

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 1, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Grasslands Final Subdivision/PUD Plat and Final PUD Plan-Phase 1
2. Amend Municipal Code Title 10–Zoning Code, Chapter 13-Administration and Enforcement

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY

3. Dogfather BEDA Application

FINANCE & GOLF, CHAIRMAN DEYNE

4. 2022-23 Proposed Budget Review (Police, Planning & Development, Golf)



Agenda Item Executive Summary

Item Name Grasslands Final Subdivision/PUD Plat and Final PUD Plan - Phase 1 Committee or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioners are requesting approval of the **Final Subdivision/PUD Plat** and **Final PUD Plan** for Phase 1 of the Grasslands Subdivision.

The Final Subdivision and Final PUD Plan identify three (3) PODs or neighborhoods proposed for residential development containing a total of 231 dwelling units. POD 1 would consist of 81 single-family homes, POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes.

The northwest corner of Route 59 and W. Bartlett Road (lot 197), is designated for commercial uses and will be developed in the future during Phase 3.

The Final Subdivision/PUD Plat and the Final PUD Plan for Phase 1 are in substantial compliance with the Preliminary Subdivision/PUD Plat, dated March 20, 2021, last revised June 21, 2021 and the Preliminary PUD Plan for Phase 1, dated January 29, 2021, last revised June 25, 2021.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Final PUD Plan, Final Plat of Subdivision/PUD, Final Landscape Plan, Approved Elevations

ACTION REQUESTED

- For Discussion only- *To review and forward to the Plan Commission*
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 02.18.2022

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

22-13

DATE: February 18, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#21-12) Grasslands Final Subdivision/PUD Plat and Final PUD Plan - Phase 1**

PETITIONER

Chris Naatz and Dan Olsem on behalf of Bartlett 59 LLC

SUBJECT SITE

Rt. 59 and West Bartlett Road

REQUEST

**Final Subdivision/PUD Plat (Phase 1)
Final PUD Plan (Phase 1)**

SURROUNDING LAND USES

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

*Cook County – Single Family Residence

BACKGROUND

Ordinance #2021-68 approved the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett for the Grasslands Subdivision.

Ordinance #2021-69 approved the rezoning of the property to the PD (Planned Development) Zoning District, the preliminary subdivision plat/preliminary PUD plan,

granted special use permits for a planned unit development and wetlands and amended the future land use plan to develop the Grasslands Subdivision. The property was proposed to be developed in three (3) phases.

DISCUSSION

1. The petitioners are requesting approval of the **Final Subdivision/PUD Plat** and **Final PUD Plan** for Phase 1 of the Grasslands Subdivision.
2. The Final Subdivision and Final PUD Plan identify three (3) PODs or neighborhoods proposed for residential development containing a total of 231 dwelling units. POD 1 would consist of 81 single-family homes, POD 2 would consist of 60 active-adult ranch homes with POD 3 consisting of 90 active-adult duplexes.
3. The plan identifies full access curb cuts on West Bartlett Road (across from Cheviot Drive) and on Naperville Road. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways.
4. The 10-foot wide bike path will be extended along the east side of Naperville Road to the railroad crossing. *(Per the development agreement, the bike path railroad crossing would be constructed as part of Phase 2.)*
5. A 5-ft. wide sidewalk will be installed along W. Bartlett Road (within lots 191, 195 and 197) from Naperville Road to Route 59. IDOT will install a pedestrian crossing on the west leg of W. Bartlett Road from this sidewalk to the bike path on the south side of W. Bartlett Road as part of the intersection improvements.
6. Lot 189 contains a 10-ft wide bike path, detention basin, wetlands and floodplain. Lot 190 (2.84 acres) contains a retention pond and lot 199 consists of a wetland detention basin between lots 156-160 and the railroad.
7. A 9 ft. tall landscaped berm with a 6-ft tall solid wood fence is proposed on lots 191 and 195 to screen the residences from W. Bartlett Road in accordance with the West Bartlett Road Corridor Plan. The landscaping includes a mix of 6-ft tall evergreen trees, shade trees, ornamental trees and shrubs.
8. Lots 198 and 201 will be dedicated to the Bartlett Park District. Eight (8) parallel parking spaces will be installed within the parkway to provide parking for the west park site.
9. A 10-ft wide bike path would meander through the subdivision and would be located within lots 189 and 198. It would connect under the Route 59 bridge adjacent to the railroad tracks and then continue through the open space

area (lot 201) and connect (via a crosswalk) to the existing bike path on the south side of W. Bartlett Road, east of Route 59. This proposed bike path would also connect to the proposed path on Naperville Road that will be constructed as part of this development. *(Per the development agreement, the owner or developer shall submit engineering plans for the underpass within six months of final plat approval for Phase 1. If the owner does not obtain the necessary easements, permits and authority to construct the underpass within 5 years, the owner shall instead install a 5-foot wide sidewalk on the north side of West Bartlett Road, east of Route 59 in lieu of the underpass and bike path on lot 201.)*

10. Lot 197, located at the northwest corner of Route 59 and W. Bartlett Road, will be developed in the future during Phase 3 and is designated for commercial uses. A final PUD plan submittal, including floor plans and building elevations, would be required before the lot could be developed.
11. The elevations approved as part of the Planned Development Agreement and the Preliminary PUD are attached for your reference. *The elevations submitted by a subsequent developer must be determined to be substantially similar to the approved elevations, as determined by the Building and Code Enforcement Manager, or amendments to the development agreement, Preliminary PUD Plan Approval Ordinance and Final PUD Plan Approval Ordinances would be required.*
12. The final landscape plans, final engineering plans and stormwater report for Phase 1 are currently being reviewed. Staff has requested cost estimates and details for the proposed boardwalk, pedestrian bridge and grading for the sidewalk to be located on West Bartlett Road.
13. The petitioner has submitted a revised traffic study which was reviewed by the Village's traffic consultant who generally concurred with the findings in the study.
14. The Final Subdivision/PUD Plat and the Final PUD Plan for Phase 1 are in substantial compliance with the Preliminary Subdivision/PUD Plat, dated March 20, 2021, last revised June 21, 2021 and the Preliminary PUD Plan for Phase 1, dated January 29, 2021, last revised June 25, 2021.

RECOMMENDATION

1. The Staff recommends forwarding the petition to the Plan Commission for further review.
2. The plans and additional background information are attached for your review.

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

RECEIVED
JUL 12 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Dear Mr. Wallace and Board of Trustees,

This letter serves to accompany our application and Final Plans that include our Final PUD Plan, Final Engineering Plans, Final Plat of Subdivision, and Final Landscaping Plan for approximately 122 acres at the intersection of West Bartlett Road and Route 59 in accordance with the Development Agreement dated July 20, 2021. Following Village Board Approval of the preliminary site plan and rezoning to the PD Planned Development District, we are now requesting final approvals and permitting for the single family and duplex lots south of the Railroad Tracks totaling 231 residential units.

Once again, we offer our Vision for this community of one that will flourish in a post-Covid world and well beyond. As a result of the pandemic, the Chicago area is seeing a migration of people seeking communities with open spaces and the charm of suburban living. This Plan appeals to those who want to live in a multi-generational community in homes that are conducive to remote work and learning, and low maintenance home sites that allow people to spend more time in the outdoor amenities of the overall community.

It will be an exceptional community that offers living styles for folks in all life stages. For example, the lot sizes in neighborhoods one and two are specifically designed for ranch plans. The people that will be most attracted to these neighborhoods are empty nesters, retirees and people who have a compelling need or desire for single level living. This buyer demographic has a driving preference for a modest lot size that they can easily manage and maintain. The homeowners association will provide lawn care and snow removal to meet the expectations of this buying population. Ranches cost significantly more to build and this buyer group willingly pays the premium for single level living versus the equivalent two-story home which by comparison will always be a lower price/ft. The data suggests that current Bartlett residents will overwhelmingly welcome the opportunity to stay in town because new, single level homes in an artfully designed community are a choice.

Neighborhood three has lot sizes designed primarily for two-story living. While people of all ages can choose any given home type, these homes and their lot sizes will appeal to those who desire a yard for a playset, outdoor living and family activities. This neighborhood will connect generations of people – folks that choose to live near each other to be close to parents, grandchildren and extended family and friends. The community will be conducive to relationships on the heels of a pandemic that brought the value of connections to the front and center.

Open spaces and ribbons of green and water decorate this community. The central park and it's backdrop of mature trees and open space is the perfect complement to this multi-generational community. The proximity to the commercial area with the potential ease of getting a cup of coffee or a scoop of ice cream after dropping off your dry cleaning enhances the livability and lifestyle of the overall community. The community is further enhanced by its proximity to the quaint setting of downtown Bartlett.

We're proud to present this community because we believe it will be beautifully innovative and a community in which the Village of Bartlett will have enduring pride! Thank you for your thoughtful review and consideration.

We look forward to continuing our relationship of working together!

Sincerely,

A handwritten signature in cursive script that reads "Chris Naatz".

Chris Naatz
Crown Community Development
Bartlett 59, LLC



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-12
RECEIVED
(Village Stamp)
JUL 12 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME The Grasslands

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett 59 LLC

Street Address: 1751A West Diehl Road

City, State: Naperville, IL

Zip Code: 60563

Email Address: dolsem@crowne-chicago.com

Phone Number: 630-851-5490

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: same

Street Address: _____

City, State: _____

Zip Code: _____

Phone Number: _____

OWNER'S SIGNATURE: 

Date: 10-20-2021

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

ACTION REQUESTED (Please check all that apply)

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

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: NWC IL Route 59 and West Bartlett Road

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

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

Land Use: Existing: Vacant

Proposed: PD

Proposed: Residential

Comprehensive Plan Designation for this Property: Attached Residential- Medium Density
(Refer to Future Land Use Map)

Acreage: 122

For PUD's and Subdivisions:

No. of Lots/Units: 231 units

Minimum Lot: Area 6,375 sf Width 51 Depth 125

Average Lot: Area 9,100 sf Width 70 Depth 130

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

Attorney John H. Mays - Gould & Rattner
222 North LaSalle Street, Suite 300
Chicago, IL 60601

Engineer Eric S. Mancke, P.E. - ESM CIVIL SOLUTIONS, LLC
4320 Winfield Road, Suite 200
Warrenville, IL 60555

Other Richard Olson, PLA - Gary R. Weber & Assc (Land Planning/Landscape)
402 West Liberty Drive
Wheaton, IL 60187

FINDINGS OF FACT (Standards)

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

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

- Findings of Fact for **Site Plans**: Pages 4-5
- Findings of Fact for **Planned Unit Developments**: Pages 6-9
- Findings of Fact for **Special Uses**: Page 10
- Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

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

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

The PUD provides for a desirable mix of living styles across three (3) varying lot sizes focusing on ranch-style plans as well as two-story living.

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.....
.....

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

The PUD conforms to the existing surrounding residential land uses and incorporates standard development and construction practices.

.....
.....
.....

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

The PUD will follow applicable local, state, and federal codes in addition to the Development Agreement dated July 20, 2021

.....
.....
.....

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

The proposed uses conform to the Comprehensive Plan and PD Development District.
Development of the site will follow Village Code

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

Each of the residential uses is permitted in the PD Planned Development District

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

The internal roadway system has been analyzed and conforms to Fire Truck turning maneuvers with access locations onto West Bartlett and Naperville Roads.

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

The PUD conforms to the existing surrounding residential land uses

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

The Developer agrees to pay impact donations in accordance with Village Ordinances and the Development Agreement.

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

Final Engineering Plans show the design of sanitary sewer, watermain, and storm sewer that comply with local codes. Stormwater Detention Volume has been provided in accordance with local ordinances.

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

Parallel parking has been provided adjacent to the Park Site. Access to the development is provided from West Bartlett and Naperville Roads

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

The site contains existing wetlands and wetland buffers that are being preserved and also enhanced for quality and aesthetics. A 10-acre Park Site is also being dedicated to the Park District. Landscaping setbacks and berms are provided along West Bartlett and Naperville Roads to offer buffering from the existing roadways.

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

Construction of the site is anticipated to begin in 2022 following approvals and issuance of the required permits.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER:  _____

PRINT NAME: Daniel J. Olsem

DATE: 10/20/21

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE BILLED: Daniel J. Olsem - Bartlett 59, LLC

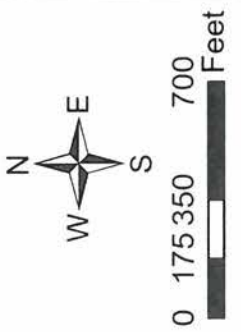
ADDRESS: 1751A West Diehl Road
Naperville, IL 60563

PHONE NUMBER: 630-851-5490

EMAIL: dolsem@crown-chicago.com

SIGNATURE:  _____

DATE: 10/20/21



ZONING/LOCATION MAP

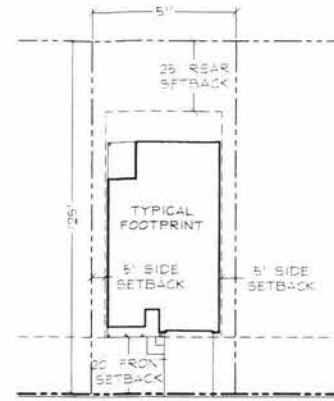
Grasslands
Phase 1

2022

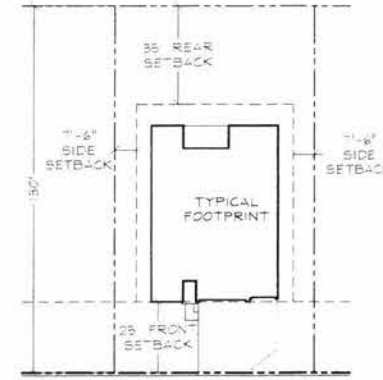




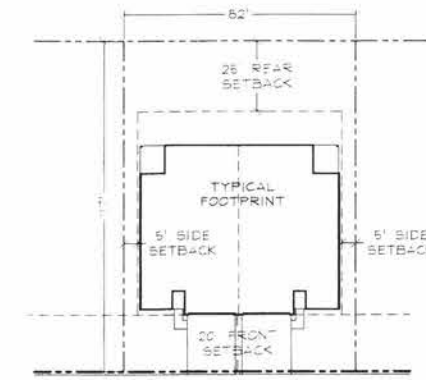
LOCATION MAP
SCALE: 1"=700'



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



TYPICAL SINGLE FAMILY LOT
SCALE: 1"=30'

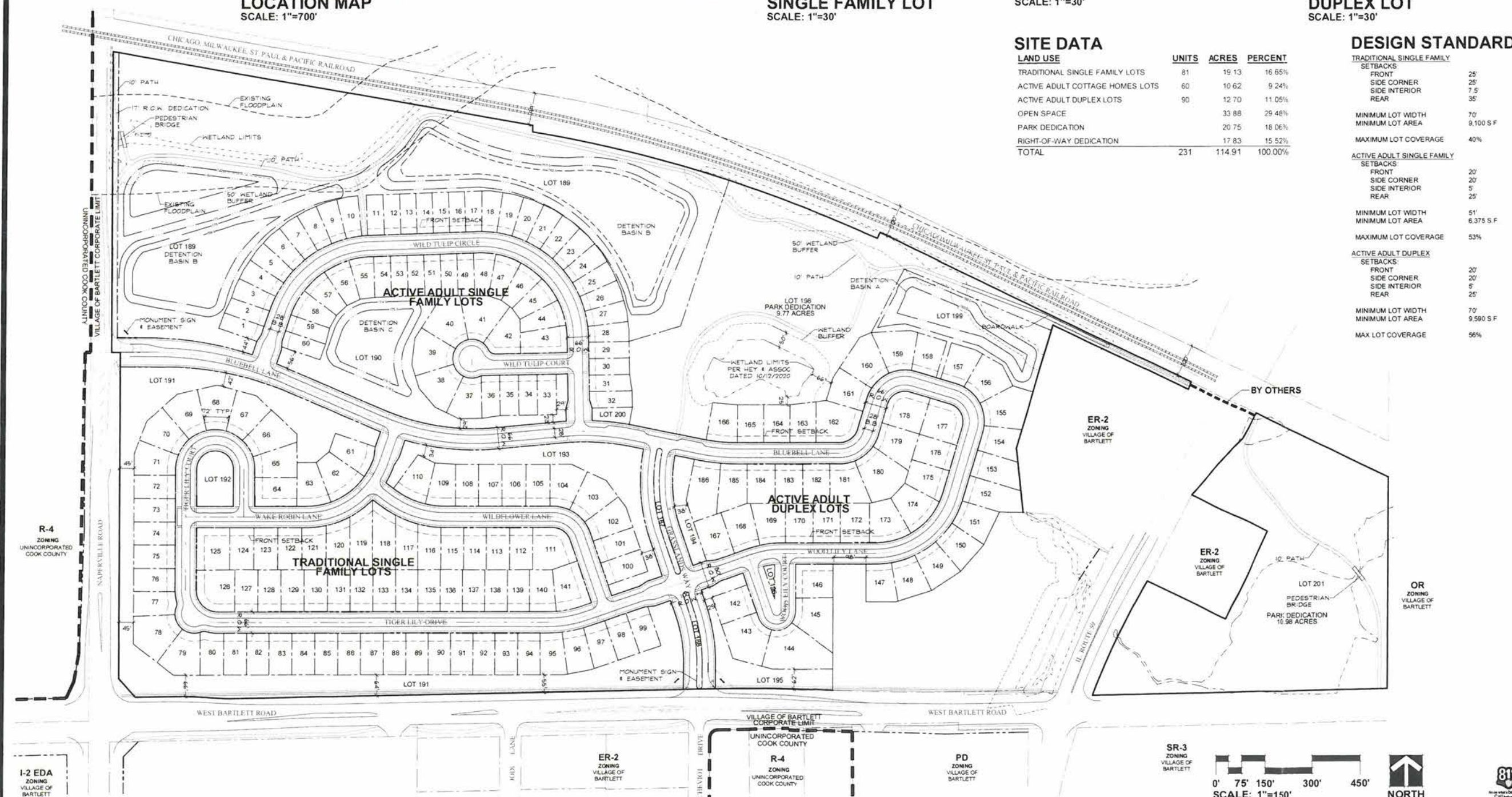


TYPICAL ACTIVE ADULT DUPLEX LOT
SCALE: 1"=30'



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

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



SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	81	19.13	16.65%
ACTIVE ADULT COTTAGE HOMES LOTS	60	10.62	9.24%
ACTIVE ADULT DUPLEX LOTS	90	12.70	11.05%
OPEN SPACE		33.88	29.48%
PARK DEDICATION		20.75	18.06%
RIGHT-OF-WAY DEDICATION		17.83	15.52%
TOTAL	231	114.91	100.00%

DESIGN STANDARDS

TRADITIONAL SINGLE FAMILY	
SETBACKS	
FRONT	25'
SIDE CORNER	25'
SIDE INTERIOR	7.5'
REAR	35'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,100 S.F.
MAXIMUM LOT COVERAGE	40%
ACTIVE ADULT SINGLE FAMILY	
SETBACKS	
FRONT	20'
SIDE CORNER	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	51'
MINIMUM LOT AREA	6,375 S.F.
MAXIMUM LOT COVERAGE	53%
ACTIVE ADULT DUPLEX	
SETBACKS	
FRONT	20'
SIDE CORNER	20'
SIDE INTERIOR	5'
REAR	25'
MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	9,590 S.F.
MAX LOT COVERAGE	56%

THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
FINAL PUD PLAN

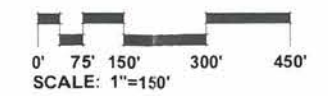
REVISIONS

2	1.31.2022
1	12.08.2021

DATE: 10.14.2021
PROJECT NO.: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO.:

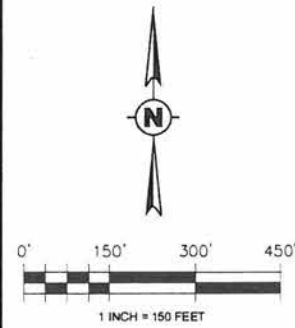
I-2 EDA ZONING VILLAGE OF BARTLETT

SR-3 ZONING VILLAGE OF BARTLETT



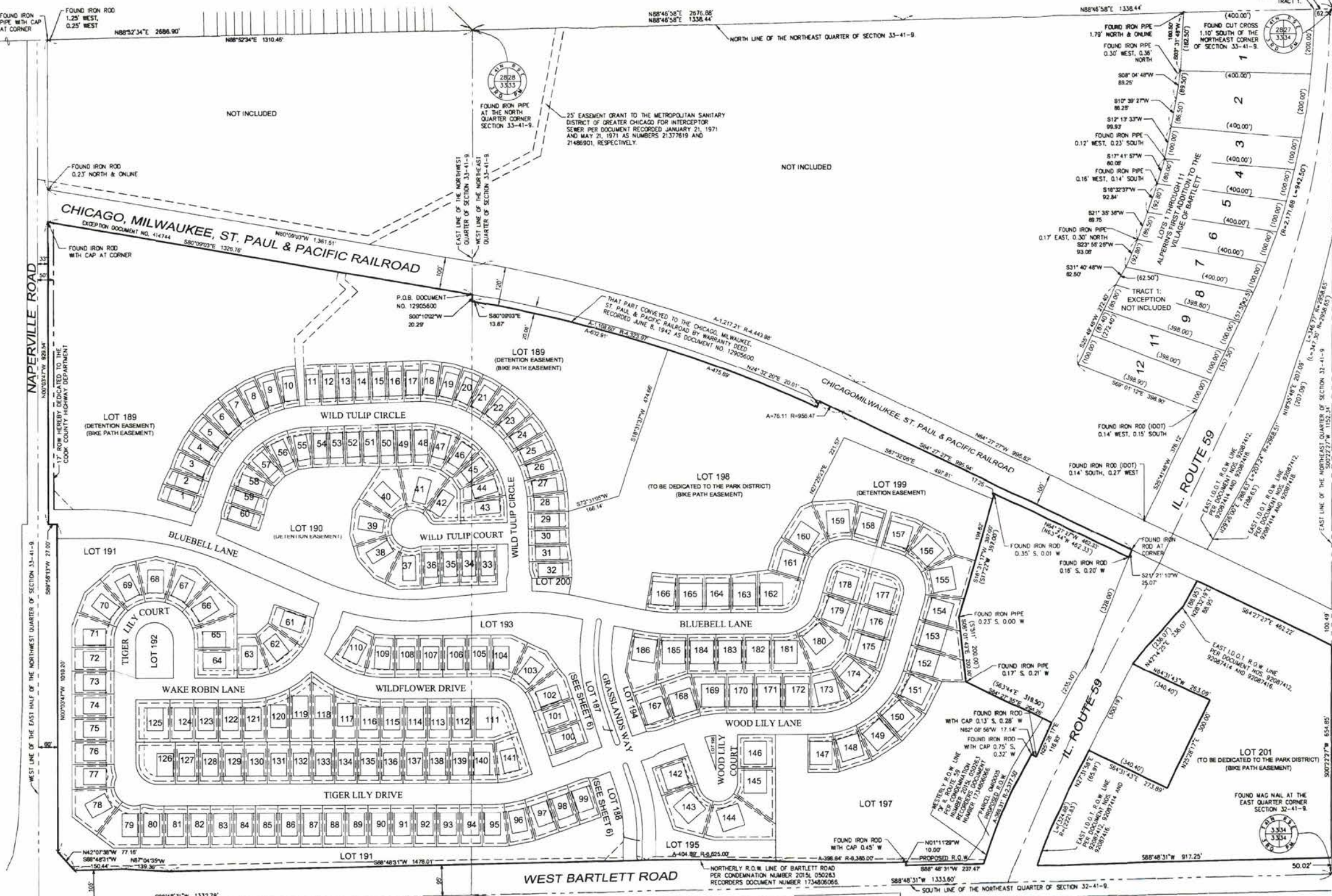
FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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



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

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



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

TOTAL ACREAGE
 PROPOSED SUBDIVISION CONTAINS 9,313.193 SQUARE FEET MORE OR LESS OR 121.974 ACRES MORE OR LESS

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

CURRENT ZONING
 THE PROPERTY IS CURRENTLY ZONED: PD PLANNED DEVELOPMENT

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

PLAT OF SUBDIVISION

NO.	DATE	REVISION DESCRIPTION
1	06/06/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
4	3/13/22	REMOVED NOTE B
5		
6		
7		
8		

ENGINEER:
 RPD
 DWN
 CHKD
 SCALE: 1"=150'

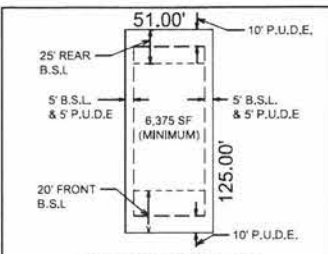
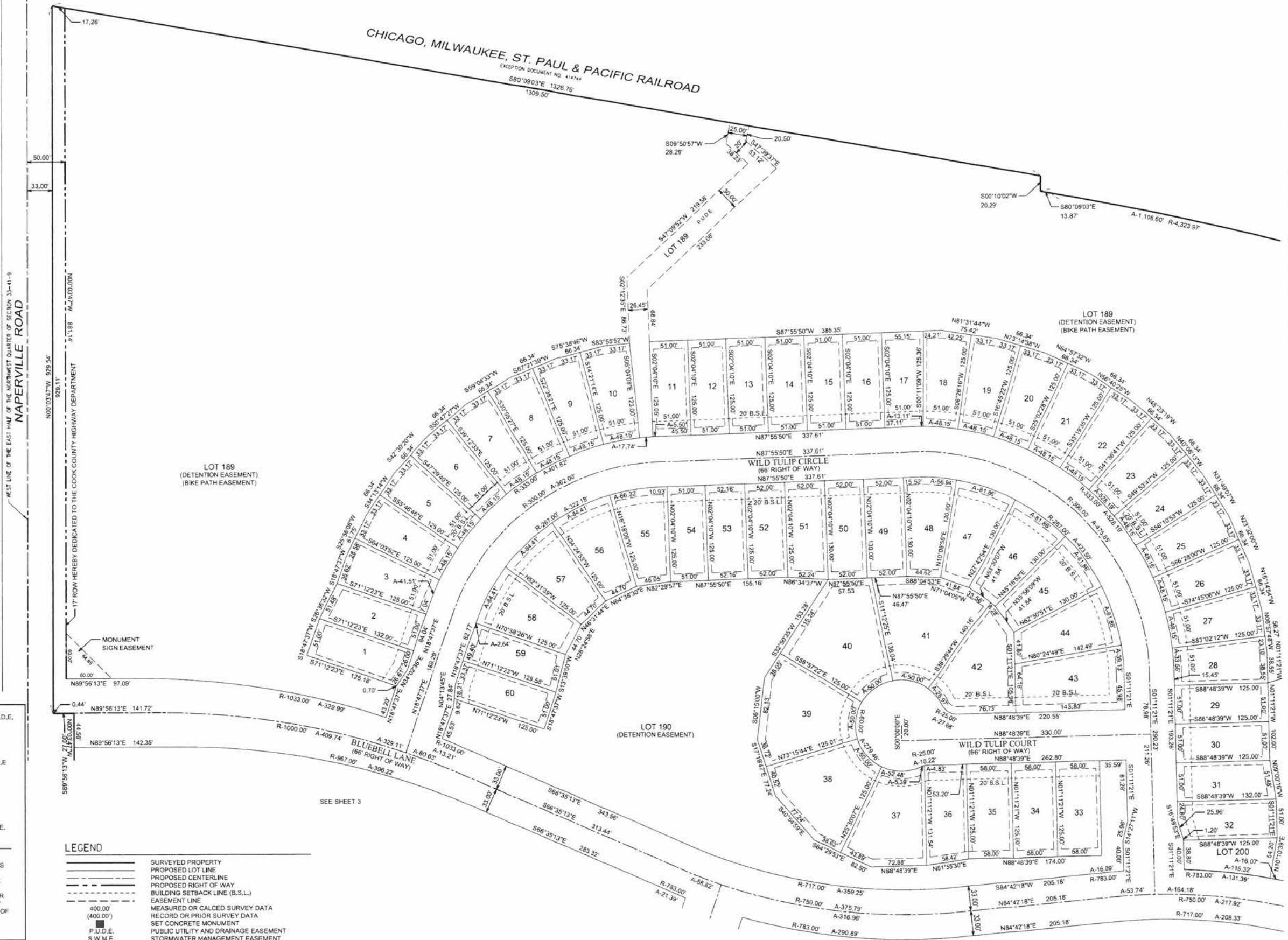
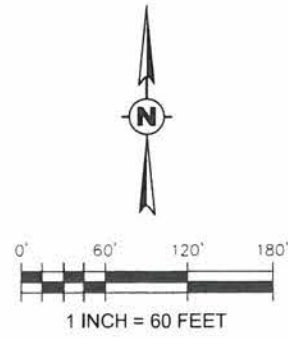
REGIONAL LAND SERVICES
 270 VIDA COURT
 SYCAMORE, ILLINOIS 60178
 PHONE: (618) 559-2260



PROJECT NO. 15-0123
 DATE: 03/20/2021
 SHEET 1 OF 6
 DRAWING NO.

FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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



LEGEND

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

PLAT OF SUBDIVISION

NO.	DATE	REVISION DESCRIPTION
1	06/08/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
4		CHMD.
5		RPD
6		RPD
7		SCALE: 1"= 60'
8		

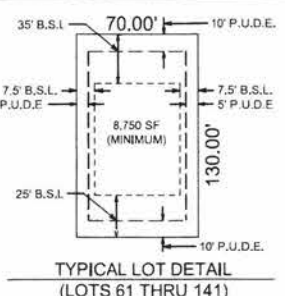
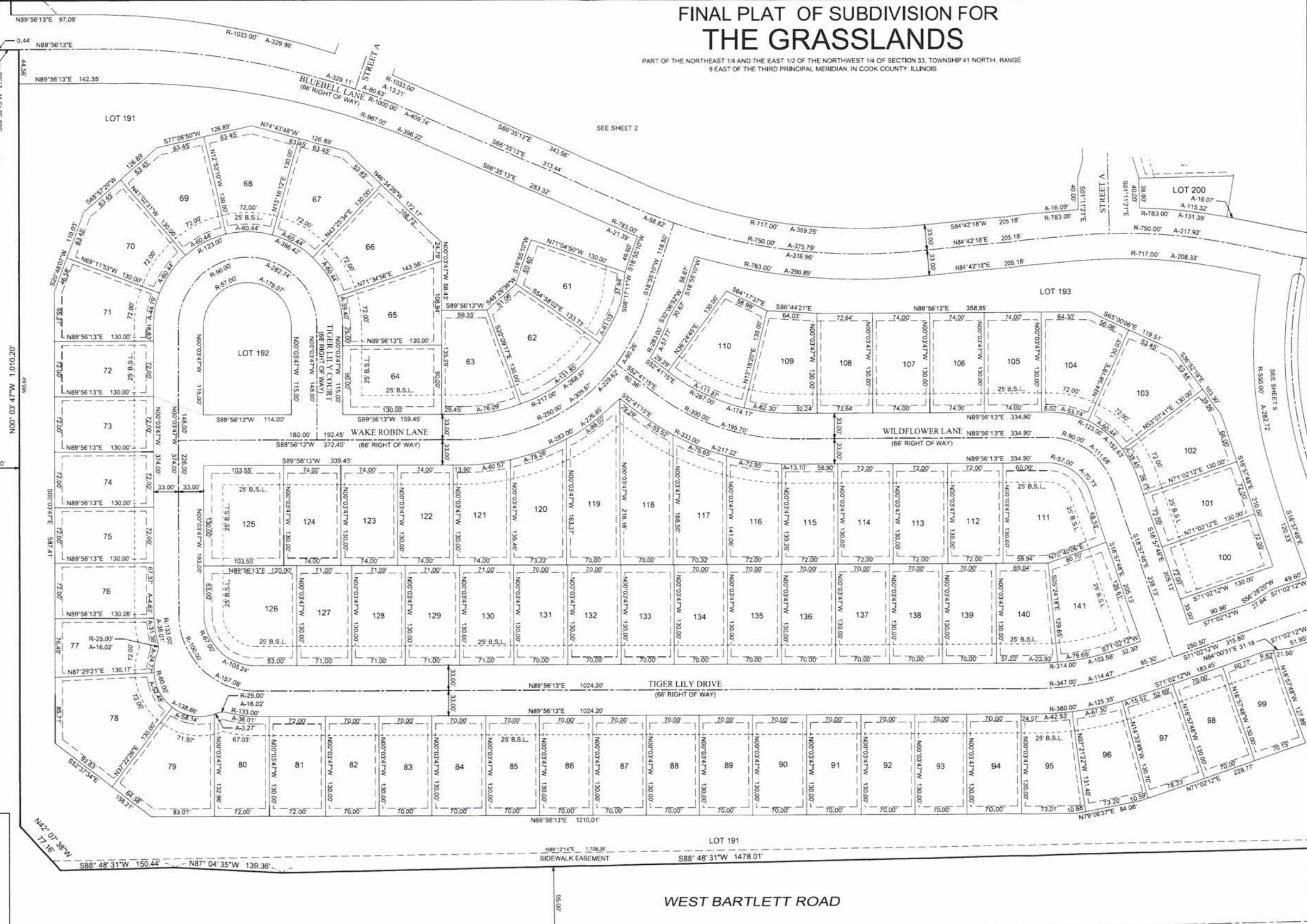
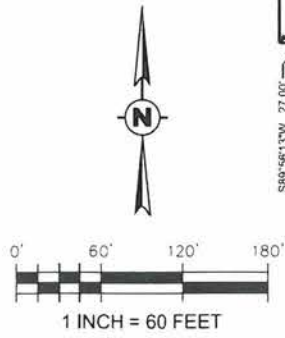
ENGINEER:
 ESM CIVIL SOLUTIONS, LLC
 4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
 O: 630-300-0933 C: 630-624-0020
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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

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

FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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



LEGEND

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

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

PLAT OF SUBDIVISION
 THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/06/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
4		
5		
6		
7		
8		
9		
10		

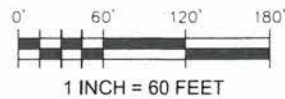
ENGINEER:
 ESM CIVIL SOLUTIONS, LLC
 520 WILFLORE ROAD, SUITE 200 WARRENVILLE, IL 60555
 D: 630-300-9933 C: 630-424-6620
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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

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

FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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



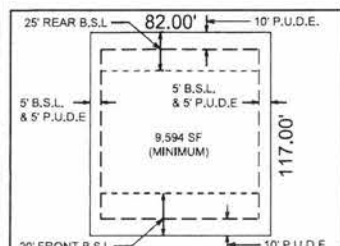
SEE SHEET 3

SEE SHEET 4

LEGEND

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

- 400.00'
- (400.00')
- P.U.D.E.
- S.W.M.E.



TYPICAL LOT DETAIL (LOTS 142 THRU 186)

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

PLAT DATE = 03/20/2021
USER NAME = KJENSEN
FILE NAME = 151117



PLAT OF SUBDIVISION
THE GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/06/21	PER VILLAGE COMMENTS
2	10/02/21	PER VILLAGE COMMENTS
3	11/17/21	PER VILLAGE COMMENTS
4		
5		
6		
7		
8		

ESM CIVIL SOLUTIONS, LLC
4320 WINDFIELD ROAD - SUITE 200
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



ENGINEER:

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

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

FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT I, RUDY P. DIXON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT:

THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE DEED DATED MARCH 3, 1945 AND RECORDED IN THE COUNTY OR LESS. ALSO EXCEPTING THEREFROM RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13490455 AND RECORDED IN BOOK 39643 ON PAGE 204, EXCEPTING THEREFROM:

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

THAT PART CONVEYED TO HENRY A. SCANDRETT, WALTER J. CUMMINGS AND GEORGE I. HAIGHT, TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, THEIR SUCCESSORS AND ASSIGNS AND RECORDED AS DOCUMENT NUMBER 12926606, FILED FOR RECORD JUNE 8, 1942, RECORD BOOK 37528, PAGE 311 CONTAINING 8.153 ACRES, MORE OR LESS, AND THAT PART CONVEYED FROM JENNIE ALPERN AND NORMAN ALPERN TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087412 CONTAINING 0.126 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087414, CONTAINING 0.673 ACRES, MORE OR LESS, AND THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 92087416, CONTAINING 1.772 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 62.5 FEET FOR A PLACE OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 400.0 FEET; THENCE SOUTH 3 DEGREES 31 MINUTES 48 SECONDS WEST, 182.5 FEET; THENCE SOUTH 8 DEGREES 4 MINUTES 48 SECONDS WEST, 89.5 FEET; THENCE SOUTH 10 DEGREES 39 MINUTES 27 SECONDS WEST, 86.5 FEET; THENCE SOUTH 12 DEGREES 13 MINUTES 33 SECONDS WEST, 100.0 FEET; THENCE SOUTH 17 DEGREES 11 MINUTES 57 SECONDS WEST 80.0 FEET; THENCE SOUTH 18 DEGREES 32 MINUTES 37 SECONDS WEST, 92.8 FEET; THENCE SOUTH 21 DEGREES 35 MINUTES 36 SECONDS WEST, 89.5 FEET; THENCE SOUTH 23 DEGREES 55 MINUTES 25 SECONDS WEST, 92.8 FEET; THENCE SOUTH 31 DEGREES 40 MINUTES 48 SECONDS WEST, 92.5 FEET; THENCE SOUTH 25 DEGREES 49 MINUTES 48 SECONDS WEST, 272.4 FEET; THENCE SOUTH 69 DEGREES 11 MINUTES 12 SECONDS EAST, 398.9 FEET TO THE WESTERLY LINE OF THE PUBLIC HIGHWAY (ROUTE 59); THENCE NORTH 25 DEGREES 45 MINUTES 48 SECONDS EAST, 357.5 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 2171.88 FEET, FOR A DISTANCE OF 942.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 13 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 2:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 WITH THE CENTER LINE OF STATE ROUTE 59; THENCE ALONG SAID CENTER LINE 498.9 FEET; THENCE ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT WITH THE PROLONGATION OF SAID CENTER LINE, 50.0 FEET TO THE WESTERLY LINE OF AFORESAID STATE ROUTE 59, FOR A PLACE OF BEGINNING; THENCE NORTH 26 DEGREES 19 MINUTES EAST ALONG THE AFORESAID WESTERLY LINE OF STATE ROUTE 59, 235.1 FEET; THENCE NORTH 22 DEGREES 10 MINUTES EAST ALONG SAID WESTERLY LINE, 328.0 FEET TO A POINT IN A LINE OF 25.0 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 63 DEGREES 44 MINUTES WEST ALONG SAID PARALLEL LINE, 482.33 FEET; THENCE SOUTH 17 DEGREES 22 MINUTES WEST, 397.0 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES EAST, 200.0 FEET; THENCE SOUTH 63 DEGREES 44 MINUTES EAST, 319.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.485 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM:

TRACT 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEST BARTLETT ROAD AS ORIGINALLY DEDICATED WITH THE CENTER LINE OF STATE ROUTE NO. 59 AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT NUMBER 11611340; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 473.8 FEET FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROUTE NO. 59, 300.0 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 340.4 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE RIGHT OF WAY OF SAID ROUTE NO. 59) IN COOK COUNTY, ILLINOIS, CONTAINING 2 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

THAT PART AS SHOWN IN THE PLAT OF DEDICATION RECORDED MAY 7, 1935 AS DOCUMENT NUMBER 11611340. ALSO EXCEPTING: THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 15 MINUTES, 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 697.50 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 59 PER WARRANTY DEED RECORDED FEBRUARY 11, 1992 AS DOCUMENT NUMBER 92087416 FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 15 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 1152.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE (100 FEET WIDE) OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD PER DOCUMENT NUMBER 414744; THENCE NORTH 65 DEGREES, 05 MINUTES, 32 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 430.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 59; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 28 DEGREES, 47 MINUTES, 55 SECONDS EAST, 288.63 FEET TO A NONTANGENT CURVE; (2) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2968.51 FEET, HAVING A CHORD BEARING OF NORTH 25 DEGREES 01 MINUTES 17 SECONDS EAST, 207.24 FEET TO A NONTANGENT LINE; (3) NORTH 18 DEGREES, 17 MINUTES, 43 SECONDS EAST, 207.09 FEET TO A NONTANGENT CURVE; (4) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2958.65 FEET, HAVING A CHORD BEARING OF NORTH 15 DEGREES, 39 MINUTES, 47 SECONDS EAST, 348.76 FEET (347.30 FEET RECORD) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART TAKEN FOR BARTLETT AND NAPERVILLE ROADS.

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CONDEMNATION PROCEEDINGS CASE NO. 2015L 050263 PER ORDER ENTERED MAY 21, 2015 AND PER FINAL JUDGMENT ORDER ENTERED DECEMBER 5, 2017 AND RECORDED DECEMBER 14, 2017 AS DOCUMENT NO. 1734806066.

ALSO EXCEPTING THEREFROM THAT PART LYING NORTH OF THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD.

CONTAINING 191.022 ACRES MORE OR LESS.

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

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 1703100205L, COMMUNITY PANEL NUMBER 170058, EFFECTIVE DATE 08/19/2008, AND FLOOD INSURANCE RATE MAP 1703100164L, COMMUNITY PANEL NUMBER 170058, EFFECTIVE DATE 08/19/2008.

DATED THIS _____ DAY OF _____, 2021.

BY:
SURVEYOR SIGNATURE
REGIONAL LAND SERVICES, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM NO. 184-007525
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023

R.O.W., LOT AND PARCEL AREA TABLE

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
1	6,647	45	8,096	89	9,100	133	9,100	177	13,517
2	6,554	46	8,096	90	9,100	134	9,100	178	13,499
3	7,059	47	8,096	91	9,100	135	9,100	179	12,132
4	7,175	48	7,656	92	9,100	136	9,100	180	17,023
5	7,175	49	6,780	93	9,100	137	9,100	181	12,877
6	7,175	50	6,780	94	9,100	138	9,100	182	10,492
7	7,175	51	6,630	95	9,856	139	9,100	183	10,492
8	7,175	52	6,500	96	9,855	140	9,757	184	10,492
9	7,175	53	6,520	97	9,522	141	12,962	185	12,478
10	7,175	54	6,375	98	9,100	142	10,530	186	15,736
11	6,375	55	7,765	99	9,109	143	16,847	187	6,320
12	6,375	56	8,134	100	9,380	144	22,262	188	4,831
13	6,375	57	8,134	101	9,360	145	15,252	189	834,217
14	6,375	58	8,134	102	11,118	146	12,168	190	123,873
15	6,375	59	6,544	103	12,335	147	10,508	191	254,470
16	6,375	60	6,568	104	11,950	148	10,975	192	18,214
17	6,587	61	10,875	105	9,620	149	10,984	193	72,344
18	7,201	62	12,238	106	9,620	150	10,993	194	16,093
19	7,175	63	11,019	107	9,620	151	11,147	195	38,138
20	7,175	64	11,700	108	9,444	152	14,244	196	1,895
21	7,175	65	11,445	109	10,398	153	12,232	197	307,917
22	7,175	66	13,172	110	11,261	154	10,969	198	435,604
23	7,175	67	12,335	111	14,547	155	15,538	199	89,790
24	7,175	68	12,335	112	9,380	156	12,843	200	5,376
25	7,175	69	12,335	113	9,380	157	10,648	201	478,165
26	7,175	70	12,335	114	9,380	158	10,170	ROW	776,573
27	7,175	71	11,453	115	9,361	159	13,419		
28	6,923	72	9,360	116	9,670	160	13,946		
29	6,375	73	9,360	117	10,776	161	10,952		
30	6,375	74	9,360	118	13,352	162	15,123		
31	6,554	75	9,360	119	13,084	163	9,978		
32	6,636	76	9,360	120	10,836	164	9,594		
33	7,250	77	9,752	121	9,749	165	9,594		
34	7,250	78	15,481	122	9,620	166	10,438		
35	7,250	79	13,496	123	9,620	167	11,920		
36	7,452	80	9,511	124	9,620	168	12,137		
37	10,973	81	9,360	125	13,461	169	11,638		
38	12,964	82	9,100	126	14,537	170	10,492		
39	13,009	83	9,100	127	9,230	171	10,492		
40	14,778	84	9,100	128	9,230	172	10,743		
41	14,963	85	9,100	129	9,230	173	12,782		
42	11,053	86	9,100	130	9,230	174	12,419		
43	10,717	87	9,100	131	9,100	175	10,796		
44	8,354	88	9,100	132	9,100	176	9,981		

TOTAL S.F. 5,313,193
TOTAL AC. 121.974

NOTES

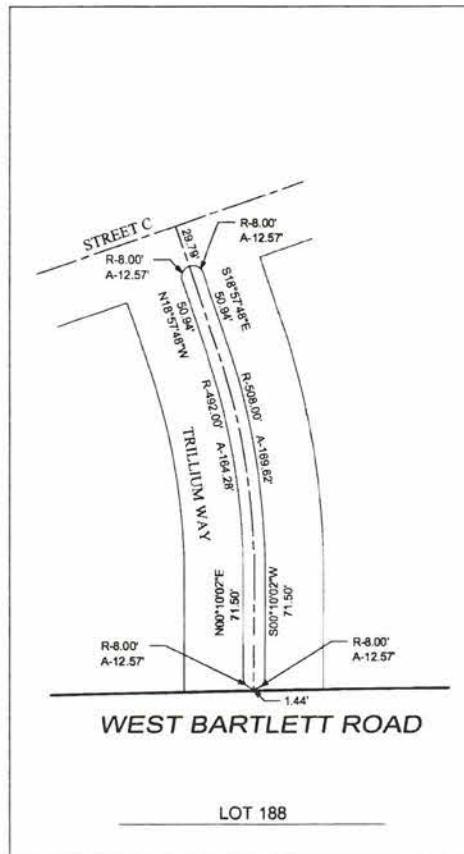
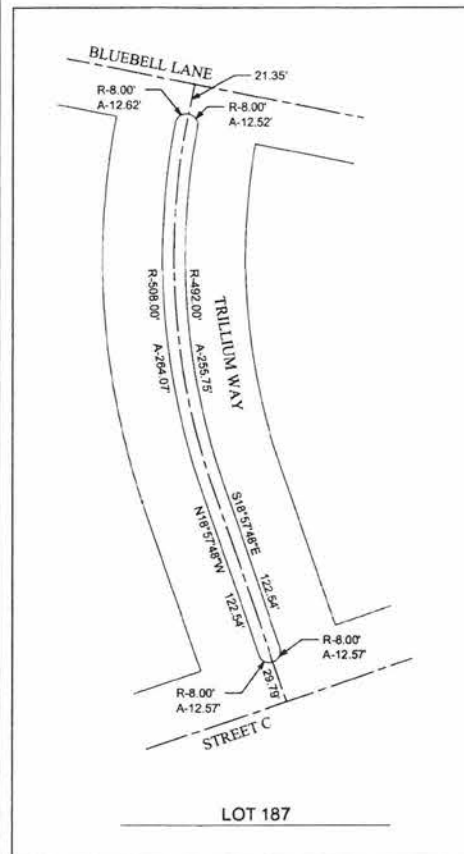
- IRON RODS SET ALL ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES ARE SHOWN IN FEET AND DECIMALS.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
- PARCELS 187-196 AND 199-200 ARE TO BE OWNED AND MAINTAINED BY THE THE GRASSLANDS HOMEOWNERS' ASSOCIATION.
- ALL OF PARCELS 189, 190 AND 199 ARE STORM WATER MANAGEMENT EASEMENTS.

LEGEND

- SURVEYED PROPERTY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT LINE
- MEASURED OR CALCULATED SURVEY DATA
- RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT
- P.U.D.E.
- S.W.M.E.



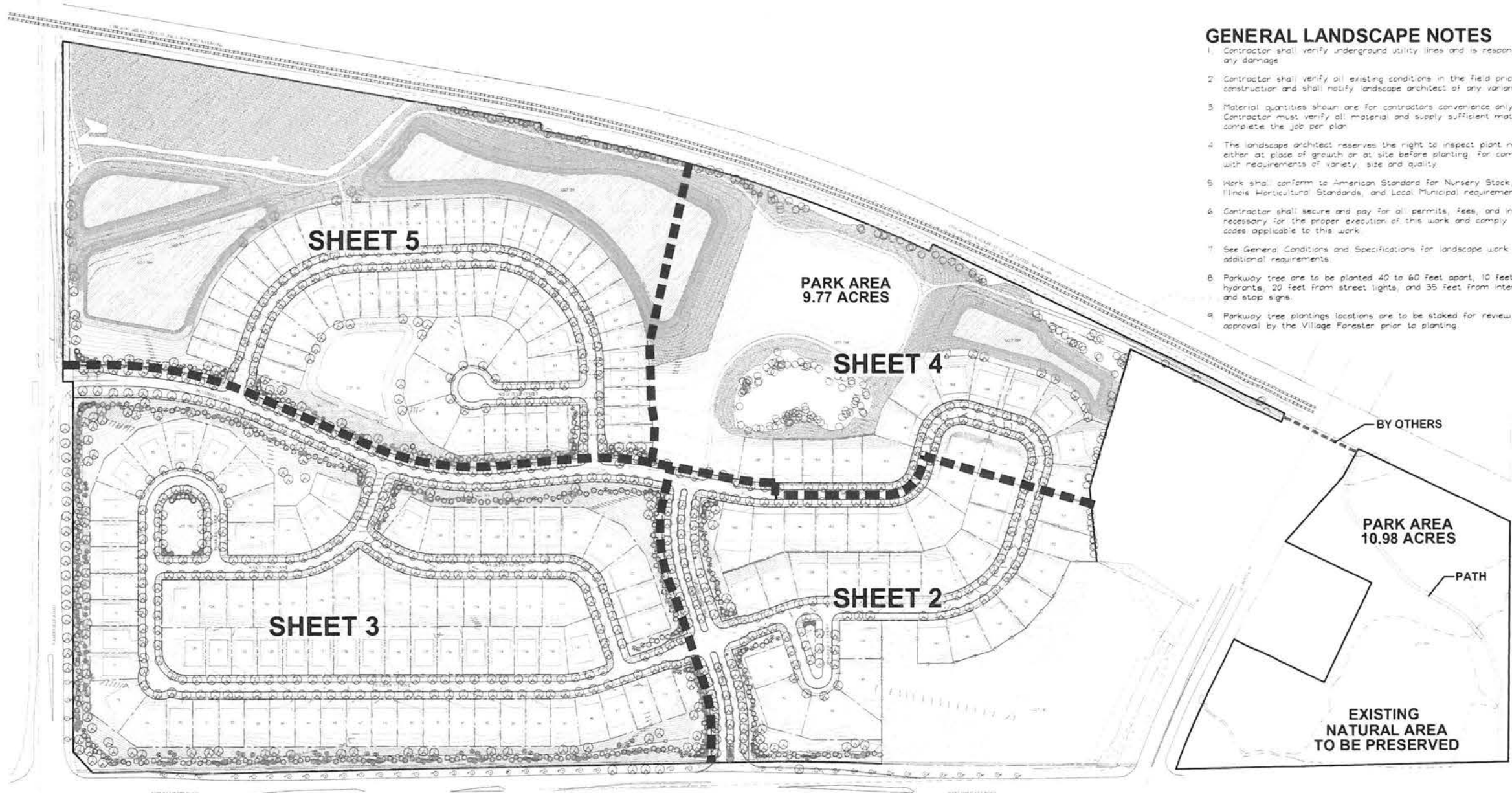
KEY MAP
LEGAL DESCRIPTION



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

ENGINEER:
 RUDY P. DIXON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
 LICENSE EXPIRES NOVEMBER 30, 2022

PROJECT NO. 18-0123
 DATE: 03/20/2021
 SHEET 5 OF 6
 DRAWING NO. 5



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Parkway tree are to be planted 40 to 60 feet apart, 10 feet from fire hydrants, 20 feet from street lights, and 35 feet from intersections and stop signs.
- Parkway tree plantings locations are to be staked for review and approval by the Village Forester prior to planting.

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

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

THE GRASSLANDS - PHASE 1
 BARTLETT, ILLINOIS
OVERALL LANDSCAPE PLAN

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks	
SHADE TREES																				
AF	23	Acer x freemanii 'Jeffers Red'	2 1/2" Cal		AG	4	Ampelopsis x grandiflora	6' Ht	Multi-Stem	SP	46	Syringa patula 'Miss Kim'	30' Tall	4' O.C.	NM	26	Nepeta racemosa 'Walker's Low'	#1	18' O.C.	
AM	20	Acer nyctagine 'Morton'	2 1/2" Cal		BN	35	Betula nigra 'Cully'	6' Ht	Multi-Stem	VJ	32	Viburnum x juddii	30' Tall	4' O.C.	RE	50	Perovskia atrorubra 'Little Spire'	#1	24" O.C.	
AS	38	Acer x leucatum 'Green Mountain'	2 1/2" Cal		CC	38	Cornus canadensis	6' Ht	Multi-Stem	VT	48	Viburnum trilobum 'Redwing'	30' Tall	5' O.C.	LS	250	Liriodendron 'Creeping Lilliput'	#SP4	18" O.C.	
CC	17	Celastrus scandens	2 1/2" Cal		CT	32	Cotoneaster integerrimus var. nemica	6' Ht	Multi-Stem	HB	20	Hedera helix 'Branford'	24" Tall	3' O.C.	PERENNIALS CONT.					
CT	16	Crataegus trichocarpa var. nemica	2 1/2" Cal		MP	36	Malva 'Praniford'	6' Ht	Multi-Stem	JK	11	Juniperus chinensis 'Katalpa Compact'	24" Wide	4' O.C.	48H	SHREDDED HARDWOOD MULCH	C.Y.			
EM	24	Exclamation 'London Planetree'	2 1/2" Cal		SR	35	Syringa reticulata 'Harlequin'	6' Ht	Multi-Stem	JC	34	Juniperus chinensis 'Sea Green'	30" Wide	5' O.C.	32.47H	SOD	5 Y			
GB	6	Quercus bicolor	2 1/2" Cal		AC	40	Abies concolor	6' Ht		JB	36	Juniperus conferta 'Blue Pacific'	24" Wide	4' O.C.	16.42	TURF SEED + EROSION CONTROL	AC			
GI	33	Quercus imbricaria	2 1/2" Cal		PA	44	Picea abies	6' Ht		OR	35	ORNAMENTAL GRASSES			5.847	BOARD-ON-BOARD FENCE	L.F.			
GR	35	Quercus rubra	2 1/2" Cal		PG	47	Picea canadensis	6' Ht		CK	80	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.	NATIVE LEGEND					
TA	8	Tilia americana 'Redmond'	2 1/2" Cal		PD	46	Picea canadensis	6' Ht		PH	03	Phacelia virginiana 'Heavy Metal'	#1	24" O.C.	13.16 AC	LOW PROFILE PRAIRIE SEED MIX				
TC	25	Tilia cordata 'Greenpark'	2 1/2" Cal		PP	70	Picea canadensis	6' Ht		PI	82	Panicum virgatum 'Heavy Metal'	#1	24" O.C.	5.85 AC	EMERGENT PLANTINGS				
TD	5	Tilia lanceolata 'Sterling'	2 1/2" Cal		PS	48	Picea canadensis	6' Ht		SH	82	Scoroparia tetralobata	#1	24" O.C.	1.01 AC	WET MEADOW SEED MIX				
TE	16	Tilia americana 'Redmond'	2 1/2" Cal		DECIDUOUS SHRUBS															
TH	16	Tilia americana 'Redmond'	2 1/2" Cal		CS	32	Cornus sericea 'Bailey'	30" Tall	5' O.C.	LD	34	Lonicera 'Happy Returns'	#1	18" O.C.	PERENNIALS					
TI	20	Tilia americana 'Redmond'	2 1/2" Cal		CF	24	Cornus sericea 'Fornax'	24" Tall	3' O.C.	HR	244	Hemerocallis 'Ray Returns'	#1	18" O.C.	ALM	210	Allium 'Summer Beauty'	#1	18" O.C.	
TL	20	Tilia americana 'Redmond'	2 1/2" Cal		CF	24	Cornus sericea 'Fornax'	24" Tall	3' O.C.	IR	74	Iris sibirica 'Caesars Brother'	#1	24" O.C.	SSM	34	Summer Beauty Onion	#1	18" O.C.	
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PHONE: 630-668-7197

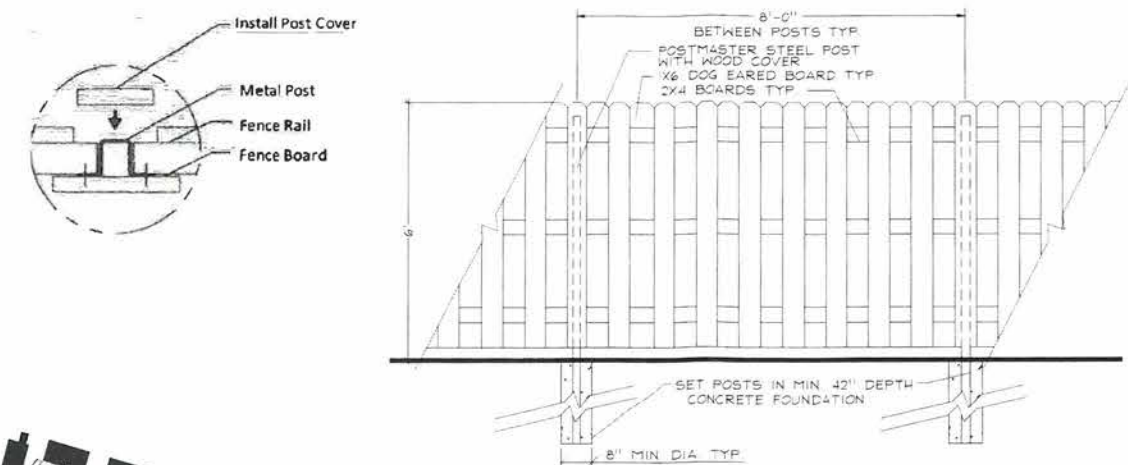
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CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER:
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #200
WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE PLAN

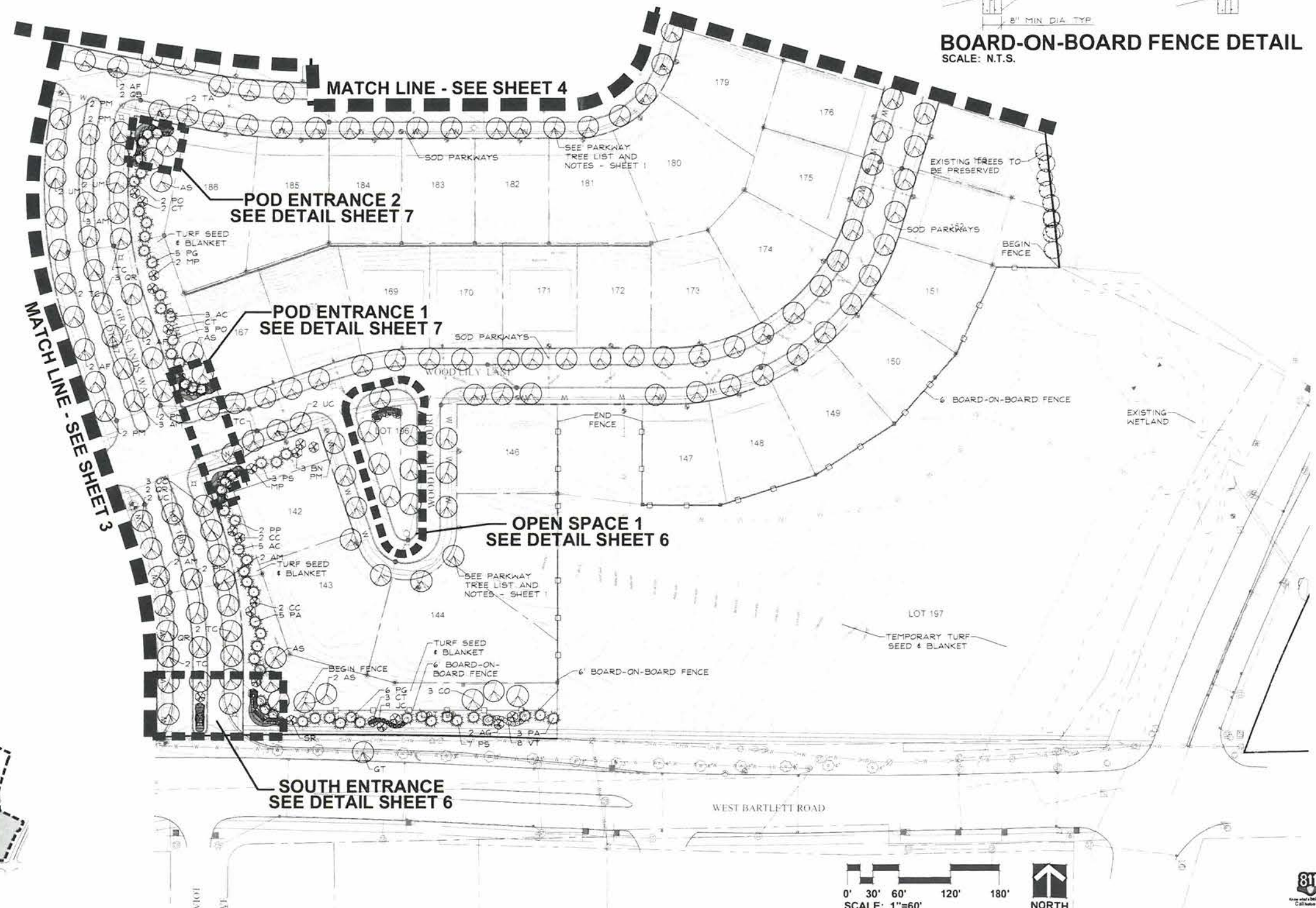
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1	10.04.2021

REVISIONS

DATE: 7.09.2021
PROJECT NO: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO:

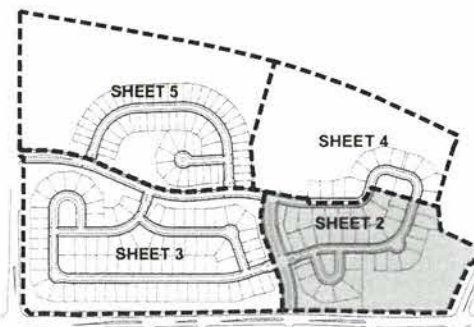


BOARD-ON-BOARD FENCE DETAIL
SCALE: N.T.S.



LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	NATURALIZED AREA SIGN
	EXISTING WETLAND
	EXISTING FLOODPLAIN
	PROPOSED H.W.L. / N.W.L.



SHEET KEY
SCALE: N.T.S.





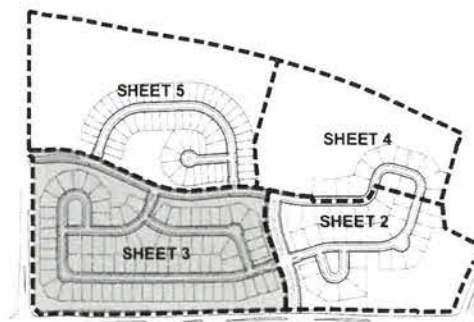
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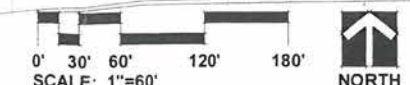
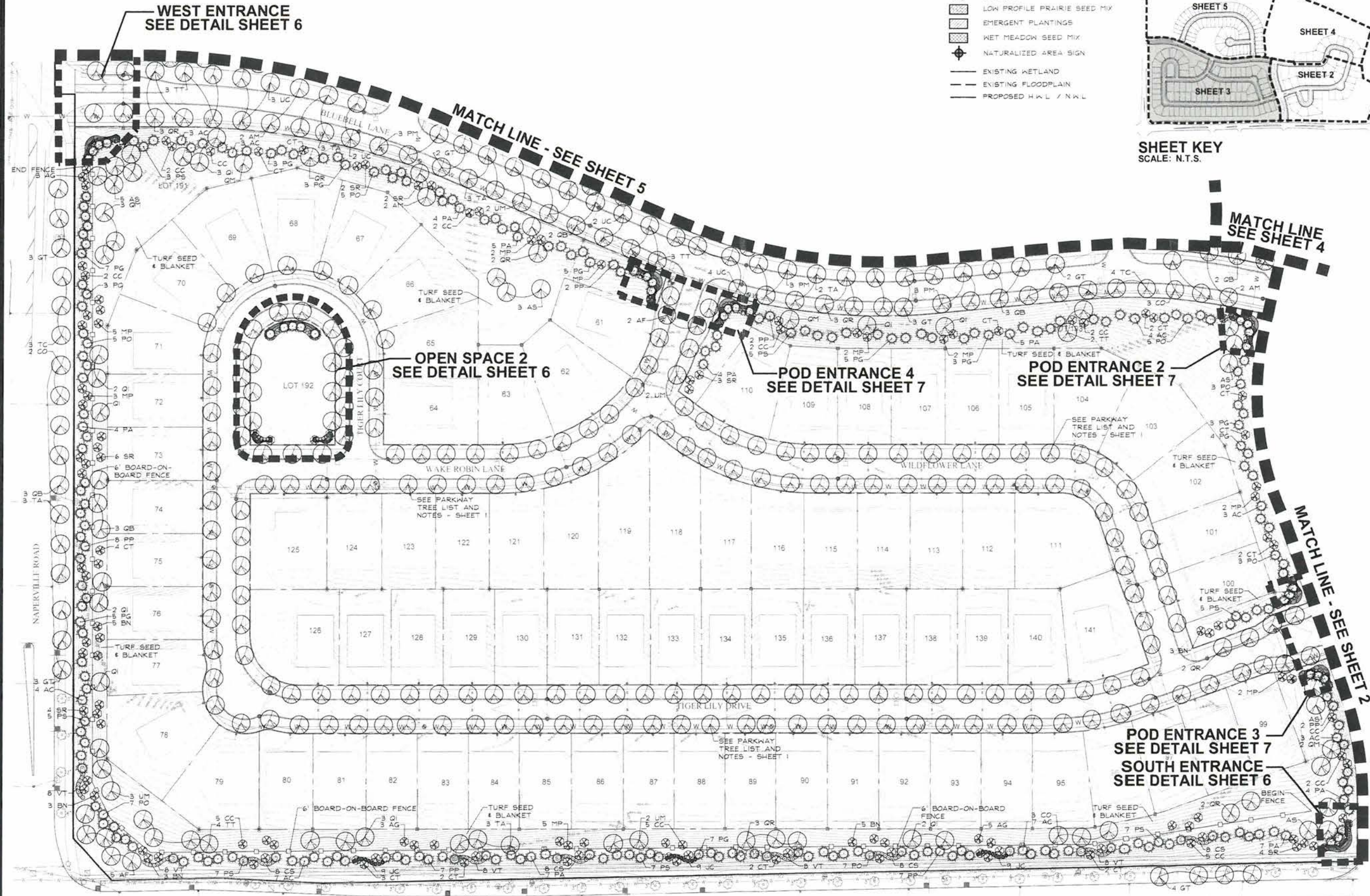
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SHEET KEY
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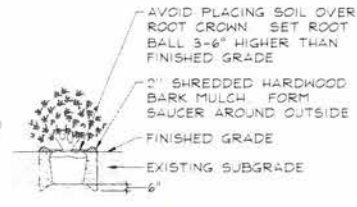
THE GRASSLANDS - PHASE 1
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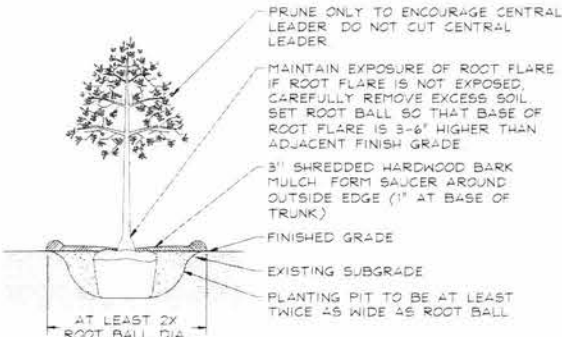
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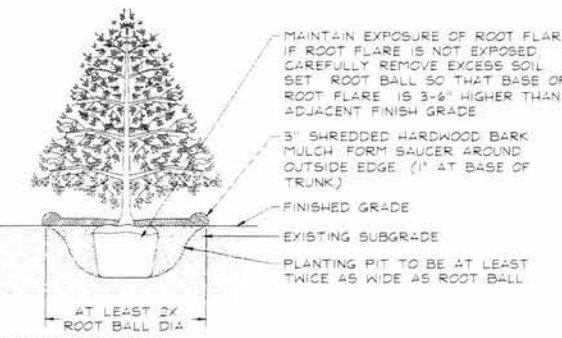
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NOT TO SCALE



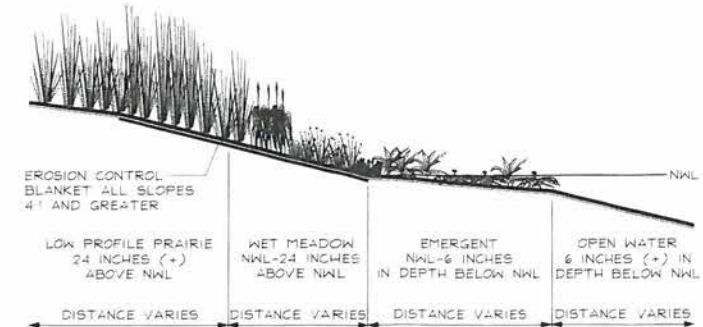
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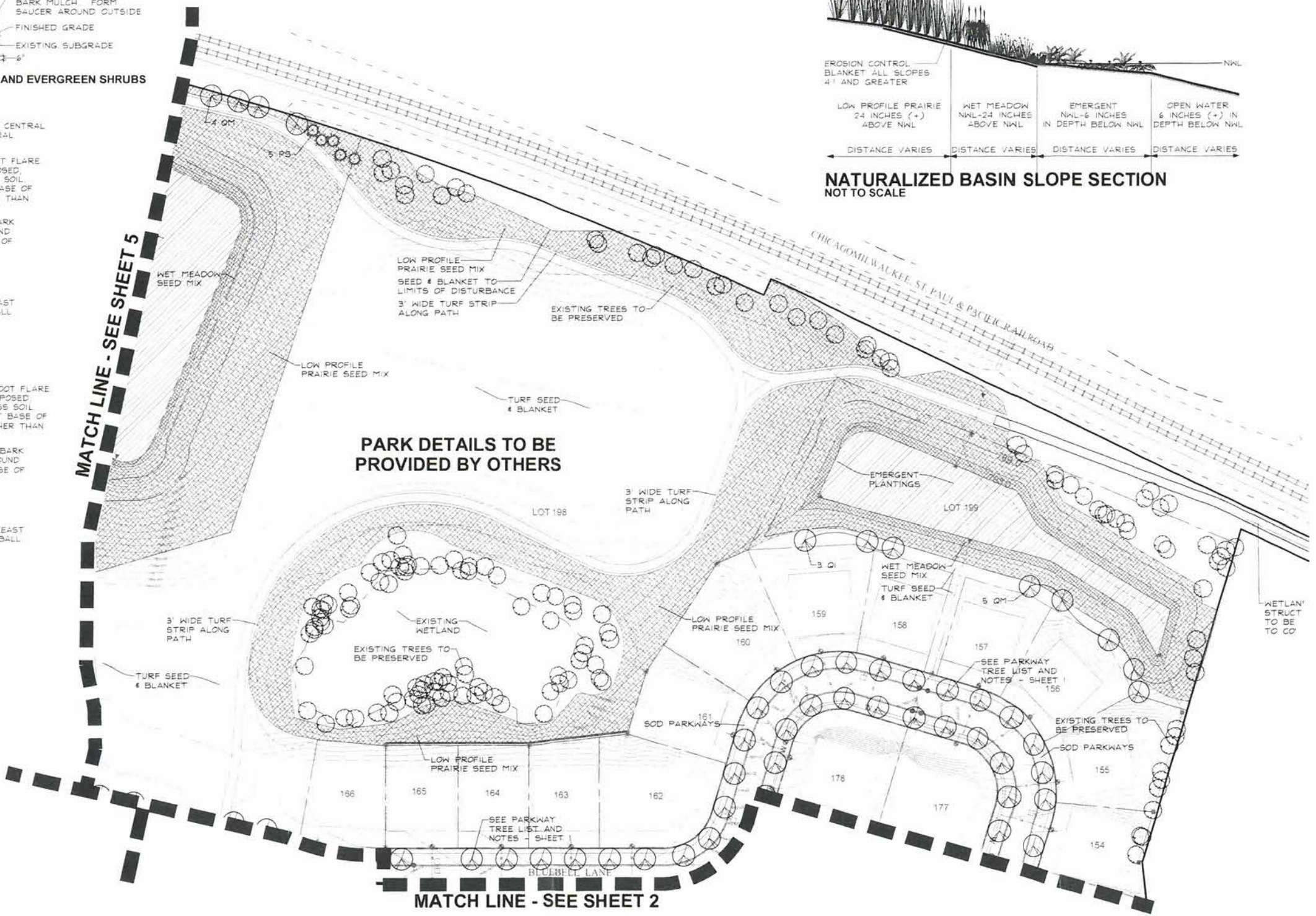
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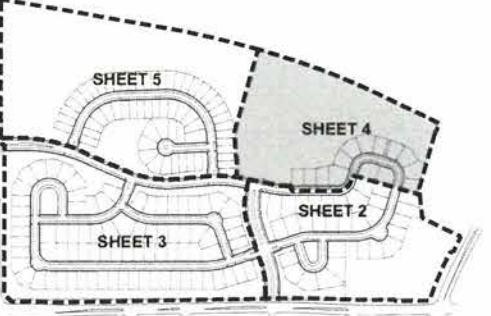
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NOT TO SCALE



NATURALIZED BASIN SLOPE SECTION
NOT TO SCALE



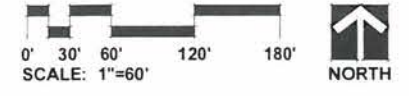
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SHEET KEY
SCALE: N.T.S.

LEGEND

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[Pattern]	LOW PROFILE PRAIRIE SEED MIX
[Pattern]	EMERGENT PLANTINGS
[Pattern]	WET MEADOW SEED MIX
[Symbol]	NATURALIZED AREA SIGN
[Line]	EXISTING WETLAND
[Line]	EXISTING FLOODPLAIN
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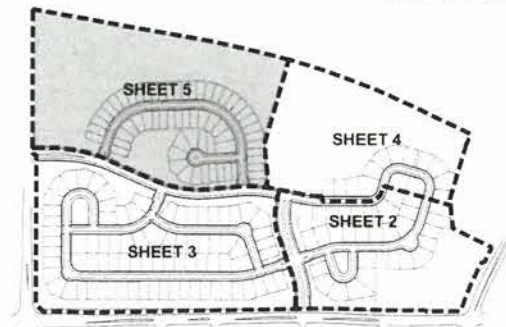
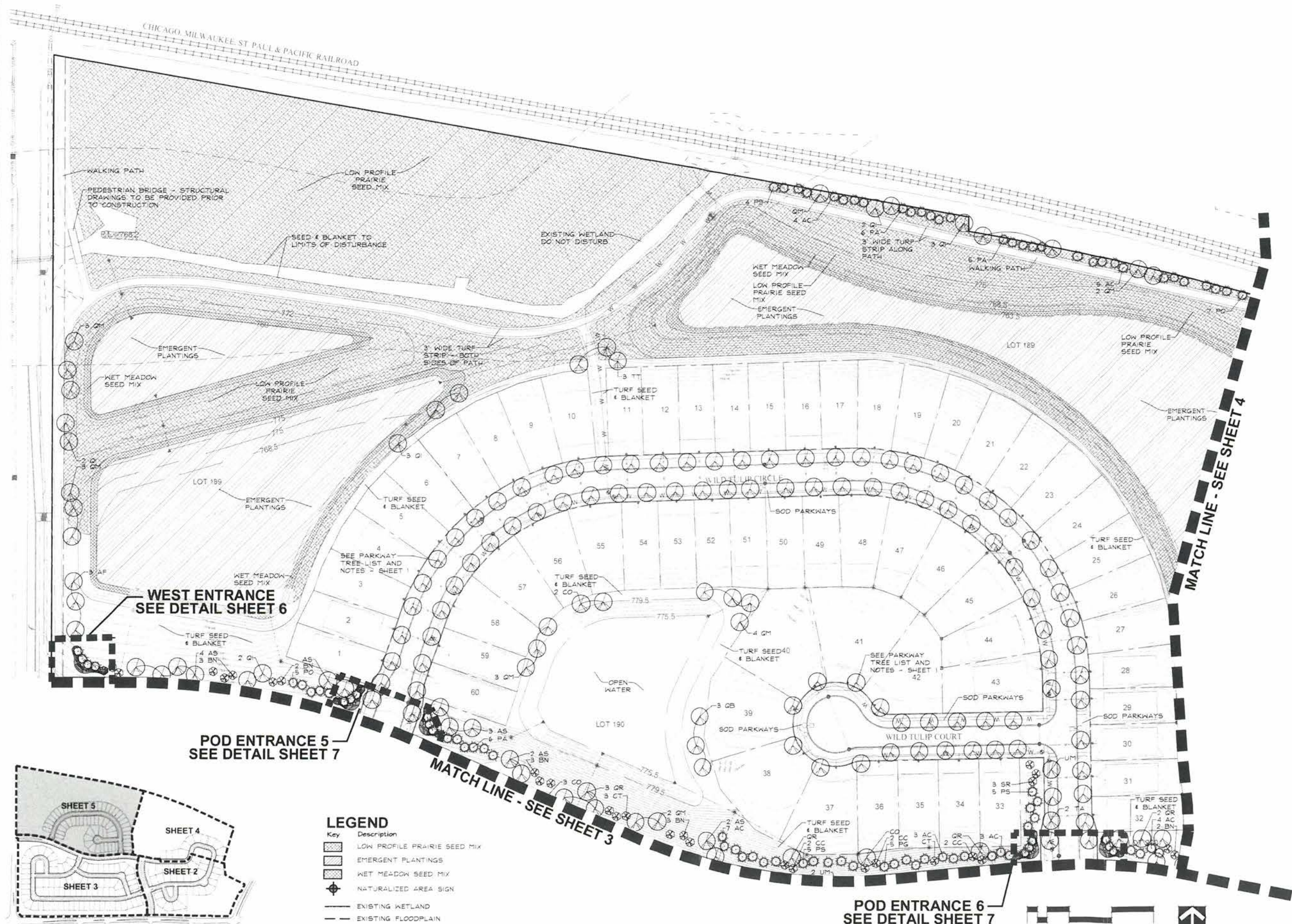




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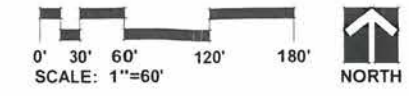
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NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
<i>Avena sativa</i>	Seed Oats	30,000
Fall or Dormant Cover Crop		
<i>Trichium aestivum</i>	Regreen	10,000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Acorus calamus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Iris virginica strevei</i>	Blue Flag	0.500	494
<i>Juncus effusus</i>	Common Rush	0.500	
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	494
<i>Pontederia cordata</i>	Pickeral Weed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.500	988
<i>Scirpus fluvialis</i>	River Bulrush	1.000	494
<i>Scirpus pungens</i>	Charmaker's Rush	0.250	
<i>Scirpus validus</i>	Great Bulrush	0.500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1.000	494
Total Emergent Wetland Mix		8.750	5434

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bebbii</i>	Bebb's Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknell's Sedge	0.125
<i>Carex breweri</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex moesta</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glycena striata</i>	Fowl Manna Grass	0.130
<i>Juncus dudleyi</i>	Dudley's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses / Sedges		7.721

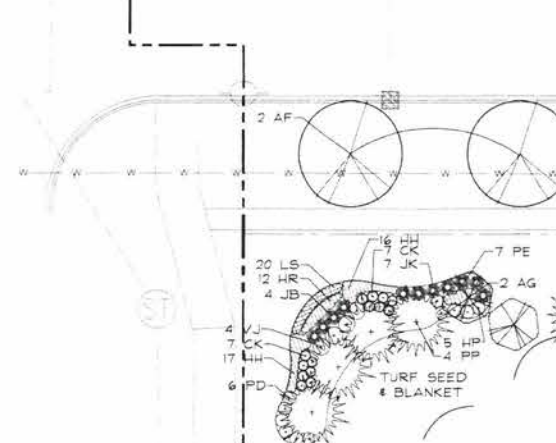
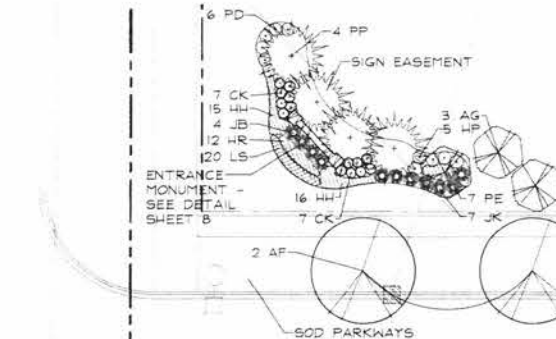
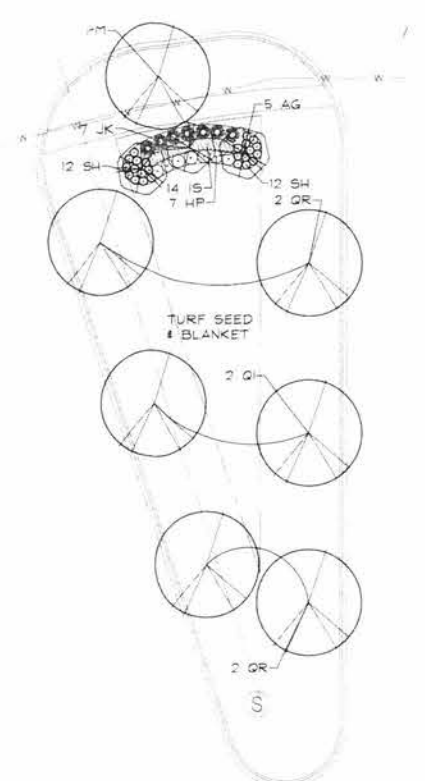
Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Mangold	0.190
<i>Botania asteroids</i>	Faise Aster	0.031
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Iris virginica strevei</i>	Blue Flag Iris	1.000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Symphoricarum novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudbeckia fulgida var. sulivantii</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		3.037
Total Sedge Meadow Seed Mix		10.758

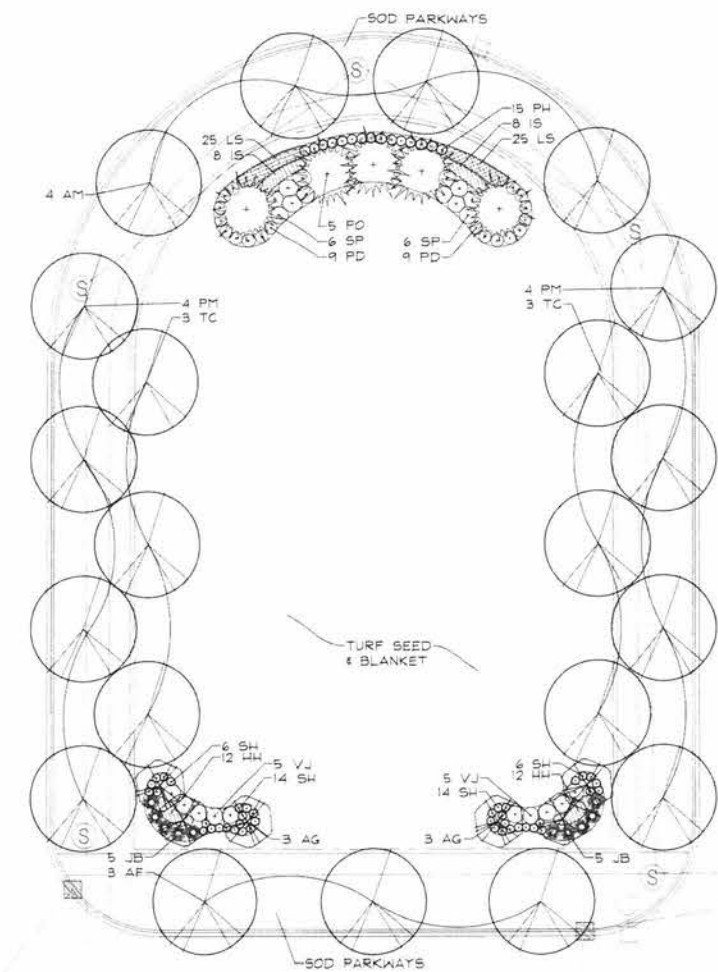
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8,000
<i>Carex bicknellii</i>	Copper-Shouldered Oval Sedge	0.250
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2,000
<i>Elymus canadensis</i>	Prairie Wild Rye	1,000
<i>Schizachyrium scoparium</i>	Little Bluestem	6,000
Total Grasses		17,375
Wildflowers/Broadleaves		
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Baptisia alba</i>	White Wild Indigo	0.125
<i>Carex palmata</i>	Prairie Careopsis	0.125
<i>Carex tritensis</i>	Tall Careopsis	0.125
<i>Echinacea pallida</i>	Pale Purple Coneflower	1,000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.250
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Lupinus perennis</i>	Wild Lupine	2,000
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	0.250
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Forglove Beard Tongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia fulgida var. sulivantii</i>	Showy Black-Eyed Susan	0.500
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphoricarum levee</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohiensis</i>	Common Spiderwort	0.063
<i>Verbena stricta</i>	Hoary Verbena	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		7.956
Total Low Profile Prairie Seed Mix		25,331

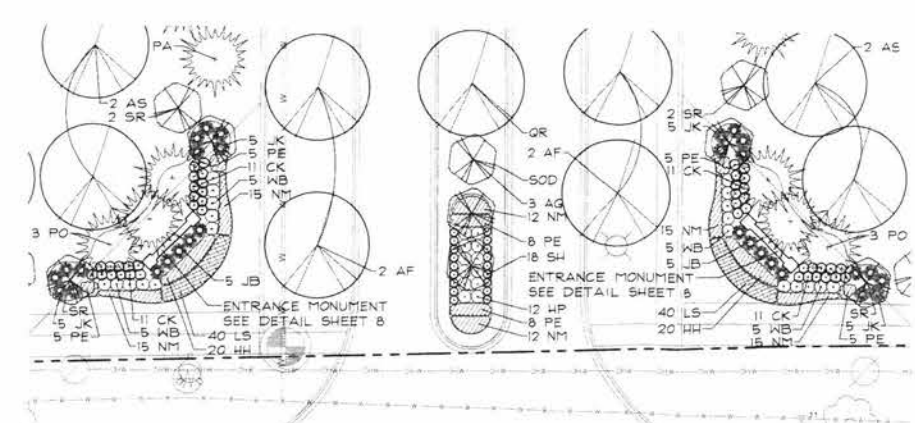


WEST ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



OPEN SPACE 1
SCALE: 1"=20'
NORTH

OPEN SPACE 2
SCALE: 1"=20'
NORTH



SOUTH ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH

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

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

THE GRASSLANDS - PHASE 1
BARTLETT, ILLINOIS
LANDSCAPE DETAILS

REVISIONS	DATE
2	12.08.2021
1	10.04.2021

DATE: 7.09.2021
PROJECT NO: CRN2001
DRAWN: GFB
CHECKED: MGM
SHEET NO:

Westchester - Estates



Riverton - Estates



Riverton - Estates



Hilltop - Estates



Greenfield - Estates



Abbeywood – The Landings



Abbeyville – The Landings



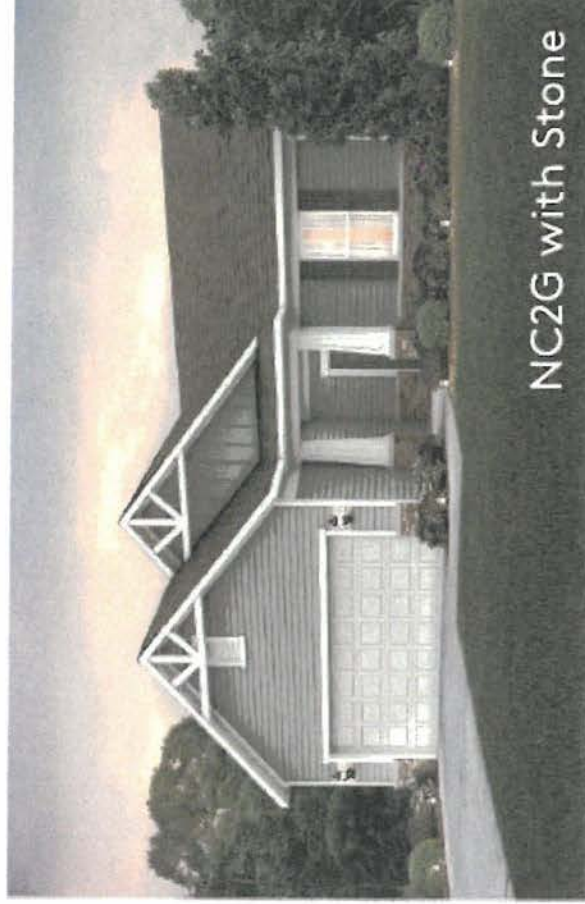
Ascend – The Landings



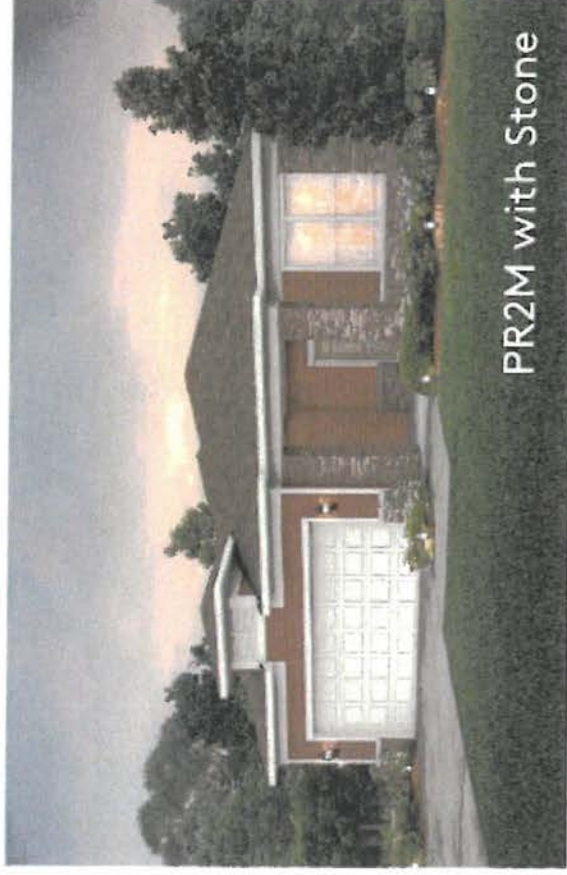
Ascend – The Landings



Martin Ray – The Landings



Martin Ray – The Landings



Provence – Duplex (Bottom is with loft Option)





Agenda Item Executive Summary

Item Name Amending Municipal Code Title 10, Zoning Ordinance, Chapter 13: Administration and Enforcement Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

Attached is the proposed text amendment to the Municipal Code, Title 10 Zoning Ordinance that repeals the existing Chapter 13: Administration and Enforcement in its' entirety and adds the new Chapter 13 as drafted. This new chapter creates the Planning and Zoning Commission and outlines all of its' duties and powers, while abolishing the existing Plan Commission and Zoning Board of Appeals.

The Zoning Board of Appeals reviewed the proposed text amendment and conducted the requisite public hearing at their meeting on February 3, 2022. The **Zoning Board recommended approval.**

ATTACHMENTS (PLEASE LIST)

PDS Memo, Zoning Ordinance Chapter 13 Draft

ACTION REQUESTED

- For Discussion only - to forward to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Dev Services Director

Date: 02.18.2022

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

22-9

DATE: February 18, 2022

TO: Paula Schumacher, Village Administrator

FROM: Roberta Grill, Planning & Development Services Director 

RE: **Amending Municipal Code, Title 10, Chapter 13: Administration and Enforcement**

As directed by the Village Board Committee of the Whole on January 4, 2022, staff has drafted a text amendment to the Zoning Ordinance - Chapter 13: Administration and Enforcement for your review. This proposed amendment repeals the existing Chapter 13 in its' entirety and adds the new Chapter 13 language creating the Planning & Zoning Commission (P & Z). It also states the new P & Z Commission's jurisdiction and authority, abolishes the existing Plan Commission and Zoning Board of Appeals, updates all of the public hearing notification requirements, specifies the special use permit findings for adult-use cannabis dispensing centers and/or adult-use cultivation centers and identifies the Planning & Development Services Director title, power and duties.

RECOMMENDATION

1. Staff recommends approval of the attached proposed text amendment to the Zoning Ordinance – Chapter 13: Administration and Enforcement, creating the new Planning and Zoning Commission.
2. The Zoning Board of Appeals reviewed the proposed text amendment and conducted the requisite public hearing at their meeting on February 3, 2022. The **Zoning Board recommended approval.**
3. The draft ordinance is attached for your review.

/Rbg

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CHAPTER 13

ADMINISTRATION AND ENFORCEMENT

SECTION:

- 10-13-1: Zoning Administrator, Power and Duties
- 10-13-2: Abolishment of Zoning Board of Appeals and Plan Commission
- 10-13-3: Planning and Zoning Commission
- 10-13-4: Appeals
- 10-13-5: Comprehensive Plan Amendments
- 10-13-6: Variations
- 10-13-7: Major Design Exceptions
- 10-13-8: Text Amendments and Rezonings/Map Amendments
- 10-13-9: Special Use Permits
- 10-13-10: Site Plan Review
- 10-13-11: Administrative Site Plan Review
- 10-13-12: Notices Of Public Hearing
- 10-13-13: Fees
- 10-13-14: Reserved

10-13-1: ZONING ADMINISTRATOR, POWER AND DUTIES:

- A. The Director of Planning & Development Services shall serve as the Zoning Administrator who shall be responsible for the administration and enforcement of this title. The Zoning Administrator shall:
1. Receive applications required, issue permits and furnish certificates, all as authorized by this title.
 2. Review plans and documents submitted for referral to the P&Z Commission or Village Board under this title and/or title 11 in order to assure conformance of such plans and submittals for the requirements of said title or titles, and apprise petitioners and applicants with respect to deficiencies in submitted plans.
 3. Examine premises for which permits have been issued, and make necessary inspections to determine compliance.
 4. When requested by the Village President or Board of Trustees, or when the interest of the Village so requires, make investigations and render written reports.
 5. Issue such notices or orders as may be necessary.
 6. Keep careful and comprehensive records of applicants, permits, certificates, inspections, reports, notices, orders and all localized actions of the Board of Trustees and shall file the same permanently by street address.
 7. Keep all such records open to public inspection, at reasonable hours, but not for removal from his/her office.
 8. Review and forward petitions for annexations, comprehensive plan amendments (refer to Section 10-13-5, variations (refer to Section 10-13-6), major design exceptions (refer to

Section 10-13-7), text amendments and/or rezonings (refer to Section 10-13-8), special use permits (refer to Section 10-13-9), including without limitation for planned unit developments (“PUDs”) (refer to Chapter 9 of this title), planned developments (“PDs”) (refer to Chapter 9A of this title), site plan review (refer to Section 10-13-10), and other administrative reviews required by this title to the P&Z Commission or Village Board, as specified.

9. Review and make final decisions on applications for administrative site plan review (refer to Sections 10-9C-1 and 10-13-11).
 10. Review and forward applications for preliminary and final plats of subdivision, and preliminary and final PUD plans.
 11. Recommend rules and procedures consistent with this chapter.
 12. Initiate a petition or application for a comprehensive plan amendment or text amendment.
 13. Request and receive the assistance and cooperation of the Police Department, the Village Attorney and other Village officials.
 14. Inform the Village Attorney of all violations and all other matters requiring prosecution or legal action.
 15. Be entitled to rely upon any opinion of the Village Attorney as to the interpretation of this title and/or title 11 or the legal application of this title and/or title 11 to any factual situation.
 16. Discharge such other duties as may be placed upon the Zoning Administrator by this title or title 11.
- B. Status of Building Permit Application and Necessity for Certificate of Occupancy or Certificate of Completion.
1. Every application for a building permit for new construction, or building addition shall be reviewed and approved by the Zoning Administrator or the Building Official prior to a building permit being issued.
 2. If in the judgment of the Zoning Administrator or the Building Official, the building permit application does not contain sufficient information to enable such Zoning Administrator, or any officer to properly discharge the duties and responsibilities of such office, such officer may request additional information from the applicant.

10-13-2: ABOLISHMENT OF ZONING BOARD OF APPEALS AND PLAN COMMISSION:

- A. The Zoning Board of Appeals, as heretofore created and established under the provisions of the Zoning Ordinance of the Village, also referred to in this title as the Zoning Code, is hereby abolished effective upon the consent by the Board of Trustees to the appointment by the Village President of the last of the nine members of the Planning and Zoning Commission created under Section 10-13-3 of this chapter.
- B. The Plan Commission, as heretofore created and established under the provisions of Zoning Ordinance of the Village, also referred to in this title as the Zoning Code, is hereby abolished effective upon the consent by the Board of Trustees to the appointment by the Village

President of the last of the nine members of the Planning and Zoning Commission created under Section 10-13-3 of this chapter.

10-13-3: PLANNING AND ZONING COMMISSION:

- A. Creation: There is hereby created the Planning and Zoning Commission with such powers and to perform such duties and functions as are hereinafter set forth in this chapter and to replace the former Zoning Board of Appeals and the former Plan Commission upon the abolishment of both said subsidiary bodies as provided in Section 10-13-2 of this chapter. The said Planning and Zoning Commission referred to in this title and in the Bartlett Municipal Code (the "P&Z Commission") shall consist of nine (9) members appointed by the Village President, subject to confirmation by the Board of Trustees, with five (5) members to serve a four (4) year term, and four members to serve a two (2) year term, or such shorter term as the corporate authorities shall determine, and shall retain such office for said term or until his or her successor is appointed and qualified. One member shall be designated by the Village President as chairman at the time of his or her appointment.
- B. Meetings: All meetings of the Planning and Zoning Commission shall be held at the call of the chairman or at such other times as the Planning and Zoning Commission may determine. All testimony by witnesses at any hearing provided for in this title shall be given under oath. The chairman of the P&Z Commission, or in his or her absence the vice-chairman elected by its members, may administer oaths and compel the attendance of witnesses. All meetings of the P&Z Commission shall be open to the public. The P&Z Commission shall keep minutes of its proceedings, including all appeals, comprehensive plan amendments, variations, major design exceptions, text amendments, map amendments/rezonings, special use permits, PUD plans, subdivision plats, site plan reviews and other matters referred to it for consideration by the Village President and Board of Trustees, showing the vote of each member upon every question and matter before the P&Z Commission, or if absent or failing to vote, indicating that fact, and shall also keep records of its examinations and other official actions. Findings of fact shall be included in the minutes of each case sustaining or overturning the Zoning Administrator on appeal, and with each recommendation to approve, disapprove, grant, or deny each requested comprehensive plan amendment, variation, major design exception, text amendment, map amendment/rezoning, special use permit, site plan review, or other matter referred to the P&Z Commission for review by the Corporate Authorities or the Zoning Administrator. Every rule or regulation, every amendment or repeal thereof, and every order, requirement, decision or determination of the P&Z Commission shall be immediately filed in the Planning and Development Services Department of the Village, and shall be public record. The P&Z Commission shall adopt its own rules of procedure not in conflict with the Illinois Revised Statutes.
- C. Procedures: The Planning and Zoning Commission shall decide matters, make recommendations and/or findings of fact as authorized by this title in a specific case and after public hearing where required by this title or state statute.
- D. Jurisdiction and Authority: The Planning and Zoning Commission is hereby vested with the following jurisdiction and authority:
1. To hear and decide appeals from and review any order, requirement, decision or determination made by the Zoning Administrator under this title.
 2. To hear all petitions for comprehensive plan amendments, variations, major modifications, text amendments, map amendments/rezonings, special use permits, and

site plan review, PUD plans, and subdivision plats, and make recommendations to the Village Board relative thereto.

3. To hear all other matters referred to it by the Village Board and other matters upon which it is required to conduct hearings under this title or title 11, and to make recommendations to the Village Board relative thereto.

10-13-4: APPEALS:

- A. Purpose: Appeals from decisions of the Zoning Administrator are allowed under this title in order to ensure any discretionary action taken by such officer pursuant to duties assigned by this title is consistent with the purposes of this title, and/or title 11 if applicable, and any related policies adopted by the President and Board of Trustees.
- B. Authority: The Planning and Zoning Commission shall hear and decide appeals from and review any administrative order, requirement, decision or determination made by the Zoning Administrator charged with the enforcement of this title and/or title 11.
- C. Initiation and Processing: An appeal may be taken to the Planning and Zoning Commission by any person, firm or corporation, or by any office, department, board, bureau or commission aggrieved by an administrative order, requirement, decision or determination under this title.
- D. The appeal shall be taken within forty-five (45) days of the action complained of by filing with the Zoning Administrator a notice of appeal, specifying the grounds thereof. Such appeal shall be taken upon forms provided by the Village. The Zoning Administrator shall forthwith transmit to the P&Z Commission all the papers constituting the record upon which the action appealed from was taken.
- E. An appeal stays all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the P&Z Commission, after the notice of appeal has been filed with him/her, that by reason of facts stated in the certificate a stay would in his/her opinion, cause imminent peril to life or property. In such event, the proceedings shall not be stayed otherwise than by a restraining order which may be granted by the P&Z Commission or by a court of record on application and on notice to the officer from whom the appeal is taken, and on due cause shown.
- F. The P&Z Commission shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the parties and decide the appeal within a reasonable time. The Planning and Zoning Commission shall decide the appeal within thirty (30) days after the conclusion of its hearing on the appeal.
- G. Decisions:
 1. The concurring vote of five (5) members of the P&Z Commission shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, to decide in favor of the applicant any matter upon which it is required to pass under this title.
 2. All decisions of the Planning and Zoning Commission from an administrative order, requirement, decision or determination of the Zoning Administrator shall, in all instances, be final and subject to review under the Administrative Review Act of the State of Illinois.

10-13-5: COMPREHENSIVE PLAN AMENDMENTS:

- A. Purpose; Role of Comprehensive Plan in Administration of Chapter. The comprehensive plan of the village shall serve as the basic policy guide for the administration of this chapter. The comprehensive plan serves as the statement of goals and policies to guide new development and redevelopment in the village. It therefore is the intent of the village to administer this chapter in accordance with the comprehensive plan. The goals and policies of the comprehensive plan may be amended from time to time to meet the changing requirements of the village. Such amendments may at times be necessary to accommodate proposed development or redevelopment of property that may not be consistent with the comprehensive plan. This section therefore establishes the procedures for an amendment to the comprehensive plan.

- B. Initiation of Amendments. An amendment to the comprehensive plan may be initiated only by the Zoning Administrator, the Planning and Zoning Commission, or Village President and Board of Trustees, or the owner of property proposing development of such property under this chapter that may be inconsistent with the comprehensive plan.
 - 1. Filing of Applications.
 - a. Where an amendment to the comprehensive plan is proposed by someone other than the Planning and Zoning Commission, or Village President and Board of Trustees, an application requesting the amendment shall be filed with the Zoning Administrator. The application shall be accompanied by a written statement from the applicant stating the basis for the request.
 - b. Within a reasonable time after submission of the application, the Zoning Administrator shall schedule the application for a public hearing before the Planning and Zoning Commission. The Zoning Administrator shall forward copies of the application and all supporting materials to the Planning and Zoning Commission in advance of the public hearing.
 - 2. Staff Review. Upon receiving an application requesting an amendment, or upon an instruction from the President and Board of Trustees or the P&Z Commission that it will consider a proposed amendment, the Zoning Administrator shall review the proposed amendment to evaluate its effect on the integrity of the comprehensive plan and this chapter. The Zoning Administrator may deliver copies of the proposed amendment to appropriate government agencies for review and comment. Prior to the scheduled public hearing, the Zoning Administrator shall deliver to the P&Z Commission a written report incorporating or summarizing the recommendations of the Planning & Development Services Department and other departments or agencies.
 - 3. Action by the Planning and Zoning Commission.
 - a. The P&Z Commission shall hold at least one public hearing on the proposed amendment.
 - b. Notice of Hearing. Notice shall follow the procedures for posting notice of public hearings in section 10-13-12 of this chapter.

- c. In considering the amendment, the Planning and Zoning Commission shall review the proposed amendment, the standards set forth in subsection 3.C. below, the report of the Zoning Administrator, and any oral and written comments received by the P&Z Commission before or at the public hearing or otherwise made part of the record of the P&Z Commission on the application. Based on this information, the P&Z Commission shall submit, within a reasonable time, a report and recommendation to the President and Board of Trustees on whether or not the proposed amendment should be adopted.

- C. Standards for Reviewing Amendments. In deciding whether to recommend adoption of a proposed amendment to the comprehensive plan, the Planning and Zoning Commission shall consider whether the amendment is necessary based on one or more of the following factors:
 - 1. There has been a change in projections or assumptions (such as demographic trends or the availability of public facilities) from those on which the comprehensive plan is based; or
 - 2. The data used as the basis for formulating the comprehensive plan are in error or out of date; or
 - 3. New issues or needs have presented themselves to the village that are not adequately addressed in the comprehensive plan; and
 - 4. The amendment will not adversely affect the character of the area in which the proposed development is to be located.

- D. Action by the President and Board of Trustees. Upon receiving the report of the Zoning Administrator and the report and recommendation of the Planning and Zoning Commission, without further public hearing the President and Board of Trustees may adopt the proposed amendment by ordinance, may reject the proposed amendment, or may refer the matter back to the Planning and Zoning Commission for further consideration.

- E. Effect of Denial. No application for an amendment shall be accepted by the village that is proposed by someone other than the Zoning Administrator, the President and Board of Trustees, or the Planning and Zoning Commission, and which is identical or substantially similar to a proposed amendment for the same parcel or parcels of land which have been rejected by the President and Board of Trustees within the previous 365 days.

- F. Typographical or Drafting Errors. Notwithstanding any other provisions set forth above, amendments to correct typographical or drafting errors in the comprehensive plan may be adopted by the President and Board of Trustees at a regular meeting without the posting or personal delivery of prior notice and without a public hearing.

10-13-6: VARIATIONS:

- A. Purpose: The variation process is intended to provide limited relief from the requirement of this title in those cases where the strict application of those requirements will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed under this title. In no event, however, shall the Village Board grant a variation that

would allow the establishment of a use not otherwise allowed in a zoning district or that would change the zoning district classification of any or all of the affected property.

- B. Authority: The Planning and Zoning Commission shall consider variations from the bulk regulations of this title in harmony with its general purpose and intent, and shall recommend that the Village Board vary them only in the specific instances hereinafter set forth, where the Planning and Zoning Commission shall have made a finding of fact based upon the standards hereinafter prescribed.
- C. Initiation: An application for a variation may be made by any person, firm or corporation, or by any office, department, board, bureau or commission requesting or intending to request application for a building permit or occupancy certificate.
- D. Processing: An application for a variation shall be filed with the Zoning Administrator on forms provided by the Village and accompanied by such information as shall be established from time to time by the Village and kept on file with the Zoning Administrator. The Zoning Administrator shall forward such application to the Planning and Zoning Commission for processing in accordance with applicable statutes of the State of Illinois and the provisions of this title.
- E. The Planning and Zoning Commission shall make its recommendation after a public hearing, of which there shall be a notice of public hearing given in accordance with the requirements set forth in Section 10-13-12 of this chapter and indicating the time and place of such hearing published at least once, not more than thirty (30) nor less than fifteen (15) days before the hearing, in one or more newspapers published in the Village, or, if no newspaper is published in the Village, then in a newspaper of general circulation within the Village. Notice of the public hearing shall also be mailed and posted on the Village's web site. In addition, at least fifteen (15) days prior to the date of the public hearing, the Village shall cause to be posted on the real estate which is the subject of such variation petition the following notice:

Public Notice. Public Hearing for variation from Bartlett Zoning Ordinance for this site (insert date and time), Bartlett Municipal Building, 228 South Main Street.

The Bartlett Planning and Zoning Commission

The procedure for publication, posting on the Village's website, mailing, and posting the notice on the subject property hereinbefore required shall be governed by Section 10-13-12 hereinafter set forth.

- F. Authorized Variations: Variations from the regulations of this title shall be granted by the Village Board only in accordance with the standards set out in this Section and may be granted only in the following instances:
 - 1. To permit up to a twenty percent (20%) reduction in the front, side or rear yard in residential zoning districts required by this title; provided, however, the corporate authorities may by a vote of a) five (5) Trustees, or b) the Village President and four (4) Trustees, grant a variation which permits more than a twenty percent (20%) reduction in the front, side or rear yards in residential zoning districts required by this title, and to permit an unlimited reduction in the front, rear and side yards in all other zoning districts required by this title.

2. To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area of the lot or lots, but in no event shall the respective area of the lot be less than ninety percent (90%) of the required area. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot area set forth in this title.
3. To reduce the applicable off-street parking or loading facilities required by not more than one parking space or loading space, or twenty percent (20%) of the applicable regulations, whichever number is greater.
4. To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
5. To extend the period of time a nonconforming use may continue or remain.
6. To exceed any of the authorized variations allowed under this section, when a lots of record or a zoning lot, vacant or legally used on the effective date of this title, is by reason of the exercise of the right of eminent domain by any authorized governmental body or by reason of a conveyance under threat of an eminent domain proceeding so reduced in size that the remainder of said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.
7. To permit up to a twenty percent (20%) reduction in landscape planting requirements based on site specific conditions.
8. To eliminate the requirement of enclosing loading spaces located in a front and/or corner side yard for buildings located in an I-2 EDA Zoning district.
9. To grant a variation where the P& Z Commission has recommended and found, and/or the Corporate Authorities find that where, by reason of an exceptional situation, surroundings or a condition of rezoning a lot or lot of record, or by reason of exceptional narrowness or shape of a zoning lot, or by reason of exceptional topographical conditions, the District's application of the provisions of this title would result in a peculiar and exceptional practical difficulties or particular hardship upon the owner of such property, as distinguished from a mere inconvenience to such owner, provided such relief be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations an provisions contained in this Title.
10. To grant a variation from the requirements as outlined in Section 10-3 of this title.

G. Standards for Variations:

1. The variation if granted will not alter the essential character of the property and the surrounding properties, and will be consistent with the goals and objectives set forth in the comprehensive plan.
2. The plight of the owner is due to unique circumstances.
3. For purposes of supplementing the above standards, the Planning and Zoning Commission and the Corporate Authorities, in determining that there are particular

difficulties or hardships shall also take into consideration the extent to which the following standards favorable to the applicant have been established by the evidence:

- (a) That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- (b) That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- (c) That the purpose of the variation is not based exclusively upon a desire to receive a greater economic return.
- (d) That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.
- (e) That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- (f) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the general area of the property.
- (g) That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this title to other lands, structures or buildings in the same district.
- (h) The design of the development in connection with the proposed variation will minimize adverse effects, including visual impacts of the proposed use on abutting nearby properties.

4. A variation shall be recommended only if the evidence, in the judgment of the Planning and Zoning Commission, sustains all the conditions enumerated above.

H. Vote Required: The concurring vote of five (5) members of the Planning and Zoning Commission shall be necessary to recommend any proposed variation to the Corporate Authorities for approval. In the event any proposed variation fails to receive a positive recommendation for approval of the Planning and Zoning Commission, the ordinance proposing to grant the proposed variation shall not be passed except by the favorable vote of two-thirds (2/3) of all trustees of the Village.

I. Village Board Action: The Village Board shall review the report and recommendation of the Planning and Zoning Commission and shall either approve the requested variation by ordinance or approve the requested variation with conditions as set forth in the ordinance approving it, or deny it, or send it back to the P&Z Commission for further consideration, and if the underlying site plan or variation request is materially changed to increase density, decrease parking, or in the opinion of the Zoning Administrator is likely to negatively impact any surrounding property from the variation the P&Z Commission considered originally, a new

public hearing shall be held by the P&Z Commission after due notice thereof is given in accordance with this chapter shall be held before a recommendation thereon is forwarded to the Village Board.

10-13-7: MAJOR DESIGN EXCEPTIONS:

- A. Authority: The Planning and Zoning Commission shall hear and consider major design exceptions as part of a Site Plan review as determined by the Zoning Administrator and shall make a recommendation to the Village Board. Major design exceptions shall be authorized or denied by the Village Board by ordinance in accordance with the procedural provisions of this title and the downtown overlay district regulations. No application for a major design exception shall be acted on by the Village Board until after a public hearing held before the Planning and Zoning Commission, and the findings and recommendations of the Planning and Zoning Commission have been reported to the Village Board.
- B. Initiation: An application for a major design exception may be made by any person, firm or corporation, or by any office, department, board, bureau or commission requesting or intending to request application for a site plan review of property lying within the downtown overlay district.
- C. Processing: An application for any major design exception shall accompany the associated site plan application along with the associated fees and shall be filed with the Zoning Administrator. The application shall define the requested exception, reference the applicable code section, and provide supporting material for review by the staff. The Zoning Administrator shall forward such application to the Planning and Zoning Commission for processing in accordance with applicable statutes of the State of Illinois and the provisions of this title.
- D. The Planning and Zoning Commission shall make its recommendation after a public hearing, of which there shall be a notice of a public hearing given in accordance with the requirements set forth in Section 10-13-12 or this chapter, including without limitation, notice indicating the time and place of such hearing published at least once, not more than thirty (30) nor less than fifteen (15) days before the hearing, in one or more newspapers published in the Village, or, if no newspaper is published in the Village, then in a newspaper of general circulation within the Village. Notice of the public hearing shall also be mailed and posted on the Village's web site. In addition, at least fifteen (15) days prior to the date of the public hearing, the petitioner shall cause to be posted on the real estate which is the subject of such major exception the following notice:

Public Notice: Public hearing for major design exception from the Bartlett Zoning Ordinance and the downtown overlay district for this site (insert date and time), Bartlett Municipal Building, 228 South Main Street.

The Planning and Zoning Commission.

The procedure for publication, posting on the Village's website, mailing, and for posting the notice on the subject property hereinbefore required shall be governed by section 10-13-12 hereinafter set forth.

- E. Authorized Major Design Exceptions: Major design exceptions may include exceptions as outlined in section 10-9C-1 hereinafter set forth.

- F. Conditions And Standards For Major Design Exceptions: The Planning and Zoning Commission shall hold the public hearing and forward its recommendations and findings of fact in the form of a written report to the Village Board within a reasonable time, usually within thirty (30) days following the date of public hearing on each application, unless it is withdrawn by the petitioner. Such findings of fact as to the conditions and standards for major design exceptions shall include all of the following:
1. The exception fulfills the intent defined for in article 10-9C of the zoning regulations (refer to section10-9C-1).
 2. The resulting development is consistent or compatible with the surrounding context or the vision defined in the Village's comprehensive plan, the downtown TOD master plan, and or other planning documents approved by the Village.
 3. The requested exception results in a development of equal or higher quality and durability of design.
 4. The resulting development would not impede adjacent development from complying with the overlay district regulations.
 5. The requested exception results from conditions that are unique to the subject development and would not establish a precedent that would prevent the Board from reasonably denying a similar exception for similarly situated properties.
- G. Decisions: The Village Board, upon receipt of the report and recommendation of the Planning and Zoning Commission, and without further public hearing, may grant by ordinance or deny any proposed major design exception in accordance with this title and the downtown overlay district regulations of this title, or may refer it back to the Planning and Zoning Commission for further consideration.

10-13-8: TEXT AMENDMENTS AND REZONINGS/MAP AMENDMENT:

- A. Purpose: The text of this title and the zoning map may be amended from time to time in accordance with the procedures and standards set forth in this title. The purpose of this section is to provide for a means of amending the text of this title or changing the zoning district classification of any land identified on the zoning map, also referred to in this chapter as rezoning, and to make adjustments to the text of this title and/or the zoning map necessary in light of changed conditions, changes in public policy, or that are necessary to advance the general welfare of the Village.
- B. Authority: The regulations imposed and the districts created under the authority of this title may be amended from time to time by ordinance, in accordance with applicable statutes of the State and the Village's home rule authority. Any proposed amendment shall be considered by the President and Board of Trustees only after a public hearing before the Planning and Zoning Commission, and it has adopted and submitted a written report which may be in the form of minutes of the public hearing of its findings and recommendations to the President and Board of Trustees. Amendments for purposes of this chapter shall mean a petition for a change in the text of this title and/or the rezoning of land shown on the zoning map together with a corresponding amendment to the zoning map.
- C. Initiation Of Amendment: Text amendments may be proposed by the Zoning Administrator, the Planning and Zoning Commission, other governmental bodies, or by any resident of or

by the owner of the property for which the amendment is requested. No rezoning/map amendment shall be proposed unless it is consistent with the comprehensive plan. A comprehensive plan amendment may be proposed concurrently with a zoning map amendment.

- D. Processing: Upon receipt of a complete application, including all required supporting documentation, the application shall be forwarded to the Planning and Zoning Commission with a request to hold a public hearing. All information and documents applicable to the amendment application shall be received by the Zoning Administrator at least three weeks prior to the regularly scheduled meeting of the Planning and Zoning Commission to be scheduled for a public hearing on that date, and shall be forwarded to the Planning and Zoning Commission at least seven days prior to the hearing date.
- E. The Planning and Zoning Commission shall make its recommendation on any text amendment after a public hearing, of which there shall be a notice indicating the time and place of such hearing published at least once, not more than thirty (30) nor less than fifteen (15) days before the hearing, in one or more newspapers published in the Village or, if no newspaper is published in the Village, then in a newspaper of general circulation within the Village, and posting on the Village website, the following notice:

Text Amendment Public Notice – Public hearing to for a text amendment of the Zoning Ordinance (brief summary) (insert date and time), Bartlett Municipal Building, 228 south main Street

The Bartlett Planning and Zoning Commission.

In addition, in the case of any rezoning and map amendment, at least fifteen (15) days prior to the date of the public hearing, the applicant shall mail notice to the surrounding property owners as required by Section 10-13-12, and the Village shall cause to be posted on the Village's website and on the real estate which is the subject of the proposed rezoning/map amendment to the Bartlett Zoning Ordinance, the following notice:

The Rezoning/Map Amendment Public Notice – Public Hearing to rezone this property from (insert) to (insert) (insert date and time), Bartlett Municipal Building, 228 South Main Street

The Bartlett Planning and Zoning Commission

The procedure for publication, posting on the Village's website, mailing, and posting the notice on the subject property hereinbefore required for any map amendment/rezoning shall be governed by Section 10-13-12 of this Chapter.

- F. Decisions. The Planning and Zoning Commission shall fix a reasonable time for the hearing of the amendment. The hearing may be continued from time to time by action of the Planning and Zoning Commission. Within 30 days of the adjournment of the public hearing, the Planning and Zoning Commission shall adopt and forward its written recommendations and findings on the amendment to the President and Board of Trustees. The President and Board of Trustees shall make the final decision on the amendment.
- G. Findings of Fact and Recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission shall make written findings of fact that shall be submitted with its recommendations to the President and Board of Trustees for consideration. Where the purpose and effect of the proposed amendment is to change the zoning classification of a

particular property, i.e., a map amendment/rezoning, the Planning and Zoning Commission shall make findings of fact based upon all the evidence presented to it and shall consider and provide specific findings on the following:

1. The proposed rezoning is compatible with existing uses of property within the general area of the property in question.
2. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question.
3. The compatibility of the proposed use of the property in question to the uses permitted under the existing zoning classification.
4. The trend and character of development, if any, in the general area of the property in question, including changes, if any, that have taken place in the zoning classifications of property in the general area of the property in question.
5. The depreciatory or appreciatory impact, if any, of the proposed development upon surrounding properties in the general area of the property in question.
6. The environmental impact of the proposed development if a commercial or industrial use is proposed, or any floodway, flood plain, or wetlands is located on or in the general vicinity of the property in question.
7. Compliance with the Bartlett comprehensive plan or its amendment.
8. Fiscal impact.

When a proposed rezoning/map amendment is not in conformance with the comprehensive plan, the Planning and Zoning Commission shall not recommend its adoption unless it finds based upon the specific findings that the adoption of such amendment is in the public interest and is not solely for the financial interest of the applicant, and that either the proposed amendment will correct an existing error or conditions have changed that make the proposed amendment necessary.

- H. Action by the President and Board of Trustees. Except as provided herein, the President and Board of Trustees shall not act upon a proposed amendment until it has received the adopted and written report and recommendations from the Planning and Zoning Commission on the proposed amendment. The President and Board of Trustees, upon receipt of the report and recommendation of the Planning and Zoning Commission, without further public hearing, may grant by ordinance or deny any proposed amendment or refer it back to the Planning and Zoning Commission for further consideration.
- I. Typographical or Drafting Errors. Notwithstanding any other provisions set forth above, amendments to correct typographical or drafting errors in the text of this title or on the zoning district map or any ordinances adopted pursuant to the provisions of this title may be adopted by the Board of Trustees at a regular meeting without the posting or personal delivery of prior notice and without a public hearing as otherwise required herein.

10-13-9: SPECIAL USE PERMITS:

- A. Purpose: The development and execution of the Zoning Ordinance is based on the division of the Village into zoning districts, within any one of which the use of land and buildings and the bulk and location of buildings or structures, as related to the land, are essentially uniform. It is recognized, however, that there are special uses which because of their unique character cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring lands and upon the public need for the particular use or the particular location. Such special uses fall into two (2) categories:
1. Uses operated by a public agency or publicly regulated utilities, or uses traditionally affected with a public interest.
 2. Uses entirely private in character but of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.
- B. Authority: Special use permits shall be authorized or denied by the Village Board by ordinance in accordance with the procedural provisions of this title and the regulations and conditions set forth herein for special uses and special use permits. No application for a special use or special use permit shall be acted on by the Village Board until after a public hearing is held before the Planning and Zoning Commission, and the findings and recommendations of such body holding such public hearing have been reported to the Village Board.
- C. Initiation: An application for a special use permit may be made by any person, firm or corporation, or by an office, department, board, bureau or commission requesting or intending to request a building permit or occupancy certificate. The application shall include proof of ownership of the property that is the subject of the application for a special use permit. Unless the applicant for a special use permit is the owner of the property that is the subject of the application, the application for a special use permit shall be accompanied by a written consent to the application for the special use permit signed by the owner(s) of the property in question and the title, authority, and capacity in which the petitioner is executing and submitting the application.
- D. Processing: An application for a special use permit shall be filed with the Zoning Administrator on forms provided by the Village and accompanied by such information as shall be established from time to time by the Village and kept on file with the Zoning Administrator. The Zoning Administrator shall upon instruction from the Village Board forward such application to the Planning and Zoning Commission with a request to hold a public hearing.
- E. The Planning and Zoning Commission shall make its recommendation after a public hearing, of which there shall be a notice of a public hearing given in accordance with the requirements set forth in Section 10-11-12 of this chapter, including without limitation, indicating the time and place of such hearing published at least once, not more than thirty (30) nor less than fifteen (15) days before the hearing, in one or more newspapers published in the Village or, if no newspaper is published in the Village, then in a newspaper of general circulation within the Village. Notice of the public hearing shall also be mailed and posted on the Village's website. In addition, at least fifteen (15) days prior to the date of the public hearing, the Village shall cause to be posted on the real estate which is the subject of the proposed amendment to the Bartlett Zoning Ordinance, the following notice:

Public Notice. Public Hearing for special use permit under Bartlett Zoning Ordinance for this site (insert date and time), Bartlett Municipal Building, 228 South Main Street.

The Bartlett Planning and Zoning Commission

The procedure for publication, posting on the Village's website, mailing and posting the notice on the subject property hereinbefore required shall be governed by section 10-13-12 of this chapter.

F. The Planning and Zoning Commission shall hold the public hearing and forward its recommendations and findings of fact in the form of a written report to the Village Board within a reasonable time, usually within thirty (30) days following the date of the conclusion of the public hearing on each application, unless it is withdrawn by the petitioner. Such findings of fact shall include all of the following:

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
3. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.
4. That special use permits for adult-use cannabis dispensing centers and/or adult-use cannabis cultivation centers shall include the following additional findings of fact:
 - a. The proposed facility will not negatively impact existing or future uses located within the vicinity of the subject property.
 - b. The proposed adult-use cannabis dispensing center property is located a minimum of one thousand feet (1,000') from the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home or pre-existing property zoned or used for residential purposes. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section. The proposed adult-use cannabis cultivation center property is located a minimum of two thousand five hundred feet (2,500') from the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home or pre-existing property zoned or used for residential purposes. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section.
 - c. The proposed structure in which the facility will be located complies with the Village of Bartlett zoning ordinance and building code.
 - d. The proposed hours of operation for the proposed facility coincide with the hours established by the State of Illinois.

- e. The proposed facility has satisfied all necessary security measures as required by the State of Illinois and the Village, including but not limited to a security plan and security installations.
 - f. The proposed parking for the facility satisfies the parking requirements in the zoning ordinance and is based on one (1) space per two hundred (200) square feet of retail floor area for an adult-use cannabis dispensing center and one (1) space per one thousand (1,000) square feet of growing/warehousing space for an adult-use cannabis cultivation center.
 - g. The proposed traffic generated by the facility will not negatively impact the adjacent roadway capacity nor will it negatively impact access to adjacent roadways.
 - h. The design and layout of the site, including internal site circulation is compatible with adjacent land uses and provides for safe, efficient movement of traffic.
 - i. The proposed signage for the facility complies with the Village of Bartlett sign code regulations as outlined in the zoning ordinance.
 - j. The proposed facility satisfies and complies with all requirements provided in section 10-2-2 of this title.
 - k. Building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis dispensing center or adult-use cannabis cultivation center, as well as its environs have been satisfied. Said improvements shall be determined based on the specific characteristics of the floor plan for an adult-use cannabis dispensing center or an adult-use cannabis cultivation center and the site on which it is located, consistent with the requirement of the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
- G. Vote Required: The concurring vote of five (5) members of the Planning and Zoning Commission shall be necessary to recommend the approval of any special use permit to the Corporate Authorities. Any special use or special use permit which fails to receive a positive recommendation for approval by the Planning and Zoning Commission shall not be approved or granted by the Corporate Authorities except by a favorable majority vote of all trustees of the Village then holding office.
- H. Protests: In the case of written protest against any proposed special use or special use permit, signed and acknowledged by a minimum of 20% of all the property owners directly adjacent to, abutting and/or directly across from the subject property separated only by an alley or road right-of-way, is filed with the Zoning Administrator, the special use or special use permit shall not be approved or granted except by an ordinance passed by a favorable vote of two-thirds (2/3) of the Trustees then holding office.
- I. Decisions: The Village Board, upon receipt of the report and recommendation of the Planning and Zoning Commission which conducted the public hearing, and without further public hearing, may grant by ordinance, grant it with conditions, or deny any proposed special use in accordance with this section and the applicable statutes of the State, or may refer it back to the Planning and Zoning Commission for further consideration.

10-13-10: SITE PLAN REVIEW:

Prior to obtaining a building permit, a site plan review shall be required as part of a development application for a comprehensive plan, amendment, variation, major design exception, rezoning/map amendment and/or special use permit on any property located within an SR-5, SR-6, MH-1, P-1, Commercial, Downtown Overlay, Office/Research, Industrial, PUD, or PD Zoning District.

- A. Purpose And Intent: The purpose and intent of requiring a site plan review is to ensure that site plans associated with a variation, major design exception, map amendment/rezoning, and/or special use permit is/are otherwise in conformance with this title. The site plan should include the compatible arrangement of buildings, off-street parking, lighting, landscaping, ingress and egress, and stormwater control of the site and shall be designed in a manner that will promote safety and convenience for the public and will preserve property values of surrounding properties.
- B. Procedure: The applicant shall file the required items as outlined in the development application packet provided by the Village, as well as all supporting documents and fees. Once the Zoning Administrator has determined that the development application packet is complete, the review process outlined in the packet shall be followed.
- C. Findings And Conditions Of Approval: The Planning and Zoning Commission shall review and make recommendations on a site plan, subject to the following findings of fact and any other conditions included in their recommendation:
 - 1. That the proposed use is a permitted or special use in the district in which the property is located;
 - 2. That the proposed arrangement of buildings, off-street parking, access lighting, landscaping and stormwater control is compatible with adjacent land uses;
 - 3. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site, but on adjacent roadways as well;
 - 4. That the site plan provides for the safe movement of pedestrians with the site;
 - 5. That there is sufficient landscaping within the interior parkway and perimeter (including the public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will satisfy the requirements outlined in this title. Any part of the site not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;

All landscape improvements shall be in compliance with chapter 11A of this title, landscape requirements.
- 6. That all trash enclosures and outdoor storage areas are, or will be, screened and are, or will be, in accordance with standards specified in chapter 11A of this title, and as otherwise specified in this title.
- D. Assurance Of Performance: As a condition of approval, the Village Engineer and/or Building Official may recommend that the applicant be required to file with the Village a performance

guarantee approved by the Village Attorney to ensure completion of approved landscaping, fencing, utilities, parking and loading, and if there are any public improvements to be constructed or installed, including without limitation, stormwater control and other items specified by the Village Engineer, a public improvement completion agreement in form as set forth as an Appendix to the Subdivision and PUD Ordinance (Title 11), except for such modification thereto as approved by the Village Attorney, even if the development does not include the subdivision of land. The amount of the performance guarantee and the required completion date for the various categories of the public improvements as set forth in the public improvements agreement shall be recommended by the Village Engineer based on the Village Engineer's approval of the estimate of costs submitted by the applicant's professional engineer.

If upon inspection of the completed project by the Village Engineer, if it is found that the conditions of the site plan have been met, the Village Engineer shall write a letter to the applicant and the performance guarantee shall be released.

If the applicant does not complete the development of the items specified on the site plan within the time specified in its guarantee, the Village Engineer shall give written notice of the incomplete items to the applicant and the surety or other issuer or guarantor. If the site is not in conformance with the conditions of the site plan the Village will not approve of the release of the performance guaranty, and in the case of public improvements, will not accept the public improvement(s) and will not release the performance guarantee.

- E. Building Permits: A building permit for earthmoving, construction, alteration, or any other purpose shall not be issued for a site until a site plan is approved by the Village Board. Any earthmoving, construction or alteration determined not to be in substantial compliance with the approved site plan, in the opinion of the Building Official shall be a violation of this title.
- F. Amendments To An Approved Site Plan: Amendments to an approved site plan may be submitted to the Building Department as part of a building permit application and reviewed in accordance with section 10-13-11, "Administrative Site Plan Review", of this chapter. If a variation, major design exception, rezoning, and/or special use is/are requested as part of the amendment request, the site plan will be reviewed in accordance with this section.

10-13-11: ADMINISTRATIVE SITE PLAN REVIEW:

An administrative site plan review may be submitted to the Building Division of the Bartlett Planning and Development Services Department as part of a building permit application if no comprehensive plan amendment, variation, major design exception, map amendment/rezoning, and/or special use permit is/are requested.

- A. Purpose And Intent: The purpose and intent of requiring an administrative site plan review is to ensure that site plans are otherwise in conformance with this title, include the compatible arrangement of buildings, off-street parking, lighting, landscaping, ingress and egress and stormwater control of the site, and shall be designed in a manner that will promote safety and convenience for the public and will preserve property values of surrounding properties.
- B. Procedure: The applicant shall file a site plan as part of the required building permit application with all supporting documents and fees. Once the Building Official has determined that the building permit application is complete, the review process outlined in title 9, chapter 2 of the Bartlett Municipal Code shall be followed.

- C. Assurance Of Performance: As a condition of approval, the Village Engineer and/or Building Official may recommend that the applicant be required to file with the Village a public and/or private improvements completion agreement in form approved by the Village Attorney, and a performance guaranty, and if improvements will be on public property, a payment guaranty as well, in the form of a surety bond(s) or letter of credit or cash bond (the "performance and payment guaranty") in form as approved by the Village Attorney to ensure completion of, and payment for, the approved landscaping, fencing, utilities, parking and loading, stormwater control and other items specified by the Village Engineer. The amount of the performance and payment guaranty and the required completion date shall be recommended by the Village Engineer based on the Village Engineer's approval of the estimate of costs submitted by the applicant's professional engineer.

If upon inspection of the completed project by the Village Engineer it is found that the conditions of the site plan, and the public and/or private improvements completion agreement, if applicable, have been met, the Village Engineer shall write a letter to the applicant, and the performance, and if applicable, the payment guaranty shall be released.

If the applicant does not complete the development of the items specified on the site plan and/or engineering plans within the time specified in the public and/or private improvements completion agreement, if any, and/or within the time specified in its performance and payment guaranty, the Village Engineer shall give written notice of the incomplete items to the applicant, and if a performance and payment bond was furnished as the performance and payment guaranty, to the surety on said bonds, or if a letter of credit was furnished as the performance and payment guaranty, to the issuer thereof. If the site is not in conformance with the conditions of the site plan, the improvements completion agreement, if any, the approved engineering plans, the building permit, and/or the performance guarantee, the Village will not approve of the release of the performance security, or accept the public improvement(s), if applicable, and will not in the case of public improvements, release the performance and payment guaranty, but may take action against the applicant and the surety on any surety bond, or draw upon any letter of credit, or cash bond, and may withhold the issuance of any occupancy permit.

- D. Building Permits: A building permit for earthmoving, construction, alteration, or any other purpose shall not be issued for a site until a site plan is approved by the Zoning Administrator, engineering plans have been approved by the Village Engineer (if applicable), and building plans have been approved by the Building Official, and an improvements agreement if determined required by the Village Attorney, and a performance guaranty and, if applicable, a payment guaranty in form approved by the Village Attorney, has been posted or deposited with the Village. Any earthmoving, construction or alteration determined not to be in substantial compliance with the approved site plan, engineering plans, building plans, and/or the building permit(s), or any of them, in the opinion of the Building Official, shall be a violation of this chapter and cause for revocation of the building permit and entitle the Village to take action on the performance and/or payment guaranty.
- E. Amendments To An Approved Administrative Site Plan: Amendments to an approved administrative site plan may be submitted as part of a building permit application and reviewed in accordance with this section. If a comprehensive plan amendment, variation, major design exception, map amendment/rezoning, and/or special use permit is/are requested, then the plans will be reviewed in accordance with this section 10-13-1.

10-13-12: NOTICES OF PUBLIC HEARING:

The Planning and Zoning Commission conducting a public hearing or making a recommendation or decision shall not hear or review a zoning application unless the applicant complies with the notice requirements of this section. Table 10-13-12.1 , Types of Required Notice, indicates the type of notice required prior to public hearings, recommendations or decisions by the Planning and Zoning commission based on the zoning relief sought by the applicant on its or each of its zoning application(s).

Table 10-13-12.1. Types of Required Notice.

Zoning Application	Code §	Published	Village Website	Mailed/Delivered	Posted
Appeals	10-13-4				
Comprehensive Plan Amendments	10-13-5	•	•		
Variations	10-13-6	•	•	•	•
Major Design Exceptions	10-13-7	•	•	•	•
Text Amendments	10-13-8	•	•		
Map Amendments/Rezoning	10-13-8	•	•	•	•
Special Use Permits	10-13-9	•	•	•	•
Planned Development	10-13-8/9	•	•	•	•
Preliminary PUD Plan	10-13-8/9	•	•	•	•

Each applicant for one or more variations, major design exceptions, rezoning/map amendments, special use permits, PUD, PUD plan approval, and approval of amendments thereto, shall provide notice of the public hearing as follows and present proof of such notice at or before the public hearing:

- A. **Published Notice:** Published notice shall be given of the subject, time and place of the hearing not more than thirty (30) nor less than fifteen (15) days before the hearing as set forth in subsection 10-13-6E, 10-13-7E, 10-13-8E, and 10-13-9E of this chapter. Upon completion of the application form and submission of all required information and fees by the applicant the Village Clerk shall publish such notice.
- B. **Posting on the Village’s Website:** When the Zoning Administrator determines that an application is complete and a hearing date is set, the Village shall post on the Village’s website not less than 15 days before the hearing, the public hearing date, time, location and purpose of the public hearing before the Planning and Zoning Commission.
- C. **Personal Notice:** Not more than thirty (30) nor less than fifteen (15) days before the hearing, the applicant, his agent or attorney, shall notify the person who last paid the general real estate taxes on each property located within two hundred fifty feet (250’) of the boundaries of the subject hearing site excluding right-of-way: 1) by personal service upon the taxpayer or by leaving a copy with an adult member of such taxpayer’s household, 2) by certified mail, or 3) by first class mail, addressed to such taxpayer at the address shown on the most recent records of the county treasurer. Such notification shall include the subject, time and place of

the hearing. The applicant responsible for mailed or delivered notice shall provide an affidavit to the Zoning Administrator stating that notice was provided to every property owner per the applicable County Collector's records as well as the names, addresses and permanent index numbers ("PINs") for all recipients. The requirement of this subsection shall not prevent the applicant from giving additional notice to properties located more than 250 feet from the property line of the subject property as the applicant may deem appropriate. The notice shall include the date, location and purpose of the hearing, the name of the body holding the hearing, the name of the applicant and the address of the subject property.

- D. Posting Of Notice On The Subject Property: Notice shall be posted on the real estate which is the subject of the application by the Village, not less than fifteen (15) nor more than thirty (30) days prior to the public hearing date, setting forth the time, place and purpose of such public hearing on a sign, the size and location of which shall be determined by the frontage of such real estate on a public street or streets in accordance with the following requirements:
1. Non-Residential or unimproved (Vacant) Real Estate: A four foot by four foot (4' x 4') sign shall be set back 10 feet from the front property line.
 2. Residential Improved Real Estate: A two foot by three foot (2' x 3') sign shall be set back 5 feet from the front property line or as required for unimproved real estate, as the Zoning Administrator may direct.

The sign hereinbefore required to be posted shall be so placed as to be fully visible from the public street on which the subject real estate is located or, if the subject real estate has frontage on more than one public street on each such street.

The sign shall be white and black print as follows:

"PUBLIC NOTICE" (PURPOSE AND HEARING) DATE AND TIME

*Bartlett Municipal Building
228 South Main Street*

Bartlett Planning and Zoning Commission

The size of the lettering shall be large enough to be read from each public street on which the subject real estate has frontage at the setback distances established above.

10-13-13: FEES:

- A. Schedule Of Fees: A schedule of fees, charges and expenses for appeals, applications for comprehensive plan amendments, variations, major design exception, text amendments, map amendments/rezonings, special use permits, site plan review, administrative site plan review and other matters pertaining to the Bartlett Zoning Ordinance shall be established by ordinance by the Corporate Authorities.
- B. Consultant Fees: The Village uses an outside attorney, an engineer, traffic engineer, environmental consultant, or other technical consultants during the review of any development activity, and/or to review reports and studies submitted by an applicant and its consultants. These attorney's fees and consultant fees are based on the time spent by the individual attorney or consultant(s) in the review of the project, and include such Village consultant(s) attendance at staff, Planning and Zoning Commission, committee of the whole Village Board

meetings at which time such application is reviewed, and/or to review reports and studies submitted by an applicant and its consultants. All consultant fees will be billed directly to the developer, builder, subdivider, owner and/or any person or entity which submits an application and shall be paid prior to the completion of the project's review.

- C. Petition: No petition shall be forwarded by the Zoning Administrator to the Planning and Zoning Commission or any hearing body heretofore or hereafter established by the Corporate Authorities, and no notice of such hearing shall be published unless and until such development fees have been paid, if then known and billed, and the zoning application is complete, as determined by the Zoning Administrator.
- D. Final Action: Until all applicable fees, charges and expenses known and billed have been paid in full, no final action shall be taken on any application by the Village Board for a comprehensive plan amendment, variation, and/or design exception, text amendment, zoning map amendment/rezoning, special use permit, site plan review, and/or administrative site plan review, planned development, PUD and/or PUD plan amendment, plat of subdivision, and the ordinance approving or granting of such zoning requested may be contingent upon the payment of all of such attorney's fees and consultant's fees in full.



Agenda Item Executive Summary

Item Name Dogfather BEDA Application Committee or Board Committee

BUDGET IMPACT			
Amount:	\$2,021	Budgeted	Yes
List what fund	Incentives		
EXECUTIVE SUMMARY			
<p>The Dogfather has been a successful restaurant in Bartlett for over fifteen years. Located in the Apple Valley Commons shopping plaza, Mr. Passaro's eatery features hot dogs, Italian beef, gyros, chicken sandwiches, and much more.</p> <p>Mr. Passaro has been an active member of the community, sponsoring many events, and was recently inducted into the Vienna Beef Hall of Fame.</p> <p>Mr. Passaro is updating his business sign to a LED sign this spring. Attached is a quote for \$4,217 from Bartlett-based Mark Your Space sign company. Because permit fees are not eligible for BEDA grants, staff calculated the actual cost at \$4,042.</p> <p>This request appeared before the Economic Development Commission at its February 14th meeting, at which time the EDC recommended in favor of a fifty percent BEDA grant in the amount of \$2,021 once the sign is completed and proof of payment is submitted.</p>			
ATTACHMENTS (PLEASE LIST)			
Staff Memo, The Dogfather's BEDA application, DRAFT minutes for this item from the February 14 th Economic Development Commission meeting			

ACTION REQUESTED

- To forward this request for a \$2,021 BEDA grant for the Dogfather for a final vote at an upcoming Village Board meeting.
- Resolution
- Ordinance
- Motion

Staff: Tony Fradin, Economic Development Coordinator Date: February 21, 2022

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: February 21, 2022
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Dogfather BEDA application

APPLICANTS: Antonio "Tony" Passaro

BACKGROUND: The Dogfather has been and remains one of Bartlett's most popular eateries. Located in the Apple Valley Commons shopping plaza for over fifteen years, Mr. Passaro's restaurant is well-known throughout the area and specializes in hot dogs, Italian beef sandwiches, gyros and more.

Tony knows many customer names and what they like to order. He also sponsors many community events, such as Bartlett Little League and those supporting the local police and fire district. On many occasions, when he's not behind the grill, Tony is usually sitting with his customers, sharing their fries, and entertaining their kids.

The Dogfather was inducted into the Vienna Beef Hall of Fame this past November due to his tremendous work in the industry over many years.

BEDA APPLICATION:

The Dogfather is upgrading its sign this spring.

The rendering from Bartlett-based Mark Your Space is attached as well as an estimate totaling \$4,217.

Because permit fees are not considered BEDA-eligible, the sign cost for this project is \$4,042.

RECOMMENDATION:

Due to the petitioner's long-term success as a small business owner, his great contributions to the community, and the smaller scope of this project, staff is recommending a maximum fifty percent BEDA grant in the amount of **\$2,021**, to be reimbursed to the applicant after the sign is installed per Village Code and receipts are submitted.

FEBRUARY 14, 2022 ECONOMIC DEVELOPMENT COMMISSION MEETING

The EDC reviewed Mr. Passaro's request at its February 14th meeting, at which time it unanimously recommended approval of a **\$2,021** BEDA grant once the Dogfather's new sign is completed and submittal of proof of payment is made.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name: Antonio Passaro

Applicant(s) Address: 957 S. Route 59

E-Mail Address: tony@dogfatherhotdogs.com

Primary Contact for Project: Antonio Passaro

Cell Phone Number and/or Home Number: 847

Applicant is or will be (check all that apply) Tenant Property Owner

Number of Years in Business: 20 Number of Years in Bartlett: 15+

Contact Name and Information for Applicant's Agent or Architect (if any):

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

Property Information:

Project Property Location/Address: 957 S Route 59

This Property is (check all that apply): Retail Restaurant Office

Other (explain)

Number of Businesses on Site: 1

Names of Other Businesses on Site: _____

Size of Building (dimensions or total square feet) 1,384 sq ft

Stories in building: 1 Parking spaces on property: _____

Last Real Estate Taxes Paid: N/A

Property Tax Index Number(s) (PIN): N/A

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 4,800

Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

New signage above the front entrance LED

If approved, estimated project completion date: _____

Business Plan: For new business ventures, please include a two- to five-page business plan. Contact Tony Fradin with questions about the seven elements of a strong plan.

Please Attach: Contractor Estimates, Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien

Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project

I further acknowledge that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.



Applicant Signature



Date



Return this completed application with attachments to:
Tony Fradin, Economic Development Coordinator
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103



1235 Humbracht Circle
 Bartlett, IL 60103
 (630) 289-7082

ESTIMATE

EST-7904

www.MarkYourSpaceInc.com

Payment Terms: Cash Customer

Created Date: 1/4/2022

DESCRIPTION: Exterior LED Sign - Channel Letters - UL Listed Parts - Installed

Bill To: The DogFather
 957 S IL Route 59
 Bartlett, IL 60103
 US

Installed: The DogFather
 957 S IL Route 59
 Bartlett, IL 60103
 US

Requested By: Antonio Passaro
 Email: tony@dogfatherhotdogs.com
 Work Phone: (630) 540-7500

Salesperson: Diana Cusumano

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Exterior LED Sign - Channel Letters - UL Listed Parts - Installed	1	\$3,870.00	\$3,870.00
2	Permit Acquisition	1	\$175.00	\$175.00
3	Actual Permit Fees/Bonds/Licenses - TBD	1	\$0.00	\$0.00

You are welcome to accept this estimate and submit your 50% deposit via the Customer Portal. If you have any questions please don't hesitate to contact us.

Subtotal:	\$4,045.00
Taxes:	\$172.01
Grand Total:	\$4,217.01

The balance of your invoice will be due upon completion of your order. I agree to pay a finance charge of 1.5% per month (18% per annum), or \$2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

Client: The DogFather Hot Dogs

Project: Exterior Sign

Revision: 2 Date: 12/29/2021

Address: 957 Illinois Rte 59, Bartlett, IL 60103

Dimensions

Allowance: 1 SF/Linear Foot = 20 SF

Overall Size: 87.6"W x 32"H

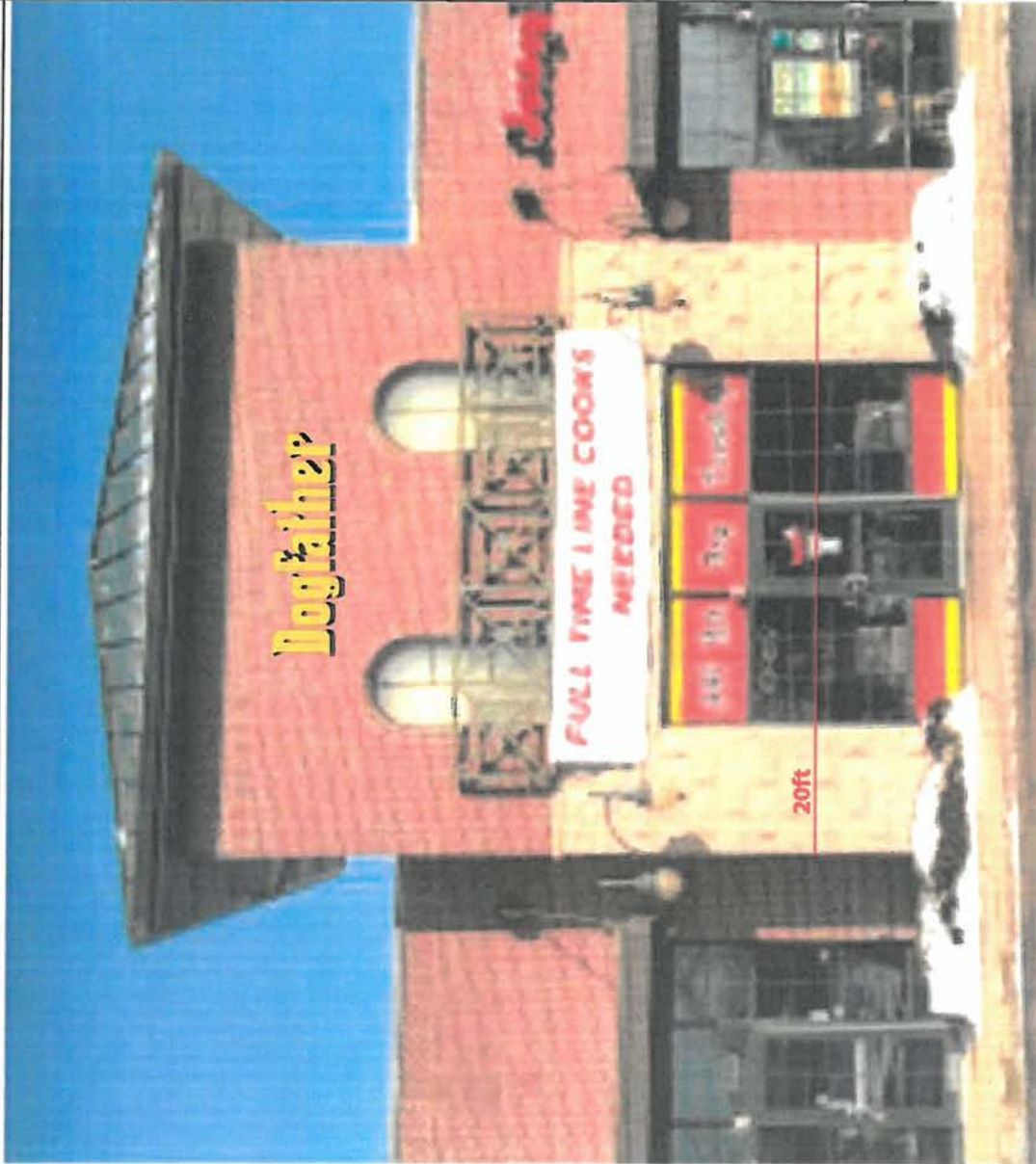
D: 22.8"H

Removal Needed



Front Lit Channel Letter

Raceway: No
 Trim Cap: 1" Black
 Return: 5" Black
 Face Color: Yellow 3630-015
 Electrical within 5ft? Yes
 Site Modifications? No
 Remove Existing: Yes
 LED Color: White
 UL Listed Parts: Yes
 Access to Rear of Sign: Yes
 Notes: Front Lit



This artwork is not to be reproduced, copied or exhibited in any fashion without the permission of Mark Your Space, Inc. Any use of this artwork without written permission automatically requires the user to pay Mark Your Space, Inc \$750.00 design fee.

1235 Humbrecht Circle
Unit J
Bartlett, IL 60103
(630) 289-7082



This computer generated artwork is to be viewed as a representation only. Colors represented on this computer image or color print out, may not exactly match PMS chips, vinyl, or paint color. Descriptions may vary with the actual fabrication.

FROM DRAFT OF FEBRUARY 14th 2022 EDC MINUTES:

DOGFATHER BEDA APPLICATION

Mr. Fradin stated that Dogfather has been and remains one of Bartlett's most popular eateries. Located in the Apple Valley Commons shopping plaza for over fifteen years, Mr. Passaro's restaurant is well-known throughout the area and specializes in hot dogs, Italian beef sandwiches, gyros and more.

Tony knows many customer names and what they like to order. He also sponsors many community events, such as Bartlett Little League and those supporting the local police and fire district. On many occasions, when he's not behind the grill, Tony is usually sitting with his customers, sharing their fries, and entertaining their kids.

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Commissioner Perri stated that the Dogfather has been a mainstay in Bartlett, and that he wishes them well.

Commissioner Gorski asked the petitioner if they are intending on dropping the "the" in the name "The Dogfather", based on the renderings in the packet.

Mr. Passaro stated that it is being removed from the sign, but not from their name.

Commissioner Smodilla complimented Mr. Passaro's commitment to the community, and asked if he is planning to maximize the square footage.

Mr. Passaro stated that he is.

Commissioner Erickson commended Mr. Passaro for partnering with another local chamber business to do the work of putting up the sign.

Commissioner Perri moved to recommend a BEDA grant in the amount of \$2,021 to The Dogfather, Seconded by Commissioner Gorski.

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Ohlson (Chamber of Commerce Representative), Perri, Smodilla

NAYS: None

ABSENT: Commissioners Hughes, LaPorte, Lewensky