINE, WIRE OR SILT	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
SETBACK LINE	—	—



TYPICAL BLOCK RETAINING WALL (GENERAL DETAIL)



CHAIN LINK FENCE

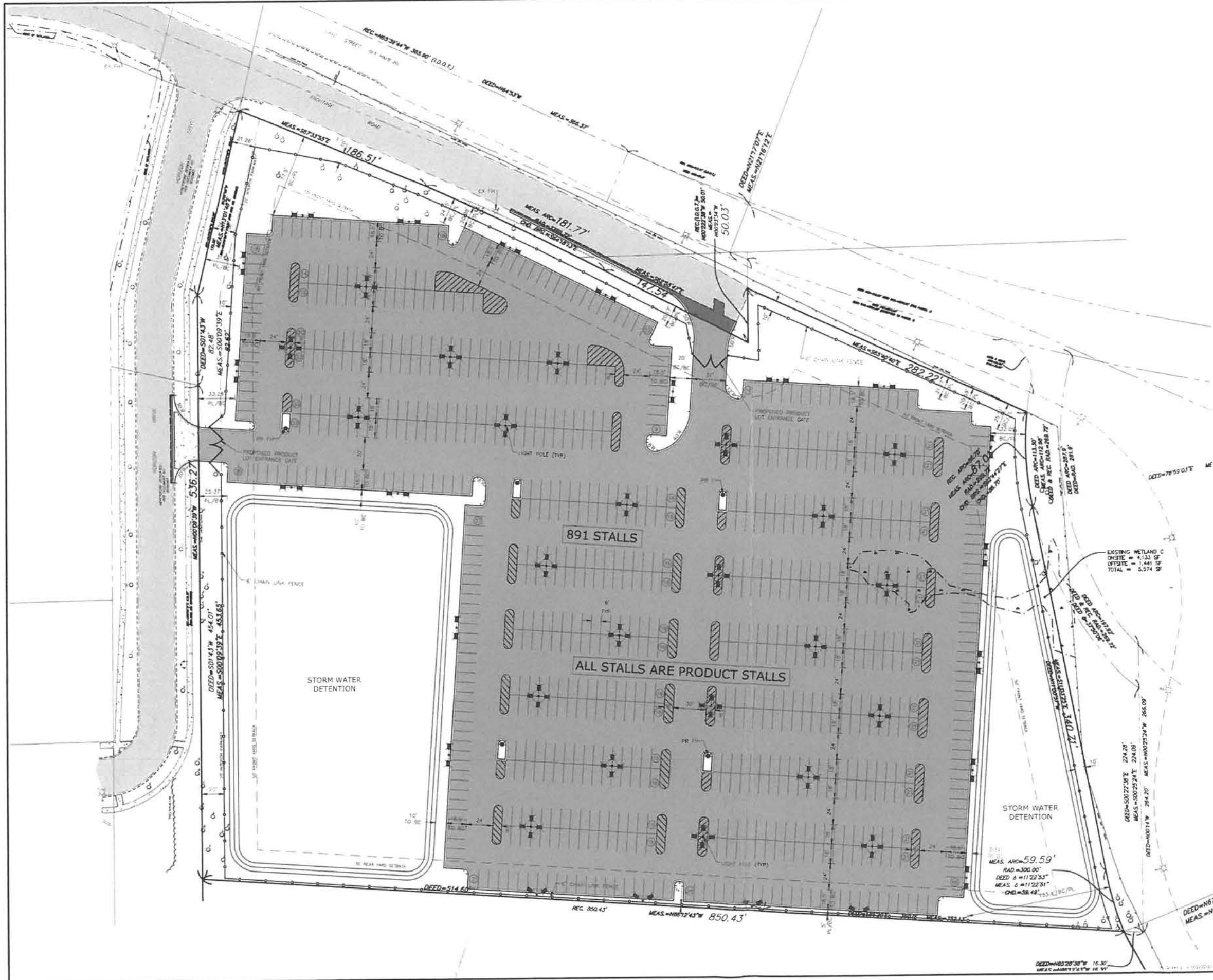
975 E. 22nd St., Suite 400  
Wheaton, IL 60159  
630-460-7889  
www.rwg-engineering.com



PROJECT NO. 6022221  
DATE 11/21/21  
SCALE 1\"/>

SHEET  
3 OF 6





**SITE DATA:**

TOTAL EAST PARCEL AREA	= 144,792 SF (3.26 AC)
CURRENT PARCEL ZONING	= R-1 (SINGLE-FAMILY RESIDENCE)
PROPOSED PARCEL ZONING	= S-1 (SINGLE-FAMILY RESIDENCE - SHOPPING DISTRICT)
COUNTY	= CO. COOK
CITY	= BARTLETT
EXISTING SITE CONDITIONS:	
EXISTING IMPERVIOUS (PAVEMENT) AREA	= 41,155 SF (0.94 AC)
EXISTING GREENSPACE	= 103,637 SF (2.37 AC)
EXISTING OPEN SPACE (WOODS) AREA	= 4,115 SF (0.09 AC)
PROPOSED SITE CONDITIONS:	
PROPOSED BUILDING FOOTPRINT	= 0 SF (0.00 AC)
PROPOSED PAVT. JOSE PAVT.	= 29,524 SF (0.67 AC)
PROPOSED GREENSPACE	= 114,268 SF (2.62 AC)
PROPOSED OPEN SPACE (WOODS) AREA	= 233,411 SF (5.35 AC)
PROPOSED PARKING SUMMARY:	
PRODUCT STORAGE STALLS (7'x9')	= 891

**LEGEND**

	EXISTING	PROPOSED
FIRE HYDRANT	(Symbol)	(Symbol)
LIGHT POLE	(Symbol)	(Symbol)
GROUND LIGHT	(Symbol)	(Symbol)
POWER POLE	(Symbol)	(Symbol)
STREET SIGN	(Symbol)	(Symbol)
TREE WITH TRUNK SIZE	(Symbol)	(Symbol)
FENCE LINE, WIRE OR SILT	(Symbol)	(Symbol)
FENCE LINE, CHAIN LINK OR IRON	(Symbol)	(Symbol)
FENCE LINE, WOOD OR PLASTIC	(Symbol)	(Symbol)
CONCRETE SIDEWALK	(Symbol)	(Symbol)
CURB AND GUTTER	(Symbol)	(Symbol)
DEPRESSED CURB	(Symbol)	(Symbol)
REVERSE PITCH CURB & GUTTER	(Symbol)	(Symbol)
SETBACK LINE	(Symbol)	(Symbol)

GRAPHIC SCALE  
1" = 40'

DATE: \_\_\_\_\_  
 REVISIONS:  
 1. DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 2. DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**BARTLETT AUTOMOTIVE MALL  
BARTLETT, ILLINOIS  
EAST PARCEL SITE PLAN**

975 E. 22nd St., Suite 400  
 Wheaton, IL 60189  
 630-480-7699  
[www.rwg-engineering.com](http://www.rwg-engineering.com)



PROJECT NO. 8523222  
 DATE: 11/01/22  
 SCALE: 1"=40'  
 PROJ. MOR: 895  
 PROJ. ECOC: 835  
 DRAWN BY: 815

SHEET  
**4 of 6**





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

OWNER  
RWG ENGINEERING, LLC  
675 E. 22ND STREET, SUITE 400  
WHEATON, ILLINOIS 60189

**HYUNDAI GENESIS DEALERSHIP**  
1201 & 1215 W. Lake Street  
Bartlett, IL  
**PRELIMINARY LANDSCAPE PLAN**

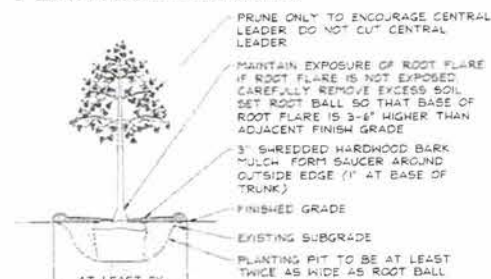
2 11.22.2021  
1 11.11.2021  
REVISIONS

DATE 11.01.2021  
PROJECT NO. RWG2110  
DRAWN NDS  
CHECKED GFB  
SHEET NO.

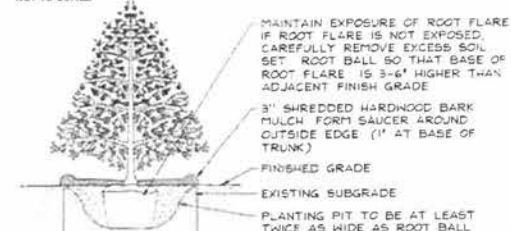


**LOCATION MAP**  
SCALE: 1"=400'  
NORTH

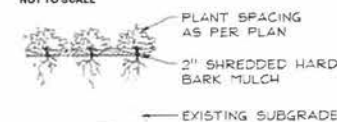
**PLANTING DETAILS**



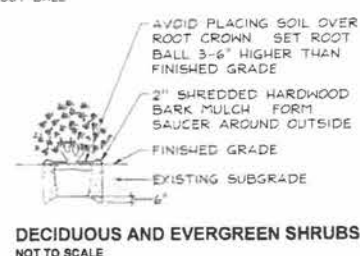
**DECIDUOUS TREES**  
NOT TO SCALE



**EVERGREEN TREES**  
NOT TO SCALE



**PERENNIALS AND GRASSES**  
NOT TO SCALE



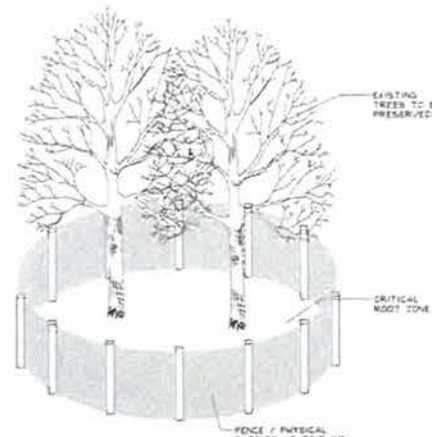
**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE

**GENERAL NOTES**

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

**REPRESENTATIVE PLANT LIST**

Key	Botanical/Common Name	Size	Remarks
(Symbol)	<b>SHADE TREES</b>		
(Symbol)	Acer x Freeman 'Autumn Blaze' MAPLE	2 1/2" Cal	
(Symbol)	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal	
(Symbol)	Quercus bicolor SWAMP WHITE OAK	7 1/2" Cal	
(Symbol)	<b>ORNAMENTAL TREES</b>		
(Symbol)	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem
(Symbol)	Cornus mas CORNELLIANCHERRY DOGWOOD	6' Tall	Multi-stem
(Symbol)	<b>EVERGREEN TREES</b>		
(Symbol)	Abies concolor WHITE FIR	6' Tall	
(Symbol)	Picea glauca 'Denise' BLACK HILLS SPRUCE	6' Tall	
(Symbol)	<b>DECIDUOUS SHRUBS</b>		
(Symbol)	Cornus sericea 'Bailey' BAILEY'S REDTIGER DOGWOOD	36" Tall	5' O.C.
(Symbol)	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	36" Tall	4' O.C.
(Symbol)	Viburnum trilobum 'Redwing' IN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
(Symbol)	<b>EVERGREEN SHRUBS</b>		
(Symbol)	Juniperus chinensis 'Sargentii' 'Sargentii' 24" wide GREEN SARGENT JUNIPER	24" wide	5' O.C.
(Symbol)	Juniperus chinensis 'Sagegreen' SEA GREEN JUNIPER	24" wide	4' O.C.
(Symbol)	<b>PERENNIALS AND ORNAMENTAL GRASSES</b>		
(Symbol)	Allium 'Summer Beauty' SUMMER BEAUTY ONION	6"	6" O.C.
(Symbol)	Hosta 'Patriot' PATRIOT HOSTA	9"	24" O.C.
(Symbol)	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	9"	18" O.C.
(Symbol)	Sporobolus heterolepis PRAIRIE DROPSIDE	9"	6" O.C.
(Symbol)	<b>GROUNDCOVERS</b>		
(Symbol)	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	8SP4	2" O.C.



**TREE PRESERVATION DETAIL**  
(NOT TO SCALE)  
SEE NOTES

**TREE PRESERVATION NOTES**

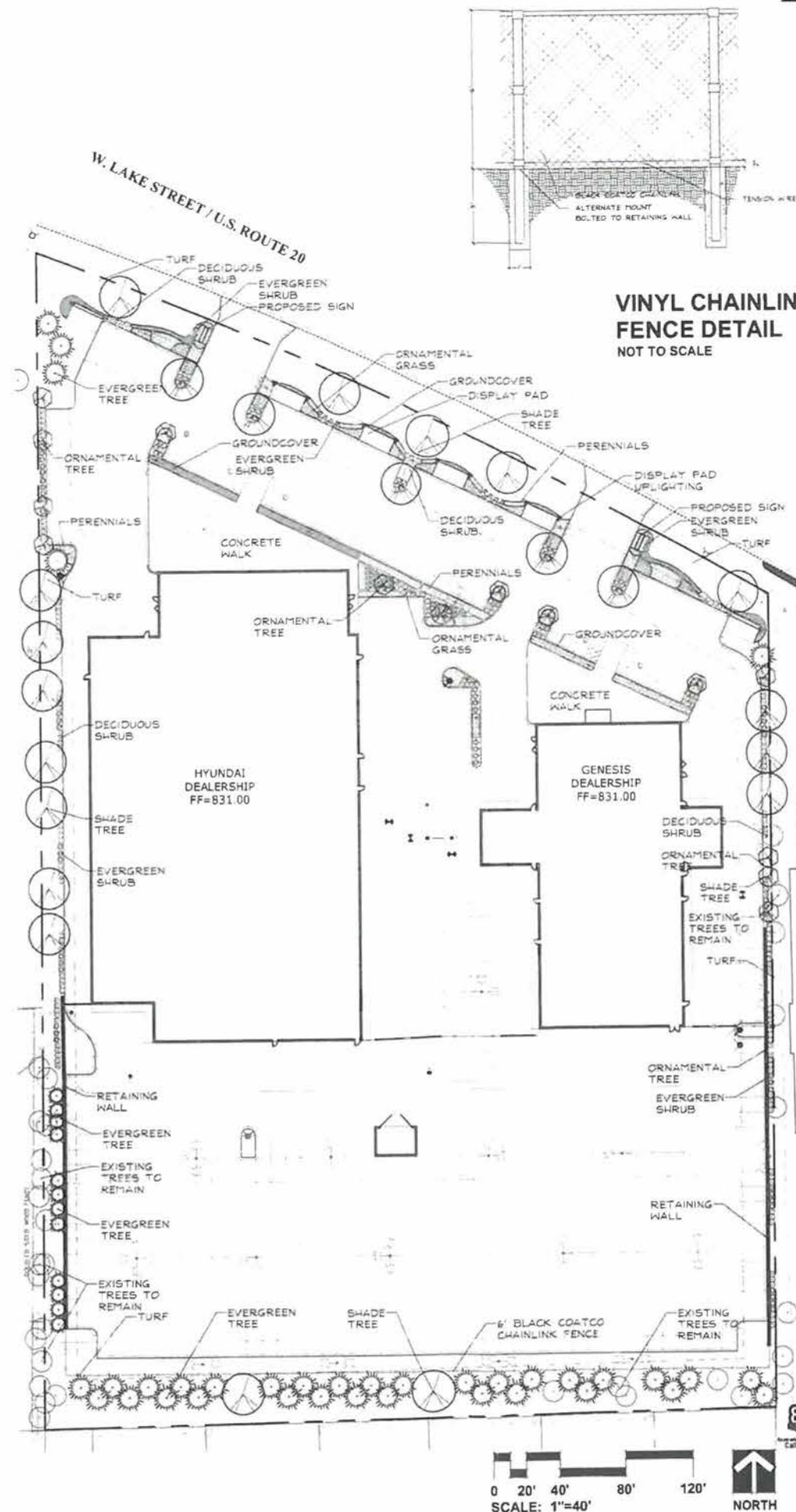
- 48" high snail fence or wood barriers shall extend to the drieline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

**PRESERVED LANDSCAPING LEGEND**

(Symbol) PRESERVED EXISTING TREE

**WESTERN BUFFER EXISTING TREE DATA**

- ALL OFF SITE TREES TO BE PRESERVED
- SEVEN ON SITE TREES TO BE REMOVED
- FOUR ON SITE TREES TO BE PRESERVED

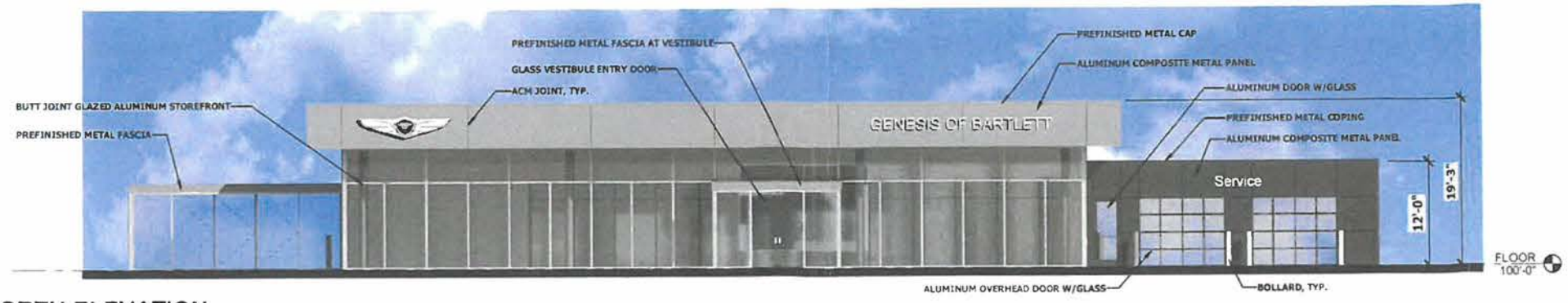


0 20' 40' 80' 120'  
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NORTH

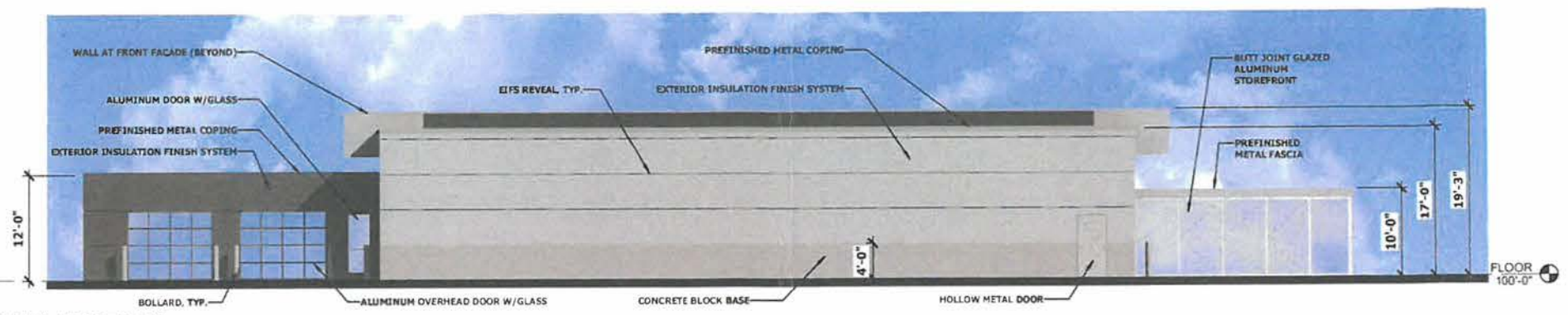




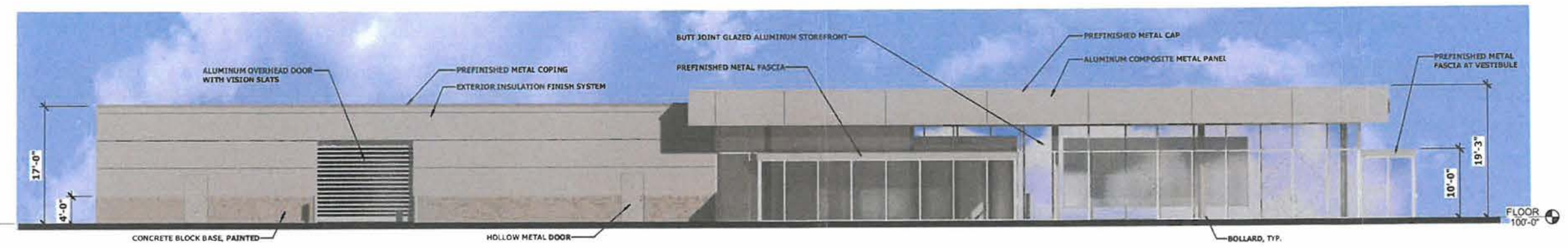




① NORTH ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION  
1/8" = 1'-0"

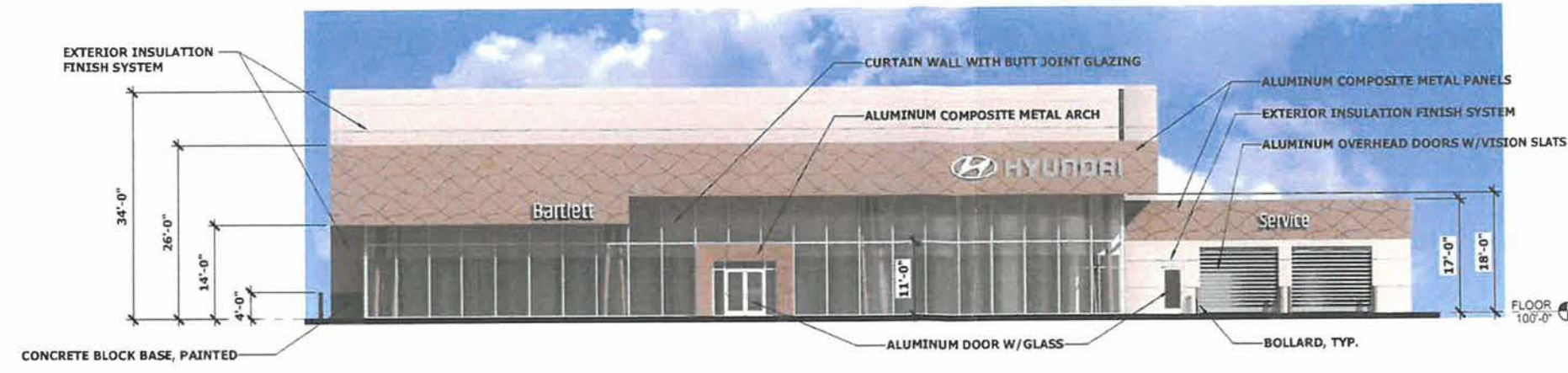


③ EAST ELEVATION  
1/8" = 1'-0"

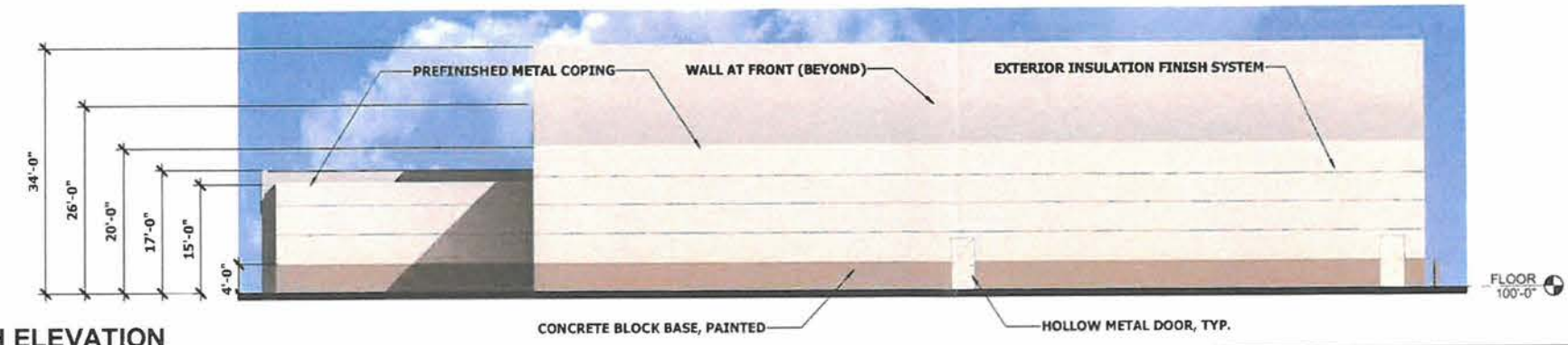


④ WEST ELEVATION  
1/8" = 1'-0"

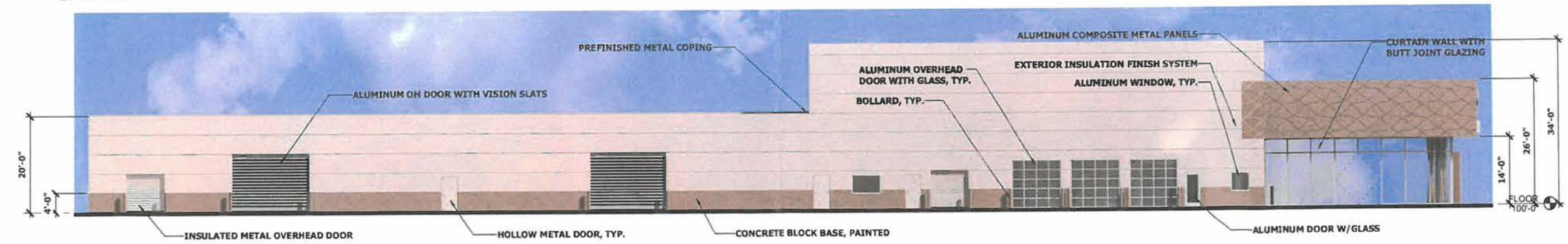




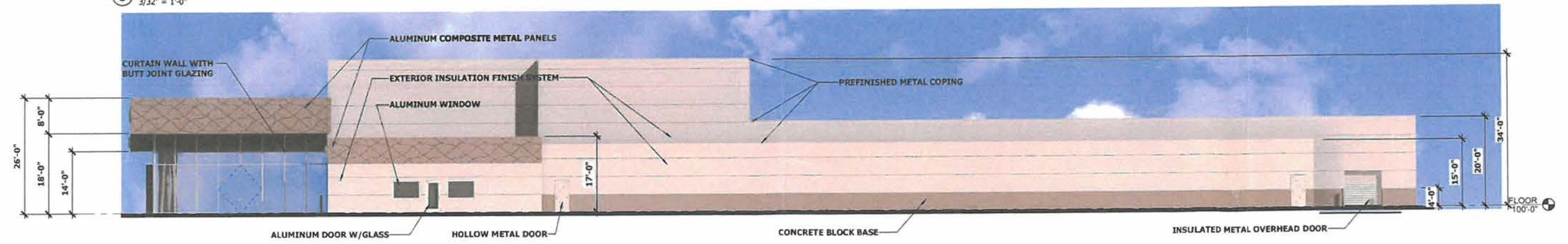
1 NORTH ELEVATION  
3/32" = 1'-0"



2 SOUTH ELEVATION  
3/32" = 1'-0"

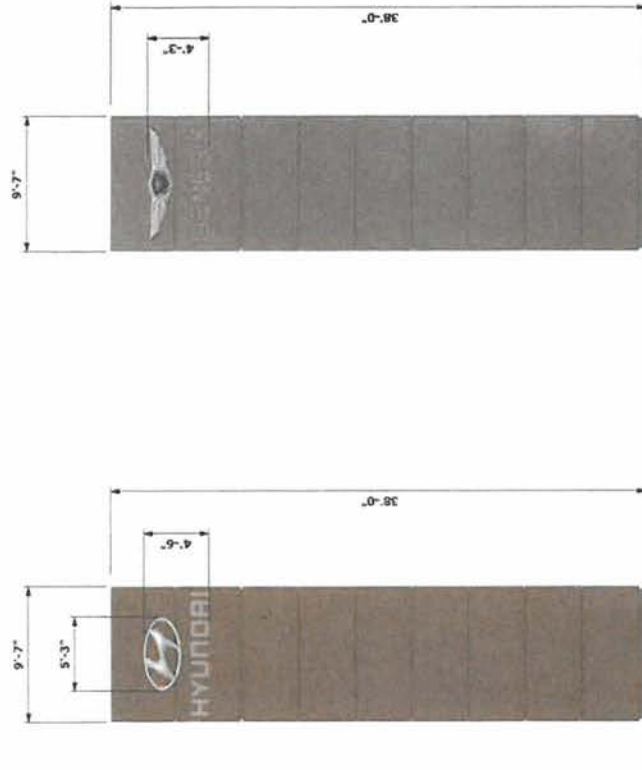


3 EAST ELEVATION  
3/32" = 1'-0"



4 WEST ELEVATION  
3/32" = 1'-0"

# EXHIBIT J



GROUND SIGNS





**BARTLETT AUTOMOTIVE MALL, LLC  
LANDSCAPE REIMBURSEMENT PROGRAM**

December 14, 2021

Neighbor #1: Sandip and Nina Patel (Parcel 06-28-102-031)

Neighbor #2: Lucia Torres (Parcel 06-28-102-032)

Neighbor #3: Susmita Sharma (Parcel 06-28-102-033)

As you are aware from the re-zoning notices you have previously received, Bartlett Automotive Mall, LLC (the “**Developer**”) has purchased the site commonly known as Barrington RV with an address of 1201-1215 West Lake Street in Bartlett, Illinois (the “**Subject Property**”) and intends to redevelop the Subject Property as a new car dealership. Each of your properties abuts the Subject Property along the southern most portion of its westerly boundary.

Through discussions with the Village of Bartlett, the Developer has agreed to the following landscape reimbursement program (“**Program**”) for your benefit. The details of the Program are as follows:

1. The “Program Period” will begin when demolition of the existing RV buildings on the Subject Property commences and will end 365 days after the first of the two new dealerships obtains a certificate of occupancy with respect to its new building on the Subject Property.
2. Under the Program, if, during the Program Period, you purchase and install (or have installed by others) evergreen shrubs and/or trees that (i) are a minimum height of 6-8 feet at the time of installation and (ii) are planted on your property immediately adjacent to the new dealership property line, then we will reimburse you for the cost of labor and materials, limited to a maximum amount of \$8,333.33.
3. For the avoidance of doubt, no reimbursement will be made unless evergreen installation work is done, and an invoice is provided to us prior to the end of the Program Period. Furthermore, only costs incurred after the Program Period commences (i.e.—the date the building demolition on the Subject Property begins) will be eligible for reimbursement, up to the maximum amount specified above.

Your contact person with regards to the Program is Mr. Phil Baumann, whose office is at 1600 W. Lake Street, Streamwood, IL 60107, [PBaumann@BLAutoGroup.com](mailto:PBaumann@BLAutoGroup.com) and whose telephone number is 224-238-4109.

Very truly yours,  
Bartlett Automotive Mall, LLC

By: \_\_\_\_\_  
Robert P. Loquercio, Manager



Village of Bartlett  
Plan Commission Minutes  
December 9, 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. Kapadoukakis, and J. Kallas

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

Approval of Minutes

A motion was made to approve the October 14, 2021 meeting minutes.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Roll Call

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

Nays: None

Abstain: J. Kapadoukakis, J. Kallas

The motion carried.

**J. Lemberg** I would like to welcome **Julie Kapadoukakis** as a new member to the Plan Commission.

**J. Kapadoukakis** I have been a resident of Bartlett for the last 18 years. I worked for the Park District for many years and I am very familiar with our community. I am looking forward to adding my expertise as well as working with the community and making a difference.





Village of Bartlett  
Plan Commission Minutes  
December 9, 2021

**(#21-20) Bartlett Automotive Mall**

**Preliminary/Final PUD Plan**(Overall Development)

**Text Amendment** to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping District and B-4 Community Shopping District

**West Parcel:**

**Rezoning** from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping District

**PUD Plan**

**Special Use Permits:**

- (a) planned unit development
- (b) automobile and truck sales
- (c) automobile repair
- (d) car wash
- (e) building height

**East Parcel:**

**Rezoning** from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping District

**PUD Plan**

**Special Use Permits:**

- (a) to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships
- (b) to fill 0.09 acres of wetlands

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**K. Stone** the petitioner is requesting a Preliminary and Final PUD Plan for 2 properties in the Village of Bartlett on Lake Street. The west parcel is located between Moretti's and the carwash and the east parcel that I will be referring to is located on the corner of Lake Street and Route 59 off of Horizon Drive and the frontage road. The petitioner is requesting the PUD plan to allow 2 car dealerships on the west parcel and a parking and storage lot for those dealerships on the east parcel. To allow this, the petitioner is requesting Text Amendments to add off-site parking for storage of new and pre-owned vehicles for motor vehicle dealerships to the list of Special Uses in the B-3 and B-4 districts as well as regulations for those types of lots. The petitioner is requesting to rezone the west parcel from B-3 to the B-3 PUD Neighborhood Shopping District to allow the construction of the 2 dealerships. One dealership will be a 55,000 square foot Hyundai dealership. The other building will be for an 18,000 square foot Genesis dealership. Parking on the site consists of 44 customer spaces, 66 employee spaces, 142 display spaces, 88 service spaces, and 6 car display pads along Lake Street. This exceeds the Zoning Ordinance requirement of 105 parking spaces. The petitioner intends to park and store additional vehicle inventory on the east parcel. The building elevations have glass curtain walls along Lake Street with the remainder being a





Village of Bartlett  
Plan Commission Minutes  
December 9, 2021

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concrete block base, aluminum composite panels and EIFS. There will be 2 curb cuts on Lake Street utilizing the same location that the existing RV dealership has. The petitioner is requesting Special Use Permits to allow a planned unit development, automobile and truck sales, automobile repair, a car wash and for the building height to exceed 25 feet. They are also asking for several modifications from the Zoning Ordinance as part of their planned unit development request. The stormwater detention will be in underground storage vaults located in the rear of the property. The petitioner has worked with staff to increase the landscaping between the storage of the vehicles and the residences to the south. They are putting in a double row of evergreen trees. The petitioner has also increased the buffer along the west property line that abuts 3 lots in the Bartlett Ridge Subdivision. Along that property line, the petitioner has agreed to reimburse those 3 property owners a cost not to exceed a total of \$25,000 for them to put additional landscaping on their residential lots. That is part of staff's recommendation. We have looked at the agreement and think it is fair and is included as one of our conditions of approval. For the east lot, the petitioner is proposing to rezone the site from ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District. The plan identifies 891 spaces for parking and storage of new and used vehicles. The parking and storage lot has a full access curb cut on the frontage road as well as one on Horizon Drive. One of the conditions that staff is proposing is that vehicles are not permitted to turn left and go into the neighborhood in Eagles Ridge. They are requesting the Special Use Permits for off-site parking and storage of vehicles as well as to fill 0.09 acres of wetlands located at the northeast corner of the property. Patrons driving and employees transporting vehicles between the sites will be utilizing the frontage road. Any traffic between the sites would be making a right-hand turn from the dealership coming into the storage lot, leaving the site, using the frontage road, going east on Lake Street, using the exit ramps, coming up on Route 59 and then coming back onto Lake Street to turn left. No traffic will be using Spaulding Road or Horizon Drive in the Eagles Ridge neighborhood. There are 2 detention basins proposed on the east parcel, one along the ramp and the other to provide a buffer from the townhomes that are located in this area. Staff is reviewing the engineering, landscape and photometric plans for both parcels. Staff recommends approval of the petitioner's requests subject to the conditions and findings of fact outlined in our staff report.

The petitioners, **Peter Bazos, Esq., Robert Gudmundson, Consulting Civil Engineer, John Swierk, Architect,** and **Andrey Strelkov, Project Engineer** came forward and were sworn in by **J. Lemberg**. **P. Bazos** stated that **R. Loquercio** is the petitioner and is the owner of the dealerships across the street in Streamwood. We are happy to work this somewhat difficult site out because he really wanted to bring another dealership into proximity with his other 2 dealerships. We are glad for you and for us that it is going to be in Bartlett. If this is approved we will close on the purchase of the west parcel before the end of the year. The RV dealer has the right to stay for up to 6 months. Full-blown construction would begin in June, if not before, on the east parcel that we will be leasing. The anticipation is that you will see a new Hyundai and Genesis dealership open their doors in your community on or about June 2023. We are happy to answer any questions that you have.

**J. Lemberg** how large will the underground storage vaults be on the west side and how much water will they hold? **B. Gudmundson** stated that the storage vault at the south end of what is referred to as





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the west parcel will house a little over 3.5-acre feet of stormwater. The total property is 6.2 acres in size and will store the equivalent of almost 6 inches of water spread across the site. That is a lot of storage. It will be in a vault. We will do the best management practices that incorporate volume control and controlled release to an existing storm sewer system located to the south and east of the property. **J. Lemberg** what happens when the vaults are full of water? **B. Gudmundson** the systems is designed per the Village ordinance and the DuPage County Stormwater Management requirements for a 100-year storm. In the event there are 2 back-to-back 100-year storms, we have designed the site with positive drainage. The water would not go into the buildings. It would migrate from north to south towards the southeast corner of the site where it can be tributary to other basins that exist in the residential area to the south. **J. Lemberg** will those be buried in the berm on the south side of the property? **B. Gudmundson** the vault will be buried underneath the pavement because this property has a lot of vertical fall from the elevations on the property up against Lake Street to the elevations of the property at the south end of the site. Obviously, we have to level out some of that, create the pads for the buildings and then go into a paving transition. The vault will not only provide storm water detention it will also give us the opportunity to excavate and create structural fill that we will use to level the site where it needs to be leveled. **J. Lemberg** what are the vaults made of? **B. Gudmundson** the vaults will be either concrete or a made of series of large diameter open-jointed pipe that can bleed water into a gravel basin and promote discharge via vertical absorption into the ground and those pipes would provide the same volume of storage. **J. Lemberg** have you used these on other projects? **B. Gudmundson** yes, many times. **J. Lemberg** on the west side of the property, you said that you will put in an increased landscaping buffer from 5-14' between the parking area and the property line. The property where the cars are going to be parked is above the backyards of the residence to the south. What is going to stop water from running down into their yards? You are only putting in evergreen trees that are 6-8' in height. That is not going to block out noise or lights coming into their backyards or second-floor windows. **B. Gudmundson** we have incorporated into the project a fence that will be right behind the curb. All of the parking areas will be curbed and that provides a barrier so that water in the parking lot cannot jump that curb. The water will go to the basins first and go into the stormwater management facility. We will have a 6' vinyl clad chain link fence along the perimeter to provide screening between the subject site and the adjoining residential with trees behind the fence. **J. Lemberg** is there is a curb on the southwest corner of that lot? **B. Gudmundson** actually, today at the southwest corner of that lot it is all gravel and all of the water right now just sheets to the south. **J. Lemberg** that parking lot is elevated above those houses and where it is elevated there is a brand-new curb that was put in. How are you going to change the elevation from that curb to those backyards so that they do not get water, noise, and lights from the parking lot? **B. Gudmundson** there is a buffer at the southeast corner that is about 31' and at the southwest corner it is about 38 feet. That area will be sloped at about a 3.5 or 4 to 1 gradient going up to meet the new pavement area of the parking lot. That will be heavily landscaped where it is referred to as the twin row of evergreen trees and north of the evergreen trees right behind the curb there will be the fence that I referred to. **J. Lemberg** are the trees that are 6' to 8' high going to be high enough to block out the lights from the parking lot for the neighbors second-floor windows? **B. Gudmundson** all of the proposed lights on the site have to meet the photometric ordinances as it approaches the perimeter of the property. We use rectangular cut off fixtures that have shades on them that do not allow light to be thrown off the property. It will throw the light to the north. **J. Lemberg** who is going to repair the fence between the frontage road and Lake Street on the east parcel? It is in pretty bad condition. **R. Grill** the frontage road is currently





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under the jurisdiction of IDOT and I believe that IDOT would like to turn that over to the Village. It will not be owned by the petitioner **J. Lemberg** the fence between the frontage road and the main road is broken. Who is going to repair that fence? **R. Grill** the Village owns the property. We have a perimeter chain-link fence there. The petitioner is going to remove and replace that with a vinyl clad chain-link fence as well as new landscaping as part of the improvements to the property.

**J. Lemberg** asked if there were any questions from the committee. **A. Hopkins** what will the hours be that the lights will be on and activity taking place? **P. Bazos** the lights will be on all evening for security, but can be modulated. I am sure we can work with staff to make sure that we can drop the lights down to just security level. **A. Hopkins** that is something that I would like to see because I am sure that the homeowners will not want to see lights 24/7 and would like some type of darkness. I know that you are doing your best within our ordinance for light pollution and even though we have the ordinance, there are always lights that will shine though. That is my big concern. How many cars do you plan to have on the lot at any given time and how much will that vary? **P. Bazos** the goal ideally would be that all spaces will be filled and we would have a full lot. We do have zero-foot candles at the property lines. We will work with staff on that. **A. Hopkins** do deliveries happen at certain hours? Will there be things going on in the middle of the night? **P. Bazos** deliveries are during normal hours of operation and will be on the RV side only where the 2 dealerships are. There will be no customers on the east lot. **J. Kapadoukakis** I would like to be ensured that the east parcel property is maintained just as nicely as the dealership properties. I have seen overflow lots for car dealerships before and hope that this will be maintained. My main concern is the west property. I did visit the lots this week. It was not easy to get out of the west lot. I was there in the afternoon. There is a light by the Toyota dealership to make a right turn onto Lake Street, but where the west parcel is located, when I tried to pull out of the existing RV dealership, it was very difficult. The exit on the left is literally impossible to get out of because cars are coming around a curve to the left. It is much easier to get out on the right side and much safer. I know this is under IDOT jurisdiction. I strongly recommend that this be looked at as far as being much safer on the right side, which is the east side. We need to make this as safe as possible. **M. Hopkins** what kind of activity will the rear parking lot have in a typical day? Would it be as active as a retail parking lot? **P. Bazos** no, most of the south part of the west lot is going to be inventory storage. We might have a customer walking back with a salesperson or a porter driving a car to put a dealer plate on, but this is not going to be active. I think it would be much less active than a shopping center parking lot. It is more storage. **M. Hopkins** that is good. Where will the vinyl clad fence be located? **B. Gudmundson** the fence is as much for screening as it is for security. It will go all the way around the parking on the south side, west side and east side, and even where we have a 2-3' high retaining wall to permit grade changes. That fence will be embedded within that. It will either be right on top of it or adjacent to it. We are not going to gap the fence if that is what you are asking. **M. Hopkins** I was wondering if the fence was going to be solid enough to block headlights. **B. Gudmundson** vinyl clad with the slats will block headlights with landscape behind it. **K. Stone** the fence is vinyl clad with no slats. **M. Hopkins** I know there has been extra attention paid to the west parcel, but there is a difference between the 30' south buffer and the west buffer for the 2 residential lots. Maybe we need something to block headlights on the west property line. **K. Stone** Bartlett Ridge subdivision has a wood fence. **M. Hopkins** everything has been carefully planned and I know there has been a lot of attention to this issue and maybe it is covered. I just do not see it yet. **B. Gudmundson** we can work with staff on that.





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We can add slats to the fence along that section and have the cars back in only. **M. Hopkins** that would be very helpful and we would be happy to do that. **R. Grill** we can come up with an alternative.

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

**Michael Murphy** of 1098 Horizon Drive stated I believe that Horizon Drive was designed for residential use and not commercial use. The turn coming off Lake Street going east is not designed for tractor trailers to turn in and drop off cars. There are 12' lanes there with 2-6' shoulders. It is already torn up and needs to be redone. Somebody has to take jurisdiction of that. I do not know if it is going to be the new owners, but it is not fair to the new owners if that is what they are going to get as part of this or if the Village is going to have it dedicated as our property for the Village. It needs to be addressed. I urge staff to come up with a recommendation for the proper development of Horizon Drive to make it commercial friendly for trucks. Deliveries are going to arrive in the middle of the night. We will have truck drivers in our neighborhood 24/7 and that needs to be addressed. I have not heard anything about an IDOT report for curb cuts on Lake Street. That calls for special attention from Naperville Road to Route 59. Somebody has to look into how tough it is to get in and out of Lake Street. We want to maintain safety. If we can have east access off that property out of the east parcel. I do not know if we have to have a west exit out of that parcel onto Horizon Drive that goes north and south. We have very mature hedge lines there that I would like to see incorporated into the landscaping. I would like staff to make a recommendation on that. I feel bad about the lighting for my neighbors to the west and I would like that addressed. Possibly we could recommend 8' wood fences that are more neighborhood friendly than business friendly. I would urge patience and responsible community development. I hope to see this in the neighborhood in the very near future. **Shannon Jordan** of 1256 Highpoint Court stated my concerns are the fence and the lighting and how close they are to my backyard. The RV dealership has an 8' fence and because of the elevation I can see the RVs. I will be looking at cars above the 8' fence. I would definitely like to see another solid 8' fence on the back of the lot if that is possible. I really hate that the parking lot is going to be that close to my backyard. I also do not like the idea of 6' to 8' tall trees that are going to take 20 years to block anything when there is such a big elevation change from our yard to where this parking lot is going to be. I hate the idea of looking at a car in the back and having big lights on all night. As it is, the lights from the RV lot already shine into our first floor. As they have knocked down trees since we moved into the house 2 years ago there is more light. I feel like someone could stand at the back of that lot and have a view into my backyard. **David Hull** of 1250 Spaulding Road stated we are just beyond the entrance of the ancillary parking lot. Is there going to be an entrance on Horizon Drive into the lot? **K. Stone** yes. **D. Hull** this may incur having a lot of people going around to Naperville Road and W. Bartlett Road to get out especially during construction. When this is in operation and people are pulling cars out in the morning it is going to be very busy with a lot of traffic. Is there a plan to put traffic lights up at the left turn lane on Lake Street to the frontage road and then to Horizon Drive? **K. Stone** that would be up to IDOT. **Noreen Plaga** of 489 Horizon Drive asked, how lighted will the east parcel be and how will it be kept secure? I back up parallel to Route 59. What kind of lighting will there be for the parking lot? **K. Stone** the petitioner has submitted a photometric plan. We did put standards in on what the foot candle measurements can be. They cannot





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exceed 0.2 at the property lines and we are requiring that the lights be shielded as well. **N. Plaga** how much open light will be there? **R. Grill** I do not want to speak for the petitioner, but you are going to see the lights. **J. Bazos** the Village has planned that there will be commercial activity here. This is not going to be park area or dark area at night. The west parcel is elevated above the homes. There will be a fence at the high elevation and there will be double rows of bushes on the neighbor's side of the fence that will start out at 6' to 8' and will grow to 16' to 20'. **J. Swierk** our fence at the south property line will be at the top of the parking lot and you will not see the cars because the fence will be up high. You should only see the fence and the landscaping and not the cars. On the east parcel there is an entrance to the parking lot also off of the frontage road, not just Horizon Drive. It is a matter of coordinating which road is used the most for deliveries. The new lighting is all LED lighting, which is much more directional and is designed to point lighting where it is needed. LED gives us clear cut off at the property lines. When you drive down Route 20 and see lights from the other dealerships shining on Route 20 that will not happen here because of the directional LED. **M. Hopkins** the criteria that we are going to use is 0.2-foot candles at the property line. What is the difference between the general illumination level along Lake Street where you display the cars and the back storage lot on the west property and the general storage lot on the east property? One of the findings of fact is that we are going to be satisfying that the lighting is appropriate and I have not heard yet that it is. **J. Swierk** the average minimal lighting at the east parcel property line is 4.0 to 4.5-foot candles on the entire parking lot of the east parcel. That is not very bright. The front parking area of the dealership where there will be cars outside is about 17 to 20-foot candles along Route 20 and the rear lot will be 8 to 12-foot candles. **M. Hopkins** let us get the general illumination level down on the west property because that is the one that is impacting everybody. If that is just being used for storage and employees, 4.0-foot candles is plenty. **J. Swierk** we can work with that. **A. Hopkins** on the west lot with the cars that are going to be parked on that side, obviously we are going to have to wait for the trees to grow for that to be blocked, will you see the vehicles through that chain-link fence? Is the petitioner open to putting in a vinyl or wood fence? **P. Bazos** there will be a fence with a double row of evergreens. You would have to see through the evergreens and the fence, but I don't see how you will see through those evergreens even though they will be 6-8' high when they are planted close together. We are committing to giving a tight planting right out of the gate. The trees will be 6-8' high when they are planted. **M. Hopkins** I think this is a real concern. It sounds like you are trying to address this, but it would have helped if you came in with site sections to show the differences in the elevations and the slope with the trees on it to illustrate the picture you are trying to paint. When you go to the Village Board I suggest that you have that. **P. Bazos** this is going to be far better than what exists right now. **A. Hopkins** I agree, it will be better, but I think the cost for a vinyl or wood fence would be relatively low. I suggest that you are open to that when you go to the Village Board. **P. Bazos** do you mean on the south property line? That should be solid vinyl. **A. Hopkins** yes, some type of solid vinyl or wood. **P. Bazos** we would be prepared to do that. That is not a problem. We just do not want to do that all the way around because it would feel too fenced in, but the shielding is more important to the south. **R. Grill** staff would request that the fence be on the south side and on the west side adjacent to the residential.





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

**J. Kapadoukakis** is it possible during construction that there is a sign that says tractor trailers have to use the entrance at the frontage road at the east parcel and not to use Horizon Drive? **J. Swierk** I think that does make sense and that should not be a problem. All construction activity can happen off of the frontage road so that it does not affect any of the traffic on Horizon Drive. **R. Grill** we can make a recommendation that all construction traffic enter using the frontage road.

**R. Grill** staff can take a closer look at the photometric plans as far as the color temperature variations. Those go from cool to warm and sometimes the warm colors are less harsh. Staff can look at that when we get the final plans. We have put maximums of 3,000k on the apartments across the street for warmer light. **K. Stone** that is actually the requirement as part of the text amendment, which the petitioner is meeting on their photometric plan.

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-20) Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the west parcel rezoning from the B-3 neighborhood shopping district to the B-3 PUD and special use permits for planned unit development on mobile and truck sales, automobile repair, car wash and building height subject to the conditions and findings of fact with additional conditions that the general maximum illumination levels of the west parcel's south parking lot shall not exceed 4.0 foot-candles and the fence along the south and west sides of the west parcel's south parking lot shall be opaque.

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

**Roll Call**

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

**The motion carried.**

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-20) Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the east parcel from ER-1 estate residence zoning district to the B-3 PUD neighborhood shopping district and special use permits to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships and to fill 0.09 acres of wetlands subject to the conditions and findings of fact with an additional condition that all construction traffic shall access the east parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.





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Motioned by: J. Kallas

Seconded by: J. Miaso

Roll Call

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

Nays: None

The motion carried.



# Agenda Item Executive Summary

A Resolution supporting and consenting to approval of Class 7C real estate tax incentive for the properties located at 1201, 1215, and 1105 West Lake Street

Item Name      West Lake Street      Committee or Board      Board

## BUDGET IMPACT

Amount:		Budgeted	N/A
List what fund			

## EXECUTIVE SUMMARY

Request for the Village Board to approve a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the properties located at 1201, 1215, and 1105 West Lake Street.

This request is in support of attracting two automobile dealership buildings, one to contain approximately 55,000 square feet of building area for the purpose of a Hyundai dealership, and the other to contain approximately 18,000 square feet of building area for the purposes of operating a Genesis auto dealership.

This property tax incentive is to make the property tax burden for the property competitive and comparable to surrounding counties.

## ATTACHMENTS (PLEASE LIST)

Staff Memo, Letter from Attorney detailing Class 7C eligibility, Class 7C application for Bartlett Automotive Mall, LLC, Exhibit D detailing development schedule, biography of Robert P. Loquercio, Resolution supporting and consenting to Class 7C real estate tax incentive for the properties at 1201, 1215, and 1105 West Lake Street

## ACTION REQUESTED

Motion - I move to approve a Resolution 2021-\_\_\_\_-R, A RESOLUTION OF THE VILLAGE OF BARTLETT SUPPORTING AND CONSENTING TO APPROVAL OF CLASS 7C REAL ESTATE TAX INCENTIVE CLASSIFICATION FOR THE COMMERCIAL DEVELOPMENT OF PROPERTIES LOCATED AT 1201, 1215 and 1105 WEST LAKE STREET, IN THE VILLAGE OF BARTLETT, AND COOK COUNTY, ILLINOIS

Staff:      Tony Fradin, Econ. Development Coordinator      Date:      December 3, 2021

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** December 3, 2021  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Tony Fradin, Economic Development Coordinator  
**RE:** A RESOLUTION OF THE VILLAGE OF BARTLETT SUPPORTING AND  
CONSENTING TO APPROVAL OF CLASS 7C REAL ESTATE TAX  
INCENTIVE CLASSIFICATION FOR THE COMMERCIAL  
DEVELOPMENT OF PROPERTIES LOCATED AT 1201, 1215 and 1105  
WEST LAKE STREET

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### **BACKGROUND:**

Cook County launched the 7C property tax incentive in the past few years with the intent to encourage commercial projects that would not be economically feasible without assistance.

Unlike the Class 6B, which the village has four of, which runs for twelve years, the Class 7C is a five-year incentive. It is renewable for one additional five-year period.

The incentive applies to properties that fall within three categories – vacancy for over twelve months, substantial rehabilitation or new construction. Projects that qualify for the Class 7C incentive receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year.

Without this incentive, commercial property in Cook County is normally assessed at twenty-five percent (25%) of its market value.

One intent of this incentive program is to make Cook County properties economically competitive especially for communities like Bartlett that are split into multiple counties.

Cook County requires a Resolution from the host municipality stating that the incentive provided by the Class 7C is necessary for the development to occur and that the municipality supports and consents to the Class 7C application.

### **REQUEST:**

BLF Management One, LLC, intends to purchase the property located at 1201 West Lake Street, the long-time location of Barrington Motor Sales RV Center, and develop two automobile dealership buildings, one an approximately 55,000 square foot Hyundai dealership and the other to contain an approximately 18,000 square foot Genesis dealership.

The developer is also entering into a lease for approximately 10.22 acres owned by the village where he intends to store and showcase new and used vehicles in connection with the automobile dealerships. This property is commonly referred to as 1105 West Lake Street and is also included in the 7C application.



The Village Board has been working to attract a sales-tax producing project to this area to help bolster the village's economy and also put the long-vacant and dormant village-owned property to a great use.

This area is one of the gateways to the village on a very busy intersection and this development will improve the image and branding of the community.

According to the attached application, the applicant satisfies the four (4) mandatory eligibility requirements for a Class 7C including the EAV having declined or remained stagnant for three of the last six years, viability and timeliness since the construction is expected to begin this coming July, assistance and necessity (the "but for" clause) to justify the \$15 million construction cost, and the tremendous anticipated increase in tax revenue and employment.

The applicant estimates the creation of 150 to 200 construction jobs, and operation of the new dealership will create approximately 20 to 30 new jobs. Also, the applicant's current workforce will be relocating from Elgin to Bartlett.

The applicant also estimates that even with the 7C incentive, the property will generate approximately \$321,000 in real estate taxes in the first year it is fully assessed. This represents a 177% increase in real estate taxes.

**RECOMMENDATION:**

Approval of a request by Bartlett Automotive Mall, LLC, for a Resolution supporting a Cook County Class 7C classification for the commercial development of properties located at 1201, 1215 and 1105 West Lake Street.

**Motion – I move to approve Resolution 2021-\_\_\_\_-R, A RESOLUTION OF THE VILLAGE OF BARTLETT SUPPORTING AND CONSENTING TO APPROVAL OF CLASS 7C REAL ESTATE TAX INCENTIVE CLASSIFICATION FOR THE COMMERCIAL DEVELOPMENT OF PROPERTIES LOCATED AT 1201, 1215 and 1105 WEST LAKE STREET, IN THE VILLAGE OF BARTLETT, AND COOK COUNTY, ILLINOIS**

**STEVEN B. PEARLMAN & ASSOCIATES**

ATTORNEYS AT LAW

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CHICAGO, ILLINOIS 60654

STEVEN B. PEARLMAN  
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ANNE E. REED  
MATTHEW L. PEARLMAN  
ALICIA D. HARO

(312) 832-0123  
FAX (312) 832-7722

December 3, 2021

Mr. Tony Fradin  
Economic Development Coordinator  
Village of Bartlett  
228 S. Main St.  
Bartlett, Illinois, 60103

Re: Support for Class 7c Property Tax Incentive  
Developer/Owner: Bartlett Automotive Mall, LLC  
PINs: 06-28-102-015  
06-28-202-012  
06-28-204-002  
06-28-400-014/ -016/-018/-019

Dear Mr. Fradin,

Please find enclosed the Class 7c eligibility application along with supporting exhibits. We request the Village of Bartlett adopt a resolution of support for the 7c incentive, which is submitted on behalf of Bartlett Automotive Mall, LLC (Applicant), an entity owned and controlled by Mr. Robert Loquercio. This letter will explain how the project satisfies each of the four eligibility factors for the 7c incentive.

Mr. Loquercio currently owns and operates a Hyundai/Genesis automobile dealership at 1200 E. Chicago, Elgin, Illinois. Mr. Loquercio is seeking a class 7c incentive in order to construct two new dealerships in Bartlett. A new Hyundai dealership will comprise approximately 55,000 square feet of building area, and the new Genesis dealership will comprise approximately 18,000 square feet of building area. The dealerships will be constructed on land the Applicant is under contract to purchase that is identified by the PINs 06-28-102-015 and 06-28-202-012. Additionally, the Applicant plans to construct vehicle parking lots on five parcels currently owned by the Village of Bartlett that are exempt: PINs 06-28-204-002, 06-28-400-014, -016, -018, and -019.

The Applicant satisfies the four (4) mandatory eligibility requirements of Section 74-65 (a) of the Real Property Assessment Classification Ordinance ("Ordinance") as required for Class 7c certification.

1. Real Estate Tax Analysis

To satisfy this eligibility requirement, the Applicant must demonstrate the Subject Property’s Assessed Value, the Equalized Assessed Value or the Real Estate taxes have declined or remained stagnant for three of the last six years. The Property’s assessed value and the taxes have declined or remained stagnant for the last six years, as demonstrated below:

<b>Tax History</b>							
<b>PIN</b>	<b>Class</b>	<b>Assessed Value</b>					
		<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
06-28-102-015	5-97	181,000	181,000	183,002	187,828	187,828	187,828
06-28-202-012	5-17	134,862	134,862	134,862	124,678	124,678	124,678
06-28-204-002	0-00	0	0	0	0	0	0
06-28-400-018	0-00	0	0	0	0	0	0
06-28-400-019	0-00	0	0	0	0	0	0
06-28-400-016	0-00	0	0	0	0	0	0
06-28-400-014	0-00	0	0	0	0	0	0
<b>TOTAL</b>		<b>315,862</b>	<b>315,862</b>	<b>317,864</b>	<b>312,506</b>	<b>312,506</b>	<b>312,506</b>
Eq.		3.2234	3.2234	2.9160	2.9109	2.9627	2.8032
Tax Rate		11.374%	11.374%	11.245%	12.281%	11.863%	11.707%
<b>Tax</b>		<b>\$115,804</b>	<b>\$115,804</b>	<b>\$104,229</b>	<b>\$111,717</b>	<b>\$109,835</b>	<b>\$102,555</b>

2. Viability and Timeliness

To satisfy eligibility requirement #2, the Applicant must demonstrate:

*There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in in the economic enhancement of the property.*

The Applicant has obtained financing and construction of the dealerships is expected to begin in July 2022.

3. Assistance and Necessity

*Certification of the commercial development project for Class 7c designation will:*

- A. *“But For” Certification: the Incentive Materially assists development, redevelopment or rehabilitation of the property and the commercial development property would not go forward without the full incentive offered under Class 7c.*
- B. *Condition Subsequent Certification: Be economically feasible when the incentive expires.*



The incentive is necessary to justify the \$15 million construction cost of constructing new dealerships and relocating its current businesses from Elgin to Bartlett. Without the incentive, the auto manufacturers the Applicant represents will direct the Applicant to pursue alternative sites where incentives are available and the land and development costs are lower.

#### 4. Increased Tax Revenue and Employment

*Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property. The application must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment.*

##### *Tax History*

The 6-year tax history for the Subject is was shown in the table above under eligibility factor #1. The 2020 taxes were \$115,804. The real estate taxes generated by the Subject Property are currently quite low because much of the land is owned by the Village and is exempt from property taxation.

##### *Projected Taxes With and Without 7c*

We have performed a tax projection with and without the Class 7c incentive. As shown below, even **with** the 7c incentive, the property will generate approximately \$321,167 in real estate taxes in the first year it is fully assessed. This represents a 177% increase in real estate taxes.

Projected Taxes: New Dealerships With 7c						
	Market Value	Ass't Level	Assessment	Tax Rate	Equalizer	Tax
Year 1	\$8,760,000	10%	876,000	11.374%	3.2234	\$321,167
Year 2	\$8,760,000	10%	876,000	11.374%	3.2234	\$321,167
Year 3	\$8,760,000	10%	876,000	11.374%	3.2234	\$321,167
Year 4	\$9,198,000	15%	1,379,700	11.374%	3.2234	\$505,839
Year 5	\$9,198,000	20%	1,839,600	11.374%	3.2234	\$674,452
					<b>Total</b>	<b>\$2,143,793</b>
Projected Taxes: New Dealerships Without 7c						
	Market Value	Ass't Level	Assessment	Tax Rate	Equalizer	Tax
Year 1	\$8,760,000	25%	2,190,000	11.374%	3.2234	\$802,919
Year 2	\$8,760,000	25%	2,190,000	11.374%	3.2234	\$802,919
Year 3	\$8,760,000	25%	2,190,000	11.374%	3.2234	\$802,919
Year 4	\$9,198,000	25%	2,299,500	11.374%	3.2234	\$843,065
Year 5	\$9,198,000	25%	2,299,500	11.374%	3.2234	\$843,065
					<b>Total</b>	<b>\$4,094,885</b>
<b>Assumptions</b>						
1) Market value of property in year 1 estimated based on total dealership square footage of 73,000 square feet, assuming a market value of \$120 per square foot of building, land included.						
2) Market value increases by 5% in years 4 & 5 based on expected increase in triennial reassessment.						
3) Tax rate and equalizer based on most recently ascertainable figures from 2020.						

*Employment*

The Applicant estimates construction of the new dealerships will create approximately 150 to 200 construction jobs, and operation of the new dealership will create approximately 20-30 new permanent full-time jobs. Furthermore, the Applicant's current workforce of 70 employees will be relocated from Elgin to Bartlett.

If any further information or documentation is required, please do not hesitate to contact me at (312) 662-5817 or [aer@stevepearlman.com](mailto:aer@stevepearlman.com).

Very Truly Yours,  
Steven B. Pearlman & Associates



Anne E. Reed

Encl.



**CLASS 7C**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 7c Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the Reoccupation of Vacant/Abandoned Property.

***Applicant Information***

Name: Bartlett Automotive Mall, LLC Telephone: ( 847 ) 741-2100  
Address: 1600 W. Lake St.  
City: Streamwood State: IL Zip Code: 60107  
Email: pbaumann@blautogroup.com

***Contact Person (if different than the Applicant)***

Name: Anne E. Reed  
Company: Steven B. Pearlman & Assoc.  
Address: 350 W. Hubbard St., Ste. 630  
City: Chicago State: IL Zip Code: 60654  
Email: aer@stevepearlman.com Telephone: ( 312 ) 662-5817

***Property Description (per PIN)***

**If you are applying for more than three different PINs, please submit the additional PIN information in an attachment. (See attachment for additional PINs)**

Street Address: (1) 1215 W. Lake St.  
Permanent Real Estate Index Number: 06-28-102-015  
(2) 1201 W. Lake St.  
Permanent Real Estate Index Number: 06-28-202-012  
(3) 1105 W. Lake St.  
Permanent Real Estate Index Number: 06-28-204-002  
City: Bartlett State: IL Zip Code: 60103  
Township: Hanover Existing Class: 5-97/5-17/1-00/Exempt



***Identification of Person Having an Interest in the Property***

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

See Attached

***Property Use***

**General Description of Proposed Property Usage:** Automobile dealership

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

***Nature of Development***

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
  
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
  
- Occupation of Abandoned Property  
**(Read and Complete Section B)**

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): July 2022  
Estimated date of construction completion: December 31, 2022  
Total redevelopment cost, excluding land: \$ 15 million

Attach copies of the following:

- Construction Documentation:** See Exhibit
- Architectural Plans
  - Description of Improvement to be demolished or reoccupied
  - Development Schedule
  - Permits

- Financial Documentation** See Exhibit
- Income Tax Statements (last three years)
  - Agreements with any taxing district for sharing profits

- Identification of Persons Having an Interest in the Property**

**SECTION B (VACANT/ABANDONED PROPERTY)**

**Application must be made to Assessor prior to reoccupation**

If the proposed development consists of the re-occupancy of *abandoned property* (*property must be twelve months or more vacant*), provide the following information:

**1. Vacancy Information:**

- a. How long has the property been vacant?
  
- b. When and by whom was the subject property last occupied and used?

**2. Attach copies of the following documents:**

- \_\_\_ Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- \_\_\_ Records (*such as statements of utility companies*), indicating that the property has been vacant and unused and the duration of such vacancy
- \_\_\_ Records indicating that the property was marketed for 6 continuous months
- \_\_\_ Income Tax Statements (*last three years*)

**3. If a sale has taken place:**

- Estimated date of reoccupation: \_\_\_\_\_
- Date of purchase: \_\_\_\_\_
- Name of purchaser: \_\_\_\_\_
- Name of seller: \_\_\_\_\_
- Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration



**EMPLOYMENT OPPORTUNITIES**

How many **construction jobs** will be created as a result of this development? 150 (preliminary estimate)

How many permanent full-time and part-time employees do you **currently** employ in Cook County?

Full-time: 60 Part-time: 10 These figures are for the current Elgin Hyundai/Genesis

How many **new permanent full-time jobs** will be created as a result of this proposed development?

20-30

How many **new permanent part-time jobs** will be created as a result of this proposed development?

\_\_\_\_\_

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7C Application and that it finds Class 7C necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal" requesting the Class Change be applied to the property.

**I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.**

Robert P. Loquercio  
Signature

12/3/21  
Date

Robert Loquercio  
Print Name

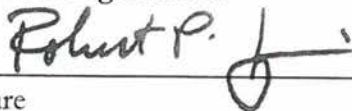
Manager  
Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7C Eligibility Application must be signed by a beneficiary, officer or general partner.*

**REVOCATION OR CANCELLATION AGREEMENT**

In return for receiving the Class 7c incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a voluntary cancellation of the Incentive or upon revocation, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Class 7c classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the Class 7c classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. Further, the undersigned certifies that he/she has read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as to those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true. The undersigned further certifies that he/she has received and reviewed a copy of the COOK COUNTY LIVING WAGE ORDINANCE.

**I, the undersigned, hereby agree to be bound by the terms of the revocation or cancellation agreement.**

	<u>12/3/21</u>
Signature	Date
<u>Robert Loquercio</u>	<u>Manager</u>
Print Name	Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7c Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 11/25/19

**Exhibit D**

**Construction Documentation**



**1. Architectural plans**

- Preliminary plans attached. Plans are subject to change.

**2. Description of improvements to be demolished**

- The Applicant will demolish the improvements that are on the current RV site. The improvements include several small structures used for RV sales and repairs. The square footage of the improvements was unavailable from the Assessor's Office data package.

**3. Development schedule**

- Construction of the dealership buildings is planned to commence in July 2022 and finish December 31, 2022. A detailed development schedule is not currently available. Construction of the parking lots on the Village-owned parcels is likely to commence sooner.

**4. Permits**

- Permits have yet to be issued.

# BOB LOQUERCIO AUTOGROUP



*You're Going To Like Buying A Car This Way.*

## Biography

### Robert P. Loquercio

- 1989 – 1995 – General Manager, Libertyville Toyota
- 1996 – Present – Owner/President, Elgin Toyota
- 2004 – Present – Owner/President, Chicago Northside Toyota
- 2005 – Present – Owner/President, Elgin Hyundai
- 2006 – Present – Owner/President, Honda City
- 2015 – Present – Owner/President, Elgin Chrysler
- 2018 – Present – Owner/President, Dundee Ford
- 2020 – Present – Owner/President, Toyota of Fox Lake
- 2021 – Present – Owner/President, Elgin Auto Sales
- 2021 – Present – Owner/President, Michigan City Hyundai
- 2021 – Present – Owner/President, Michigan City Kia
- Toyota President's Award Winner 1997 – 2020 – Elgin Toyota
- Toyota President's Award Winner 2006, 2008, 2011 – Chicago Northside Toyota

#### **Board Member – Children at the Cross Roads Foundation – The Frances Xavier Warde School**

Children at the Cross Roads Foundation provides financial assistance to thirty percent of the students who attend The Frances Xavier Warde School, by providing scholarships for underprivileged families of diversified backgrounds making it possible to attend St. Frances Xavier Ward School.

#### **Board Member – Jesse White Tumblers**

Provides an alternative to inner city youth to participate in programs which require the participants to maintain a minimum of a C average and to not be involved in gangs, drugs, or alcohol.

#### **Board Member – Jesse White Foundation**

Provides educational programs to assist low income inner city youths with tutoring programs to pursue a college education. I have also served as a mentor/school tutor for the Jesse White Foundation after school program.

#### **Board Member – Brotherhood for the Fallen Foundation**

Attend the services of fallen police officers who have made the ultimate sacrifice giving his/her life during the line of duty. Provide support to the family by attending services, and making a monetary donation.

# BOB LOQUERCIO AUTOGROUP



*You're Going To Like Buying A Car This Way.*

## **Board Member – 100 Club of Chicago**

Provide financial assistance to families of first responders who have lost their lives in the line of duty. Financial assistance is provided within the first twenty-four hours for immediate family expenses. Future financial assistance includes family debts, and educational assistance for dependents.

## **Host Committee Member – Navy Seal Foundation**

Provides Family Support, Education Opportunities, Tragedy Assistance and Survivor Support, Warrior Transition, Veteran Support, and Legacy Preservation. I have been active in the Warrior Transition portion of this foundation providing support of former active duty Navy Seals to professional careers.

## **Former Board Member – Navy Seal Foundation**

## **Former Event Chair – Navy Seal Foundation**

## **Former Chairman of the Board and Past President – Chicago Automobile Trade Association**

Promote and maintain honesty and dependability in our business operations and to avoid deception and fraud employ truth and accuracy in our advertising and selling of automotive products. Strive constantly to improve our business methods and ethics and to maintain fair competition to the end that the public will be better served. Refrain from the performance of any act which would be injurious or detrimental to the automobile-retailing industry or contrary to the public interest.



RESOLUTION 2021 - \_\_\_\_\_

**A RESOLUTION OF THE VILLAGE OF BARTLETT SUPPORTING AND  
CONSENTING TO APPROVAL OF CLASS 7C REAL ESTATE TAX  
INCENTIVE CLASSIFICATION FOR THE COMMERCIAL DEVELOPMENT  
OF PROPERTIES LOCATED AT 1201, 1215 and 1105 WEST LAKE STREET,  
IN THE VILLAGE OF BARTLETT, AND COOK COUNTY, ILLINOIS**

---

**WHEREAS**, the Village of Bartlett (the "Village") an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois, is a home rule unit of government under the provisions of the Illinois Constitution, Article 6 VII, Section 6, and is thereby authorized to exercise and perform any function relating to its government and affairs; and

**WHEREAS**, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Classification Ordinance"); and

**WHEREAS**, BLF Management One, LLC, an Illinois corporation, is the contract purchaser of certain real property located entirely within Cook County and entirely within the corporate limits of the Village of Bartlett that is commonly known as 1201 and 1215 West Lake Street, Bartlett, Illinois, which is legally described as follows:

PARCEL 1: THE WEST 193.74 FEET (MEASURED ON THE SOUTH LINE), EXCEPT THE SOUTH 294.14 FEET THEREOF, OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF SOUTH LINE OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 250 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4), EXCEPT THE SOUTH 294.14 FEET THEREOF OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTHERLY LINE OF LAKE STREET (EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY DOCUMENT NUMBER 24260269), IN COOK COUNTY, ILLINOIS TOTAL AREA: 269,991.44 SQ. FT., 6.20 AC. (MORE OR LESS);

PINS: 06-28-102-015 and 06-28-202-012,

(hereinafter referred to as the "West Parcel"), and Bartlett Automotive Mall, LLC, an Illinois limited liability company, is a permitted assignee of that real estate purchase contract as to the West Parcel; and

**WHEREAS**, Bartlett Automotive Mall, LLC (the "Applicant") intends to close on the purchase of the West Parcel which is 6.2+/- acres in size, and develop the West Parcel with two automobile dealership buildings, one to contain approximately 55,000 square feet of building area for the purpose of operating a Hyundai automobile dealership, and

the other to contain approximately 18,000 square feet of building area for the purpose of operating a Genesis auto dealership (the "West Parcel Project"); and

**WHEREAS**, the Applicant has entered a Vacant Land Lease as the lessee thereunder to lease approximately 10.22 acres of vacant real property located entirely within Cook County and within the corporate limits of the Village, which is commonly known as 1105 West Lake Street, Bartlett, Illinois, which is legally described as follows:

PARCEL 1: THAT PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28, THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1197.24 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 73.92 FEET, THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 601.56 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 375.79 FEET, THENCE SOUTH 85 DEGREES 20 MINUTES EAST, A DISTANCE OF 360.0 FEET, THENCE NORTH 0 DEGREES 14 MINUTES WEST, A DISTANCE OF 264.20 FEET TO THE CENTER LINE OF THE CONNECTING ROAD BETWEEN U. S. ROUTE 20 AND STATE ROUTE 59, THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 281.9 FEET, A DISTANCE OF 287.9 FEET TO THE SOUTHERLY LINE OF U. S. ROUTE 20, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2342.01 FEET, A DISTANCE OF 312.80 FEET, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 224.21 FEET, THENCE NORTH 76 DEGREES 41 MINUTES WEST, A DISTANCE OF 3.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE AFOREDESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF THE CONNECTING ROAD BETWEEN U. S. 20 AND ROUTE 59, BEING SITUATED IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF SOUTH 0 DEGREES 08 MINUTES 38 SECONDS EAST ON THE WEST LINE OF SAID NORTHEAST 1/4 2,662.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 88 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1,768.60 FEET TO THE SOUTHWESTERLY LINE OF U. S. ROUTE 20, SAID POINT BEING ON A 2,296.05 FOOT RADIUS CURVE THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 21 DEGREES 17 MINUTES 07 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 263.98 FEET, CENTRAL ANGLE 6 DEGREES 35 MINUTES 15 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 36.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, CENTRAL ANGLE 85 DEGREES 56 MINUTES 41 SECONDS 54.00 FEET TO A POINT OF REVERSE CURVATURE (SAID POINT OF REVERSE CURVATURE BEING ON THE WESTERLY LINE OF THE CONNECTING ROAD BETWEEN U. S. 20 AND STATE ROUTE 59) THENCE (THE FOLLOWING 2 COURSES BEING ALONG THE WESTERLY LINE OF SAID CONNECTING ROAD) ALONG A 299.72 FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTRAL ANGLE 21 DEGREES 39 MINUTES 31 SECONDS 113.30 FEET TO THE POINT OF BEGINNING, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 197.92

FEET, CENTRAL ANGLE 37 DEGREES 50 MINUTES 06 SECONDS; THENCE SOUTH 0 DEGREES 22 MINUTES 38 SECONDS EAST 224.28 FEET; THENCE NORTH 85 DEGREES; 28 MINUTES 38 SECONDS WEST 16.30 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF MINUTES 38 SECONDS EAST 224.28 FEET; THENCE NORTH 85 DEGREES; 28 MINUTES 38 SECONDS WEST 16.30 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 67 DEGREES 36 MINUTES 10 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 59.59 FEET, CENTRAL ANGLE 11 DEGREES 22 MINUTES 53 SECONDS; THENCE NORTH 11 DEGREES 00 MINUTES 57 SECONDS WEST ALONG TANGENT 340.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1197.24; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 73.90 FEET; THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 81.98 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 454.01 FEET; THENCE SOUTH 85 DEGREES 20 MINUTES EAST, A DISTANCE OF 514.60 FEET; THENCE NORTH 0 DEGREES 14 MINUTES WEST A DISTANCE OF 375.79 FEET; THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 3.0 FEET; THENCE NORTH 0 DEGREES 14 MINUTES WEST, A DISTANCE OF 278.06 FEET TO THE CENTER LINE OF U.S ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT, A DISTANCE OF 91.8 FEET; THENCE NORTH 64 DEGREES 53 MINUTES WEST ALONG SAID CENTER LINE, A DISTANCE OF 366.37 FEET; THENCE SOUTH 13 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 285.50 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES WEST, A DISTANCE OF 82.48 FEET TO THE PLACE OF BEGINNING; (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY, ILLINOIS. TOTAL AREA: 464,194.58 SQ. FT., 10.66 AC. (MORE OR LESS);

PINS: 06-28-204-002, 06-28-400-014, 06-28-400-016, 06-28-400-018 and 06-28-400-019.

upon which the Applicant intends to develop an asphalt parking lot and related improvements (the "East Parcel Project") for the storage of new and used vehicles in connection with the automobile dealerships to be developed on the West Parcel; and

**WHEREAS**, the development of the West Parcel Project and the East Parcel Project (collectively hereinafter referred to as the "Project") will increase employment opportunities and economic activity in the area, and growth in the real property tax base; and

**WHEREAS**, the Applicant will apply to the Office of the Assessor of Cook County (the "Assessor"), for designation of the West Parcel and the East Parcel (collectively, hereinafter referred to as the "Project Site") as a Class 7(c) classification for certain real estate tax incentives as provided in the County Classification Ordinance; and



**WHEREAS**, the Village has received an Economic Disclosure Statement from the Applicant as required pursuant to Section 74-63(11)(a)(II)(3) of the County Classification Ordinance; and

**WHEREAS**, the County Classification Ordinance provides that an applicant for Class 7(c) classification must obtain an ordinance or resolution from the municipality in which the real estate is located expressly stating (a) that the municipality has determined that the eligibility factors of the County Classification Ordinance are present, and (b) the municipality supports and consent to the Class 7(c) classification by the Assessor;

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

**SECTION ONE:** The above Recitals are hereby expressly incorporated as if fully set forth herein.

**SECTION TWO:** The Village finds and determines that:

- A. The Project meets eligibility factor (1) under the County Classification Ordinance in that assessed value, equalized assessed value or real estate taxes in the area for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.
- B. The Project meets eligibility factor (2) under the County Classification Ordinance in that there is a reasonable expectation that the development of the Project is viable and likely to go forward on a reasonably timely basis if Class 7(c) designation is granted and will therefore result in economic enhancement of the Property.
- C. The Project meets eligibility factor (3) under the County Classification Ordinance in that certification of the Project Site for Class 7(c) designation will materially assist development, and the Project would not go forward without the full incentive offered under Class 7(c).
- D. The Project meets eligibility factor (4) under the County Classification Ordinance in that certification of the Project Site for Class 7(c) designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the Property.

**SECTION THREE:** The Village, having expressly found and determined that eligibility factors (1) through (4) under the County Classification Ordinance are present for the Project as set forth in Section Two of this Resolution, does hereby expressly support and consents to the Class 7(c) designation by the Assessor of the Project Site, specifically both the West Parcel and the East Parcel.

**SECTION FOUR:** The Village Clerk is hereby authorized and directed to deliver a certified copy of this Resolution to the Assessor.

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

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

**SECTION SEVEN: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

\_\_\_\_\_  
Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, 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 Resolution 2021-\_\_\_\_\_ enacted on \_\_\_\_\_, 2021 and approved on \_\_\_\_\_, 2021 as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk