



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
March 10, 2022  
7:00 P.M.**

- I. Roll Call
- II. Approval of the February 10, 2022 meeting minutes
- III. **(#21-13) Hanover Township Campus Extension**  
**Rezoning** (upon annexation) from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District,  
**Comprehensive Plan Map Amendment** to the Future Land Use Plan,  
**Plat of Consolidation,**  
**Preliminary Overall PUD Plan Review**  
**Final Site/PUD Plan Review** for Phase 1 (emergency services station)  
**Special Use Permits** for a planned unit development, wetland mitigation and public cemetery  
**PUBLIC HEARING**
- IV. **(#21-12) Grasslands Subdivision**  
**Final Subdivision/PUD Plat and Phase 1 Final PUD Plan**
- V. Old Business/New Business
- VI. Adjournment



Village of Bartlett  
Plan Commission Minutes  
February 10, 2022

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

**Roll Call**

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Kapadoukakis  
Absent: None

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

**Approval of Minutes**

A motion was made to approve the December 9, 2021 meeting minutes.

Motioned by: J. Kallas  
Seconded by: A. Hopkins

**Roll Call**

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

The motion carried.



Village of Bartlett  
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**(#21-10) Wheaton Eye Clinic  
Site Plan Amendment**

**D. Kamperschroer** the petitioner is requesting a site plan amendment for a 2,150 square-foot addition where the existing drive through canopy is located at the former Fifth Third Bank. The addition would include 4 additional exam rooms and an expanded waiting room area which would increase the parking requirement from 26 spaces to 34 spaces. The parking lot on the north side of the building would be reconfigured to allow for 18 spaces with 8 new parking spaces proposed on the south side of the building. The site plan identifies a total of 36 parking spaces, including 2 accessible spaces, which exceeds the Zoning Ordinance requirement of 34 spaces. The staff recommends approval of the petitioner's request for a site plan amendment subject to the conditions and findings of fact outlined in the staff report. **J. Lemberg** asked if the petitioner was present. **Ben Rugaard, E. P. Doyle & Son, LLC**, came forward on behalf of the petitioner and stated that he had nothing else to add at this time. **M. Hopkins** stated I think this is a great proposal and asked, what is the purple-tinted area in the north parking lot? **D. Kamperschroer** that is showing the previous configuration of the parking lot. Those are areas that will be removed and paved over. **B. Rugaard** the shaded area shows where the old drive-through canopy was which is where the addition will be. It is not an addition onto the building. That shaded area on the plan shows the old versus the new.

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-10) Wheaton Eye Clinic** for a site plan amendment subject to the conditions and findings of fact outlined in the staff report.

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

**Roll Call**

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

**The motion carried.**



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**Old Business/ New Business**

**K. Stone** we would like to publicly acknowledge and thank **J. Kallas** for his 30 years of service on the Plan Commission. **J. Miaso** will there be 2 separate meetings next month? **K. Stone** yes, there will be a Plan Commission meeting next month with a public hearing. The Zoning Board has their meeting a week before Plan Commission. **A. Hopkins** when does the Village Board plan to vote on the committee changes? **K. Stone** it is going to the Village Board Committee on March 1, 2022. They will discuss the changes and forward it on to the Village Board for a final vote.

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

**Motioned by: J. Kallas**

**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

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

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**22-15**

DATE: February 23, 2022  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner *KS*  
RE: **(#21-13) Hanover Township Campus Extension**

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**PETITIONER**

James Barr on behalf of Hanover Township

**SUBJECT SITE**

8N125 and 8N140 Route 59 (17.9 acres on the west side of Route 59, south of the Hanover Township campus)

**REQUEST**

**Rezoning** (upon annexation) from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District,  
**Comprehensive Plan Map Amendment** to the Future Land Use Plan,  
**Plat of Consolidation,**  
**Preliminary Overall PUD Plan Review**  
**Final Site/PUD Plan Review** for Phase 1 (emergency services station)  
**Special Uses** for a planned unit development, wetland mitigation and public cemetery

**SURROUNDING LAND USES**

|                     | <b><u>Land Use</u></b>    | <b><u>Comprehensive Plan</u></b> | <b><u>Zoning</u></b> |
|---------------------|---------------------------|----------------------------------|----------------------|
| <b>Subject Site</b> | <b>Single Family</b>      | <b>Residential</b>               | <b>ER-1, R4*</b>     |
| North               | Institutional             | Intuitional/Residential          | P-1                  |
| South               | Single Family             | Single Family                    | SR-3 PUD             |
| East                | Single Family/Intuitional | Single Family/Institutional      | SR-3/P-1             |
| West                | Single Family             | Single Family                    | R4*                  |

\*Cook County – Single Family Residence

### **ZONING HISTORY**

Through the staff's research and as shown on the Village's Annexation Map, the eastern portion of this property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farm District. The 1969 Zoning Map identifies the eastern portion of the subject property as R-1 Single Family Residence District. As part of the comprehensive rezoning of the village in 1978, the eastern portion of the property was rezoned to ER-1 Estate Residence District.

### **DISCUSSION**

1. The petitioner is requesting to annex the west 14.24 acres of the property and, upon annexation, **rezone** the entire 17.897-acres from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District.
2. A **Comprehensive Plan map amendment to the Bartlett Future Land Use Plan** is being requested to change the designation of the area from "Residential" to "Municipal/Institutional".
3. The petitioner is requesting a **Plat of Consolidation** which would combine the three (3) existing PINs and parcels to create one PIN and one zoning lot. Approximately 0.07 acres will be dedicated for Sayer Road's right of way.
4. The petitioner has submitted a phasing plan and **preliminary overall PUD Plan** for the project. Phase 1 includes the emergency services station, phase 2 includes the facilities and road maintenance administration offices and phase 3 includes a public cemetery and walking paths.

#### *Phase 1*

5. The petitioner is also requesting **final site/PUD plan review** for Phase 1 for an emergency services station.
6. The former single-family residence (8N125 Route 59) will be converted into offices, a communication room, and training room and an approximately 6,800 sq.ft. single story garage addition will be constructed. This garage would include locker-rooms, bathrooms, storage and parking for 12 vehicles.
7. The Hanover Township Emergency Services fleet currently includes a light rescue squad, SUV and decontamination truck.
8. The 27'-2" high addition will be constructed with grey metal panels with a brick base to match the existing building's facade.
9. The PUD plan identifies 22 parking spaces including 1 accessible space which exceeds the Zoning Ordinance requirement of 14 spaces.

10. Access to the site will be via Hanover Township campus' existing curb cuts on Route 59 and W. Bartlett Road. The existing driveway on Route 59 (previously serving the two single-family homes) will be removed.
11. The petitioner is requesting **Special Use Permits** for a planned unit development to allow two principal buildings on one zoning lot and wetland mitigation at the northeast corner of the site.
12. Once the Emergency Services Department is relocated to this site, the current facility, commonly known as the fire barn, will be used for bus storage for the Township's Dial-A-Bus program.

*Phase 2 (approximately 2-4 years in the future)*

13. The petitioner is proposing to convert the former residence (8N140 Route 59) into the Facilities and Road Maintenance administration office.
14. The existing driveway to the building would be removed and replaced with a 24-ft wide access drive and a small parking lot would be constructed.
15. The proposed parking lot and any building additions would require final site/PUD plan review prior to construction.
16. As part of phase 2, the watermain would be extended through the site to Sayer Road to provide the required loop in the water system.
17. The facilities and road maintenance vehicle fleet will continue to utilize the existing garages located on the current campus.
18. There will be no access to Sayer Road.

*Phase 3 (approximately 3-8 years in the future)*

19. The petitioner is requesting a **special use permit** to allow a public cemetery at the northwest corner of the property. The cemetery would require final site/PUD plan review prior to construction.
20. As part of phase 3, the petitioner is also proposing to construct walking paths around the two large wetlands on the property.
21. The annexation agreement, engineering, landscape and photometric plans are currently being reviewed by the staff.

**RECOMMENDATION**

1. The Staff recommends approval of the petitioner's requests for rezoning, an overall preliminary PUD plan, final site/PUD plan review for Phase 1, plat of consolidation, amendment to the Future Land Use Plan and special uses subject to the following conditions and Findings of Fact:
  - a. Building permits shall be required for all construction activities;
  - b. Village Engineer approval of the Preliminary Engineering Plans for the overall preliminary PUD plan;
  - c. Village Engineer approval of the Final Engineering and Stormwater Plans for the final site/PUD plan for Phase 1;
  - d. Engineering approval of the Wetland Report;
  - e. Staff approval of the Landscape and Photometric Plans;
  - f. Landscaping must be installed within one year of the issuance of a building permit;
  - g. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
  - h. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
  - i. A sign permit shall be required for each ground and wall sign;
  - j. A Public Improvement Completion Agreement (PICA) must be submitted and approved by the Village Board;
  - k. The site shall have no access to Sayer Road.
  - l. Findings of Fact (Overall PUD Plan):
    - i. That the proposed emergency services station and road maintenance administrative offices are permitted uses and the proposed cemetery is a special use in the P-1 PUD Zoning District in which the Subject Properties are located;
    - ii. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
    - iii. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
    - iv. The Planned Unit Development shall not include impact donations;
    - v. The plan will provide adequate utilities, drainage and other necessary facilities per the Annexation Agreement;
    - vi. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the



- public streets;
- vii. The plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
- viii. There shall be reasonable assurance that, if authorized, it will be completed according to schedule and adequately maintained;
- m. Findings of Fact (Special Uses – planned unit development and public cemetery):
  - i. That the proposed Hanover Township campus expansion and cemetery will contribute to the general welfare of the neighborhood and/or community;
  - ii. That the proposed Hanover Township campus expansion and cemetery will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
  - iii. That the special uses shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees;
- n. Findings of Fact: (Special Use - wetland):
  - i. That the granting of the Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development.
  - ii. That the granting of the Special Use will not:
    - (a) Diminish the value of land and buildings in its neighborhood;
    - (b) Increase the potential for flood damages to adjacent property;
    - (c) Incur additional public expense for flood protection, rescue or relief;
    - (d) Increase the hazard from other dangers to said property;
    - (e) Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
- o. Findings of Fact (Final PUD Plan-Phase 1):
  - i. That the proposed emergency service station is a permitted use in the P-1 PUD Zoning District;
  - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
  - iii. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites but on adjacent roadways as well;
  - iv. That the PUD plan provides for the safe movement of pedestrians

- within the site;
- v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the sites so that the proposed development will be in harmony with adjacent land uses. Any part of the PUD plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs;
- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2 . Background information is attached for your review.

kms/attachments  
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December 17, 2021

Supervisor  
**Brian P. McGuire**  
Clerk  
**Katy Dolan Baumer**  
Assessor  
**Thomas S. Smogolski**  
Trustees  
**Ailsa "Lee" Beattie**  
**Denise Camacho**  
**Craig Essick**  
**Eugene N. Martinez**  
Administrator  
**James C. Barr, MPA**

Hon. Kevin Wallace and Bartlett Village Board  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

**Re: Development Application – Hanover Township Campus Expansion**

Dear President Wallace and Village Board:

Hanover Township respectfully resubmits the attached Development Application for an expansion to the Township Campus. The subject site is just less than 18 acres and will be developed in phases.

- o Phase 1: Emergency Services Station in the eastern portion of the site. (2022)
- o Phase 2: Renovation of an existing structure to accommodate Facility and Road Maintenance Administrative offices and construction of utilities to the structure. (Timeline: 2 - 4 years)
- o Phase 3: Township cemetery along the frontage of IL Rt. 59 and walking trails around the existing pond and wetlands. (Timeline: 3 – 8 years)

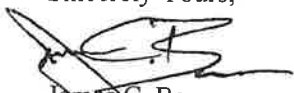
The Development Application includes several items of action.

1. Annexation to the Village of Bartlett.
2. Consolidation of 3 existing parcels into 1.
3. Rezoning of the site from what it will enter the Village at (ER-1) to P-1. New roadways throughout the site will be constructed as needed to serve each phase.
4. Special Use Permit for the future Township cemetery planned along IL Rt. 59, wetlands found on the property, and for 2 principal structures on the site.
5. Site Plans for Phase 1 – Emergency Services Station.

The proposed project area is located in a heavily wooded residential lot that contains 3 identified wetlands. The Township wishes to meet development requirements in addition to improving the quality of the existing wetlands on site. The site will be open to the public where they can both enjoy and learn about the unique habitats on the site.

Enclosed with this letter is the Development Application and all required submittals. We look forward to working with the Village so that we can begin our expansion in the Spring of 2022.

Sincerely Yours,



James C. Barr  
Township Administrator



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 2021-13  
**RECEIVED**  
DEC 4 2021  
**PLANNING & DEVELOPMENT**  
**VILLAGE OF BARTLETT**

PROJECT NAME Hanover Township Campus Expansion

**PETITIONER INFORMATION (PRIMARY CONTACT)**

Name: Hanover Township - James Barr

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Email Address: JBarr@hanover-township.org

Phone Number: 630-837-0301

Preferred Method to be contacted: Email

**PROPERTY OWNER INFORMATION**

Name: Hanover Township

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-0301

OWNER'S SIGNATURE: 

Date: 12/14/21

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

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

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): Public Use - Emergency Services Station
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning ER-1 to P-1
  - Special Use for: Wetland, Public Cemetery, PUD (2 principal structures)
  - 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:** 8 S. IL Rt 59

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-33-403-031, 06-33-401-007 & -008

**Zoning:** Existing: ER-1 **Land Use:** Existing: Residential  
(Refer to Official Zoning Map)  
Proposed: P-1 Proposed: Institutional/Municipal

**Comprehensive Plan Designation for this Property:** Municipal/Institutional  
(Refer to Future Land Use Map)

**Acreage:** 17.897

**For PUD's and Subdivisions:**

No. of Lots/Units: 1  
Minimum Lot: Area 779,593 Width 684.33 Depth 1019.00  
Average Lot: Area 779,593 Width 684.33 Depth 1019.00

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

**Attorney** Mr. Michael Airdo, Kopon Airdo Attorneys at Law  
111 E. Wacker Drive, Suite 500  
Chicago, Illinois 60601-4205

**Engineer** Thomas Engineering Group, LLC  
762 Shoreline Drive, Suite 200  
Aurora, Illinois 60504

**Other** FGM Architects, Inc.  
1211 West 22nd Street, Suite 700  
Oak Brook, Illinois 60523

**FINDINGS OF FACT (Standards)**

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

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

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

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

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

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

## FINDINGS OF FACT FOR SITE PLANS

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

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

1. The proposed use is a permitted use in the district in which the property is located.

The proposed zoning for this property is P-1 - Public Land District. The proposed uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

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

The proposed built environment seeks to maintain the woodland feel of the site as much as possible. The proposed Phase 1 building will be no less than 304 feet from residential property. Buildings in future phases will keep a perimeter buffer from existing residential uses. All off-street parking is at least 212 feet from property lines. Lighting will use dark-sky fixtures to reduce any light pollution. In addition to hundreds of preserved trees, all new landscaping will be compatible with the native species found on site.

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

The proposed development is the expansion of Hanover Township's existing campus. Phase 1 will include a road from the existing campus to the Emergency Services Station. Future phases will include the connection of the Township's existing campus to Sayer Road. A traffic study has been performed and included in the Development Application submittal.

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

The site plan provides for the safe movement of pedestrians within the site by providing a sidewalk along all roadways within the site. In addition, walking trails are provided within the interior of the site to encourage recreation away from vehicular traffic.

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

The proposed development is being constructed within a heavily wooded residential property. The development aims to preserve as much high value vegetation as possible. The perimeter of the site will remain vegetated in order to provide a buffer between the proposed development and adjacent properties.

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

Garbage disposal areas are screened in accordance with standards specified by Village of Bartlett ordinances.



## 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.

A Planned Unit Development is provided as there are two principal structures proposed for the Township campus. Both buildings are compatible with public uses; an emergency services center and a Township administration office. In addition, public walking trails will be provided for recreational activities.

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

The proposed development contains all low-intensity uses within the proposed P-1 zoning. Both proposed buildings will be at least 200 feet from any adjacent property, including residential and non-residential.

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

The proposed Planned Unit Development conforms to the regulations and conditions specified in the Village of Bartlett Subdivision Ordinance.

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

The existing use of the site is residential and is shown on the Comprehensive Plan as such. The site is immediately south and adjacent to the Institutional/Public use of Hanover Township's existing campus. In addition, the site is west of other Institutional/Public uses of Maryville Academy and Sunrise Lake Camp. The proposed Public Use is compatible with the adjacent residential uses and consistent with general planning policies.

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

The proposed uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

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

The PUD is located adjacent to the existing Hanover Township campus and will utilize the existing Township entrance on Rt 59 so that traffic and traffic safety will not be adversely affected. In addition, sidewalks and paths will be included within the campus extension to provide for public recreation opportunities. Finally, all utility and environmental regulations will be met to provide for public health, safety, and welfare.

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

The PUD Hanover Township campus expansion is planned in a way to provide future amenities to the surrounding area and will not be detrimental to it. The existing wetlands found on the site will be preserved and improved. In addition, walking paths will provide access to the natural environs to all residents. Proposed buildings and uses within the site will be set back, far from existing adjacent residences, and much of the wooded areas will remain to provide a natural buffer to said residences.

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

The proposed development is a public use and no impact donations are anticipated.

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

The plans provide for water and sanitary sewer extensions and services to meet the needs of the planned uses of the site. In addition, storm sewers and stormwater detention are provided for, as well as, the protection of the existing wetlands on site.

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.

All proposed uses within the site are very low traffic generators. As such, adequate parking is provided for all proposed uses. A traffic study has been provided to the Village of Bartlett and IDOT which shows no adverse affects on traffic congestion or hazards on public streets.

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

The proposed site will contain 2 buildings and a public cemetery over almost 18 acres. There is ample site area to provide for these uses and all accessory uses, such as ingress/egress and parking.

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

The first phase of the Planned Development is the addition of an Emergency Services Center onto an existing structure on the site. This is planned for Spring 2022. The second phase will rehabilitate another existing structure on site. Hanover Township is committed to completing the PUD and keeping the site maintained.

## FINDINGS OF FACT FOR SPECIAL USES

## Wetlands

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

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

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

High Quality wetlands have been identified on site. In accordance with the Bartlett Stormwater Ordinance, and subsequently the DuPage County Stormwater Ordinance, any impacts to the wetlands have been mitigated and a monitoring and maintenance plan is provided.

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.

Preserving and mitigating impacts to the wetlands will enhance the ecological well-being of the surrounding area. Walking paths are planned around the wetland buffers that will provide an opportunity for residents to experience the wetlands.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The existing wetlands on site will conform to the regulations and conditions specified in this Title.

**FINDINGS OF FACT FOR SPECIAL USES**

Cemetery

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

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

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

Hanover Township is interested in developing a public cemetery on that portion of the site along Route 59. Currently, there is a lack of availability for residents interested in a burial at a publicly owned cemetery. The Villages of Streamwood and Hanover Park do not have a public cemetery, the Village of Bartlett cemetery no longer has any remaining plots, and the City of Elgin cemetery is located on the very far west portion of the Township, which may not be of interest to the majority of Township residents. The cemetery will provide both traditional plots and cremation walls. Timeline: 3-8 yrs.

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

The requested special use, a public cemetery, is a low impact use that is not detrimental to the health, safety, or welfare of the public. The proposed cemetery will be located along the frontage of Rt 59 and will not be immediately adjacent to existing residential uses.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed public cemetery will conform to the regulations and conditions specified in this Title.

## FINDINGS OF FACT FOR SPECIAL USES

## 2 Structures

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

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

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

The existing property currently contains two structures, often referred to as the main house and the guest house. The proposed development adds two vacant parcels to the parcel containing the two houses. In keeping both structures on one parcel, Hanover Township can provide connections to both and maintain both in an efficient manner.

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.

As stated previously, the existing property currently contains two structures and the proposed site keeps those structures in the same location; expanding the guest house to add the Emergency Services Center. The buildings will remain more than 200 feet from any adjacent residential use and will not be detrimental to those 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.

The location of the 2 buildings and all appurtenances to them will conform to the regulations and conditions specified in this Title.

**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: Mr. James Barr \_\_\_\_\_

DATE: 12/14/21 \_\_\_\_\_

**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: Hanover Township, attn; Mr. James Barr \_\_\_\_\_

ADDRESS: 250 Illinois Route 59 \_\_\_\_\_  
Bartlett, IL 60103 \_\_\_\_\_

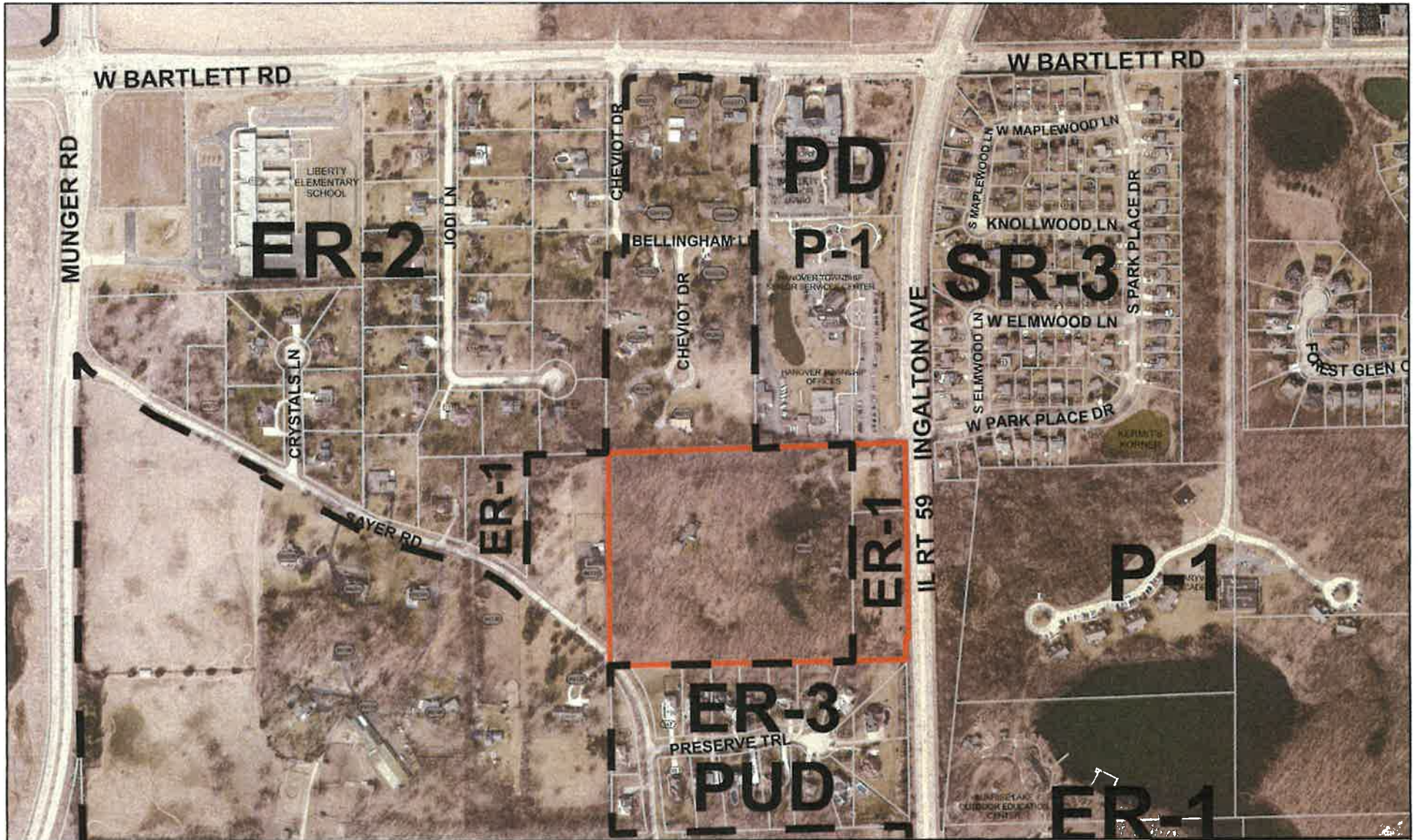
PHONE NUMBER: 630-837-0301 \_\_\_\_\_

EMAIL: JBarr@hanover-township.org \_\_\_\_\_

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

DATE: 12/14/21 \_\_\_\_\_





# ZONING/LOCATION MAP

2021-13 Hanover Township  
Campus Expansion

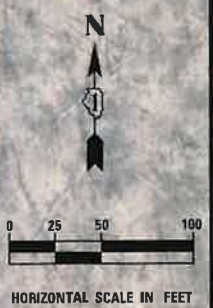
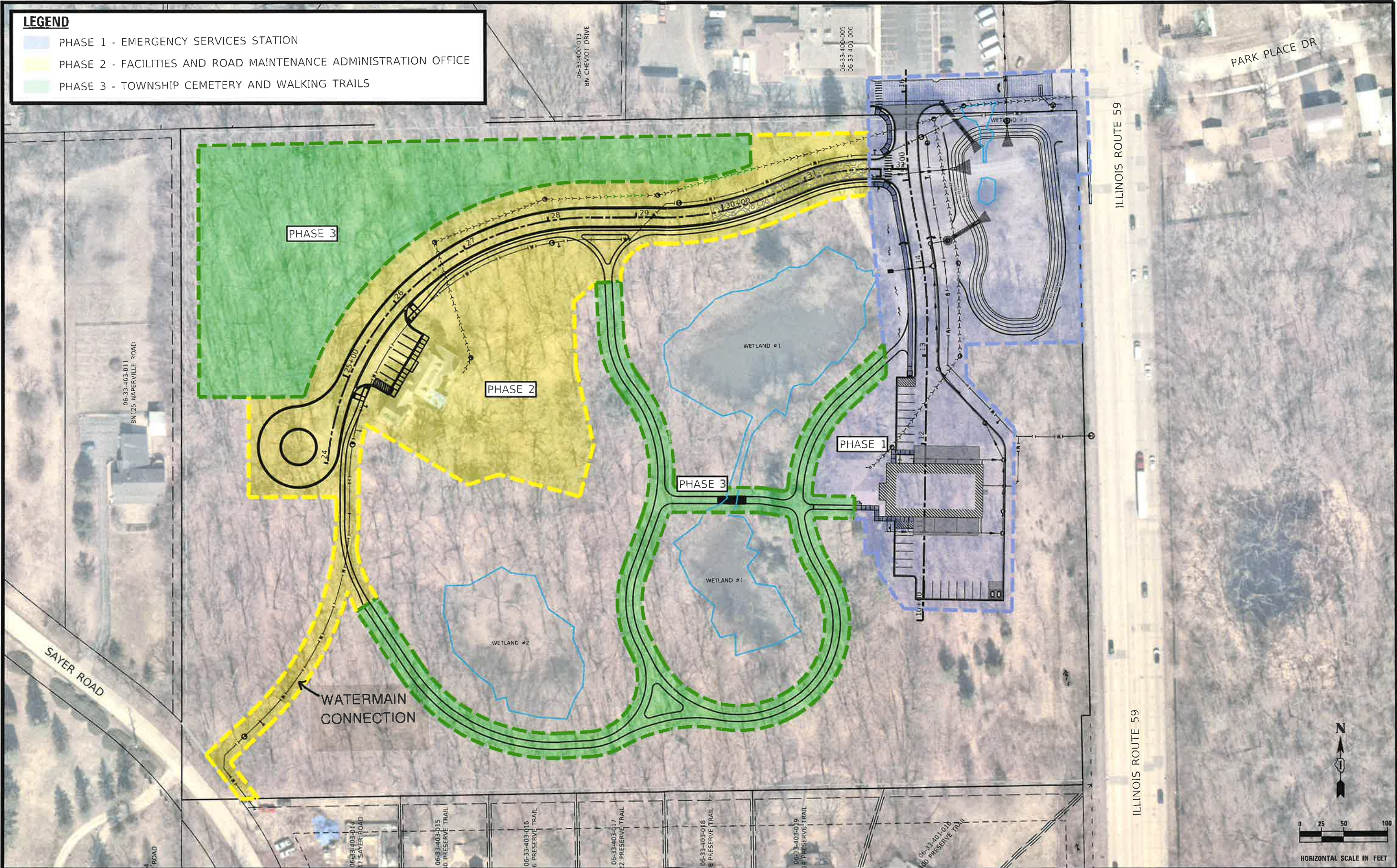
2022



0 125 250 500 US Feet

**LEGEND**

- PHASE 1 - EMERGENCY SERVICES STATION
- PHASE 2 - FACILITIES AND ROAD MAINTENANCE ADMINISTRATION OFFICE
- PHASE 3 - TOWNSHIP CEMETERY AND WALKING TRAILS



DRAWN BY **VJM** DATE **03/01/22**  
 CHECKED BY **MEC** SCALE **1" = 50'**

| REVISIONS |          |                               |
|-----------|----------|-------------------------------|
| NO.       | DATE     | DESCRIPTION                   |
| 1         | 09/14/21 | PRELIMINARY PLAN SUBMITTAL #1 |
| 2         | 12/17/21 | RESUBMITTAL #1                |
| 3         | 01/24/22 | RESUBMITTAL #2                |

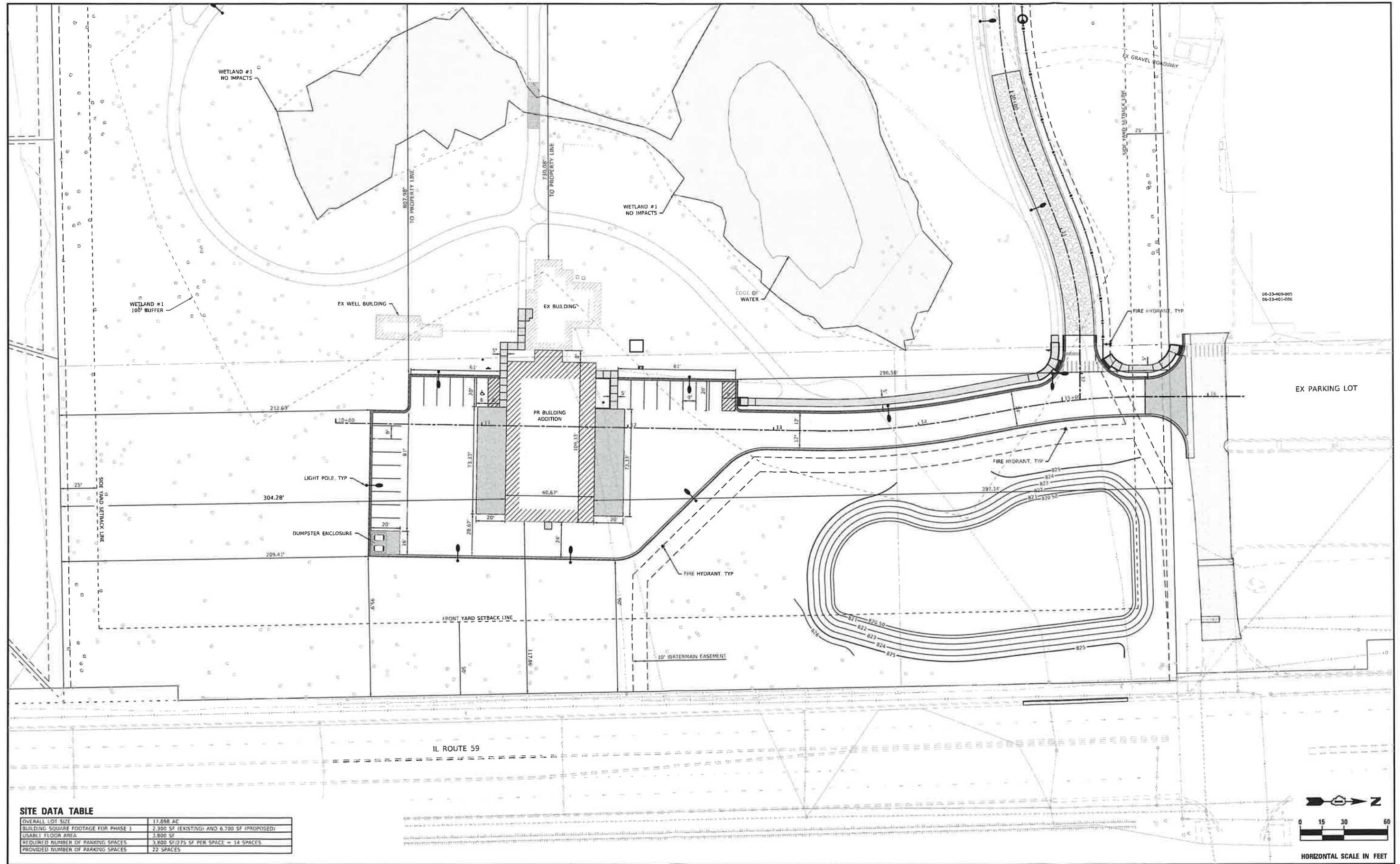
**thomas**  
 engineering group  
 service at the highest grade

thomas engineering group, llc  
 2625 butterfield road  
 suite 209w  
 oak brook, il 60523  
 phone: 855-533-1700

**WILLIAM TIKNIS**  
**CAMPUS EXPANSION**

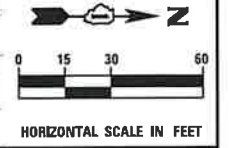
**PHASING PLAN AND**  
**PRELIMINARY OVERALL PUD PLAN**

DRAWING NO.  
**1**



**SITE DATA TABLE**

|                                     |   |
|-------------------------------------|---|
| OVERALL LOT SIZE                    | 17.698 AC                                   |
| BUILDING SQUARE FOOTAGE FOR PHASE 1 | 2,300 SF (EXISTING) AND 6,700 SF (PROPOSED) |
| USABLE FLOOR AREA                   | 3,800 SF                                    |
| REQUIRED NUMBER OF PARKING SPACES   | 3,800 SF / 275 SF PER SPACE = 14 SPACES     |
| PROVIDED NUMBER OF PARKING SPACES   | 22 SPACES                                   |



|                   |            |              |                 |
|-------------------|------------|--------------|-----------------|
| <b>DRAWN BY</b>   | <b>VJM</b> | <b>DATE</b>  | <b>03/01/22</b> |
| <b>CHECKED BY</b> | <b>MEC</b> | <b>SCALE</b> | <b>1" = 30'</b> |

| REVISIONS |          |                               |
|-----------|----------|-------------------------------|
| NO.       | DATE     | DESCRIPTION                   |
| 1         | 09/14/21 | PRELIMINARY PLAN SUBMITTAL #1 |
| 2         | 12/17/21 | RESUBMITTAL #1                |
| 3         | 01/24/22 | RESUBMITTAL #2                |



thomas engineering group, llc  
 2625 butterfield road  
 suite 209w  
 oak brook, il 60523  
 phone: 855-533-1700

**WILLIAM TIKNIS**  
**CAMPUS EXPANSION**

**PHASE 1 FINAL SITE / PUD PLAN**

**DRAWING NO.**  
**C21.0**

# EMERGENCY SERVICES STATION

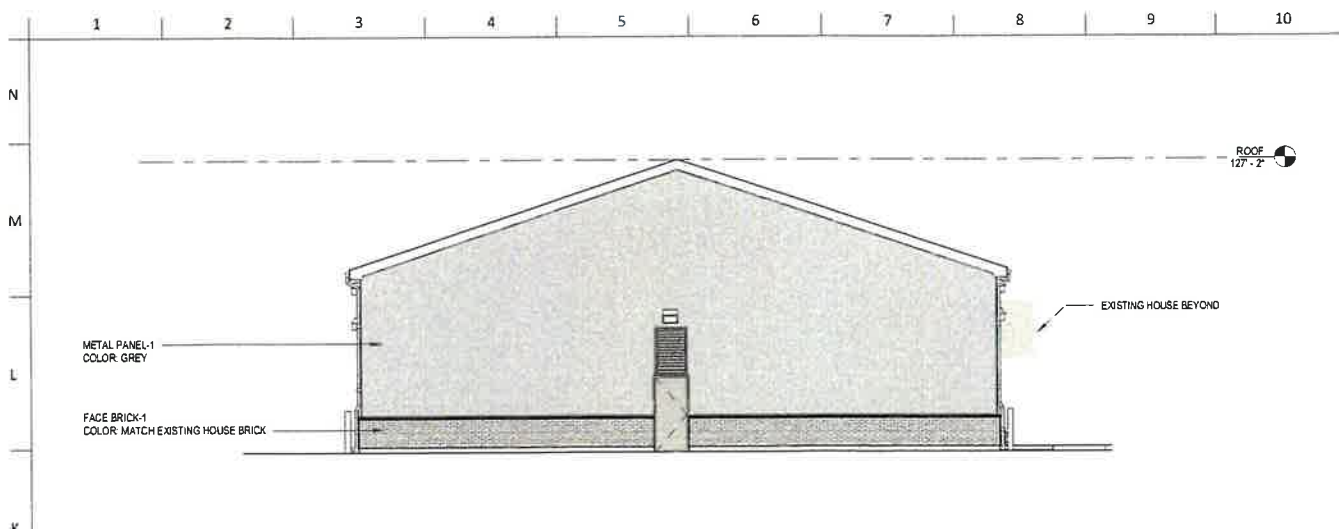
250 S. IL ROUTE 59 BARTLETT, ILLINOIS 60103



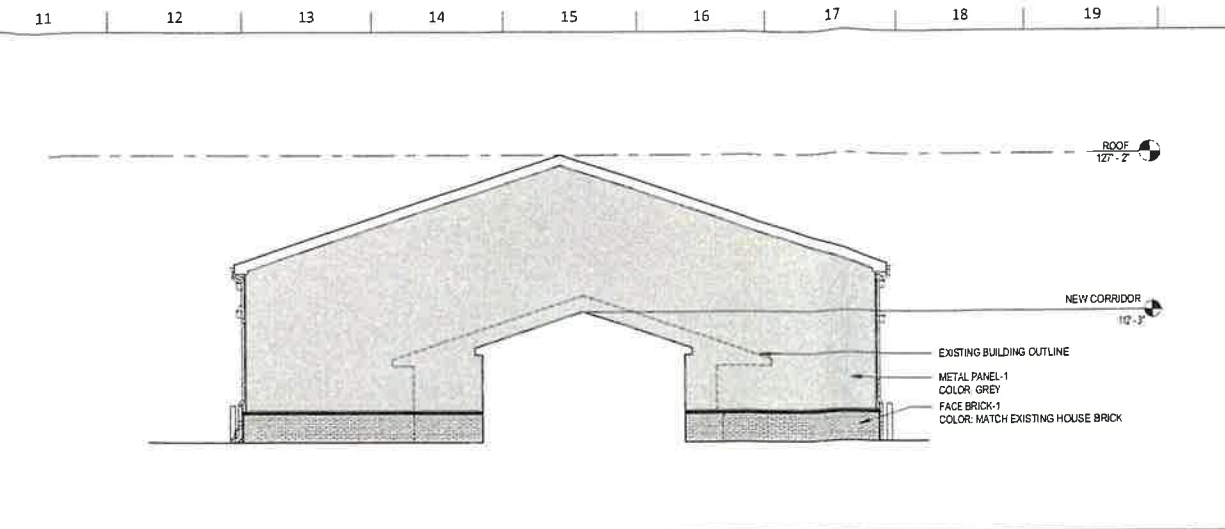
## COLOR RENDERING

HANOVER TOWNSHIP | Published 12/06/21  
Job No. 21-3142.01 | ©2021 FGM Architects Inc.

**fgma**



**K1** EXTERIOR ELEVATION - EAST  
 1/8" = 1'-0"



**K11** EXTERIOR ELEVATION - WEST  
 1/8" = 1'-0"



**E1** EXTERIOR ELEVATION - NORTH  
 1/8" = 1'-0"



**A1** EXTERIOR ELEVATION - SOUTH  
 1/8" = 1'-0"



| ISSUANCE |          |                               |
|----------|----------|-------------------------------|
| NO       | DATE     | DESCRIPTION                   |
|          | 09-14-21 | PRELIMINARY PLAN SUBMITTAL #1 |
|          | 12-04-21 | RESUBMITTAL #1                |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |

**EMERGENCY SERVICES STATION**  
 HANOVER TOWNSHIP  
 250 S. IL ROUTE 59 BARTLETT, ILLINOIS  
 60103

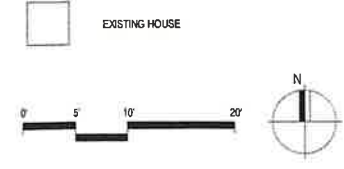
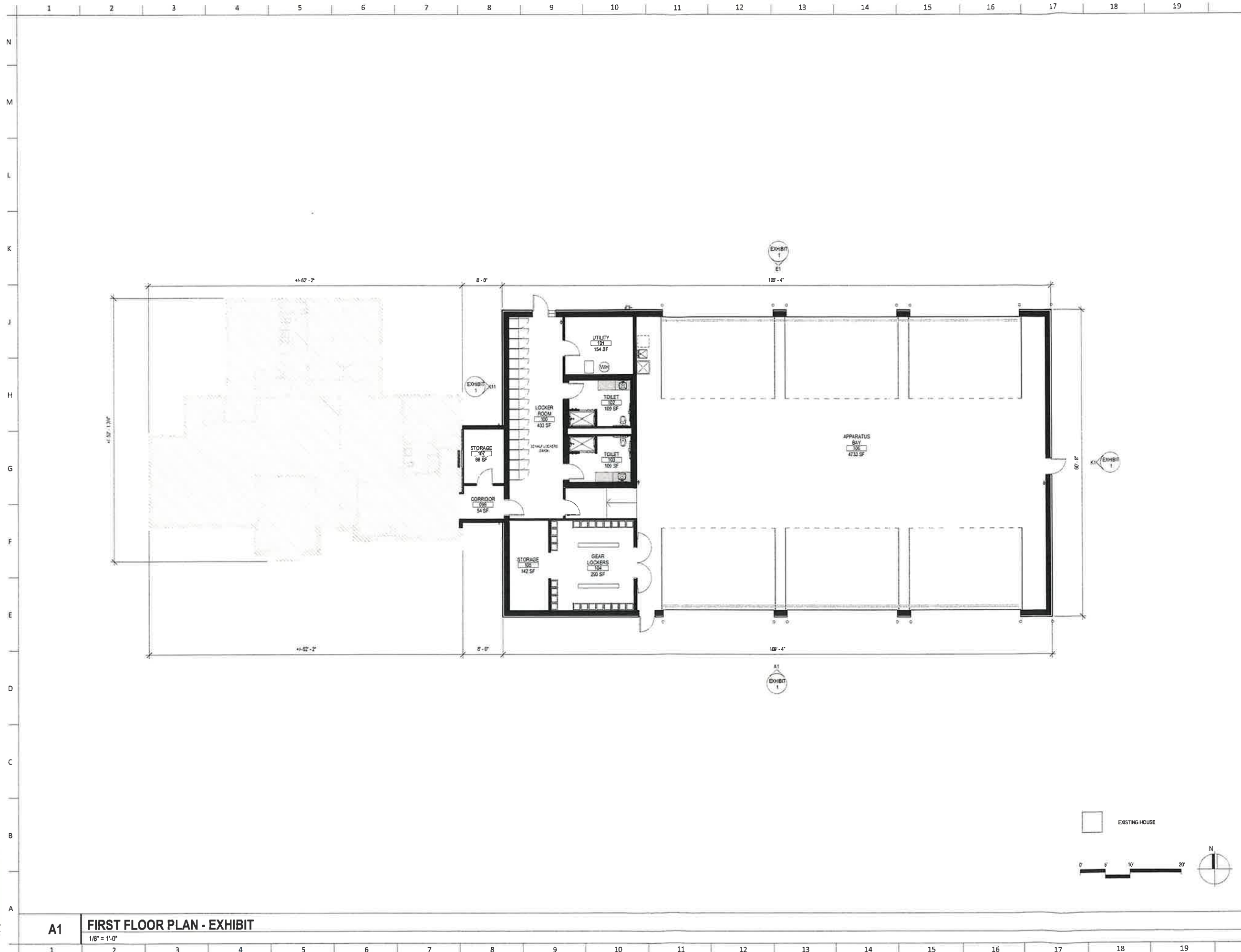
**BUILDING ELEVATIONS**

SHEET NO.  
**EXHIBIT 1**

JOB NO. 21-3142-01  
 © 2021 FGM Architects Inc.

11/29/2021 2:19:09 PM  
 C:\evit temp\2020\21-3142-01\_Hanover Township Emergency Services\_2020\_CD\_jacob.mclaughlin.rvt  
 Copyright 2021 FGM ARCHITECTS INC.

11/29/2021 2:19:10 PM  
 C:\yevit\temp\2020\21-3142\_01\_Hanover Township Emergency Services\_2020\_CD\_jacob.mclaughlin.rvt  
 Copyright 2021 FGM ARCHITECTS INC.



**fgma**

**FGM Architects Inc.**  
 1211 W 22nd St, Suite 700  
 Oak Brook, Illinois 60523  
 630.574.8300 OFFICE  
 630.574.7070 FAX  
 ILLINOIS PROFESSIONAL DESIGN  
 FIRM #184-000350

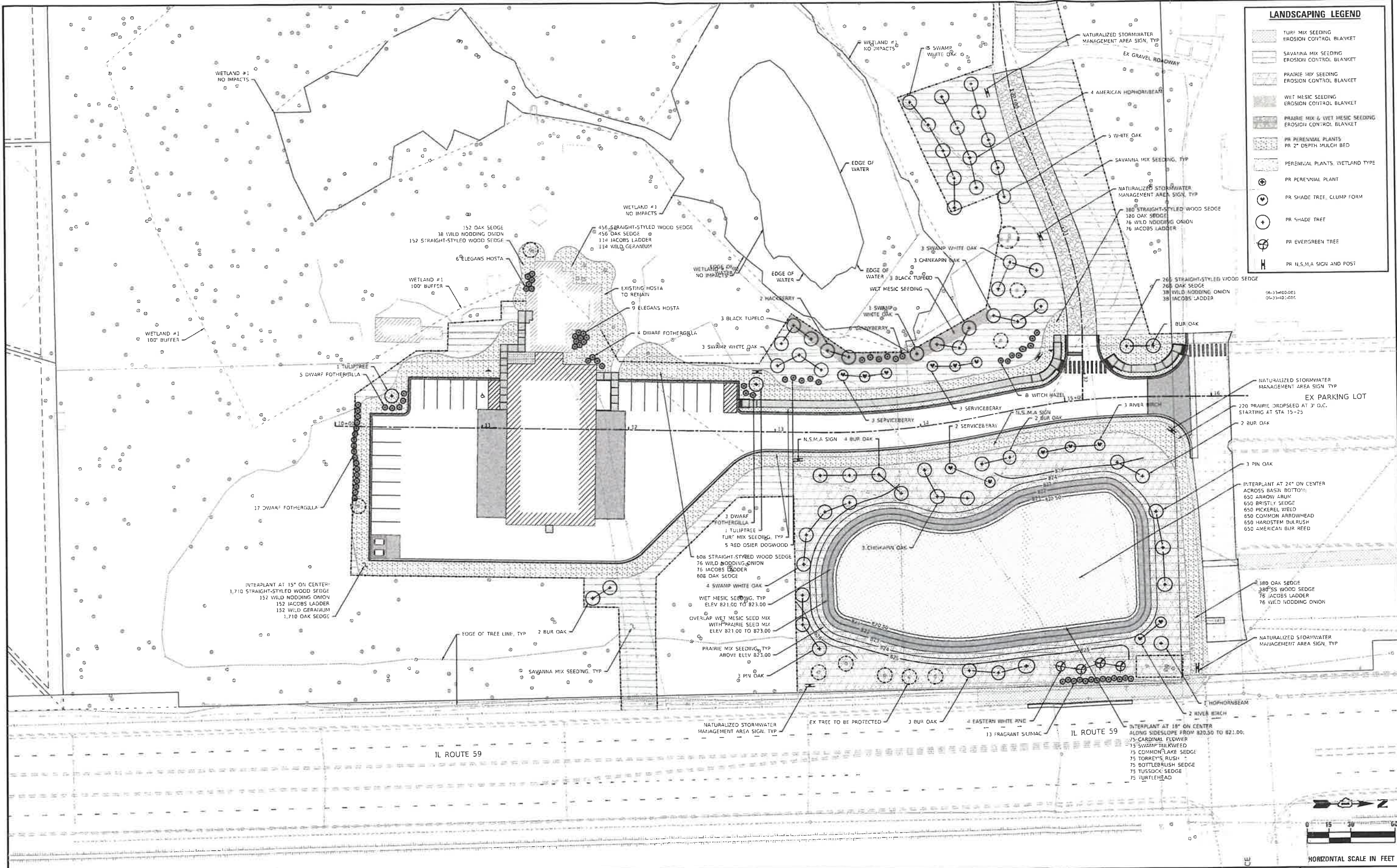
| ISSUANCE |          |                               |
|----------|----------|-------------------------------|
| NO       | DATE     | DESCRIPTION                   |
|          | 09-14-21 | PRELIMINARY PLAN SUBMITTAL #1 |
|          | 12-04-21 | RESUBMITTAL #1                |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |
|          |          |                               |

**EMERGENCY SERVICES STATION**  
 HANOVER TOWNSHIP  
 250 S. IL ROUTE 59 BARTLETT, ILLINOIS  
 60103

FLOOR PLANS  
 SHEET NO.  
**EXHIBIT 3**  
 JOB NO. 21-3142.01  
 © 2021 FGM Architects Inc.

**A1** FIRST FLOOR PLAN - EXHIBIT  
 1/8" = 1'-0"

| LANDSCAPING LEGEND |   |
|--------------------|---|
|                    | TURF MIX SEEDING EROSION CONTROL BLANKET                |
|                    | SAVANNA MIX SEEDING EROSION CONTROL BLANKET             |
|                    | PRAIRIE MIX SEEDING EROSION CONTROL BLANKET             |
|                    | WET MESIC SEEDING EROSION CONTROL BLANKET               |
|                    | PRAIRIE MIX & WET MESIC SEEDING EROSION CONTROL BLANKET |
|                    | PR PERENNIAL PLANTS PR 2" DEPTH MULCH BED               |
|                    | PERENNIAL PLANTS WETLAND TYPE                           |
|                    | PR PERENNIAL PLANT                                      |
|                    | PR SHADE TREE, CLUMP FORM                               |
|                    | PR SHADE TREE   |
|                    | PR EVERGREEN TREE                                       |
|                    | PR N.S.M.A. SIGN AND POST                               |

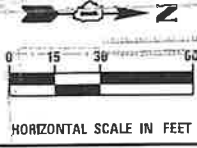


16-13-000-003  
06-13-10-000

NATURALIZED STORMWATER MANAGEMENT AREA SIGN, TYP  
EX PARKING LOT  
270 PRAIRIE DROPSEED AT 3' O.C. STARTING AT STA 19-25  
2 BUR OAK  
3 PIN OAK  
INTERPLANT AT 24" ON CENTER ACROSS BASIN BOTTOM:  
650 ARROW ARUM  
650 BRISTLY SEDGE  
650 PICKEREL WIED  
650 COMMON ARROWHEAD  
650 HARDSTEM BULRUSH  
650 AMERICAN BUR REED

380 OAK SEDGE  
380'S WOOD SEDGE  
76 JACOBS LADDER  
76 WILD NODDING ONION  
NATURALIZED STORMWATER MANAGEMENT AREA SIGN, TYP

INTERPLANT AT 18" ON CENTER ALONG SIDESLOPE FROM 820.50 TO 821.00:  
75 CARDINAL FLOWER  
75 SWAMP MILKWEED  
75 COMMON LAKE SEDGE  
75 TORREY'S RUSH  
75 BOTTLEBRUSH SEDGE  
75 TUSSOCK SEDGE  
75 TURTLEHEAD



|                   |     |              |          |
|-------------------|-----|--------------|----------|
| <b>DRAWN BY</b>   | VJM | <b>DATE</b>  | 01/24/22 |
| <b>CHECKED BY</b> | MEC | <b>SCALE</b> | 1' = 30' |

| REVISIONS |          |                               |
|-----------|----------|-------------------------------|
| NO.       | DATE     | DESCRIPTION                   |
| 1         | 09/14/21 | PRELIMINARY PLAN SUBMITTAL #1 |
| 2         | 12/17/21 | RESUBMITTAL #1                |
| 3         | 01/24/22 | RESUBMITTAL #2                |



thomas engineering group, llc  
2625 butterfield road  
suite 209w  
oak brook, il 60523  
phone: 855-533-1700

WILLIAM TIKNIS  
CAMPUS EXPANSION

PHASE 1 LANDSCAPING PLAN

DRAWING NO.  
C22.0

# PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT

LOT 18  
CARLINO'S SUBDIVISION  
REC. M4 74 1977 AS  
DOC. NO. 23339426

CHEVOT HILLS SUBDIVISION  
REC. DEC. 14, 1966 AS DOC.  
NO. 20022408

EXISTING CORPORATE VILLAGE LIMITS  
OF THE VILLAGE OF BARTLETT

LOT 2

LOT 7

LOT 6

1019.07' (MEAS.) S88°50'04"W

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

759.21' (MEAS.) N00°05'45"W

LOT 3  
SUNSHINE ACRES  
SUBDIVISION REC.  
MARCH 8 1978 AS  
DOC. NO. 24355994

**HEREBY ANNEXED**

P.I.N.: 06-33-403-031

P.I.N.: 06-33-401-007

APPROXIMATE LINE OF CORPORATE  
LIMITS OF THE VILLAGE OF BARTLETT  
AS SHOWN ON VILLAGE OF BARTLETT  
ZONING MAP

EXISTING CORPORATE VILLAGE LIMITS  
OF THE VILLAGE OF BARTLETT

684.33' (MEAS.) N01°05'53"W

ILLINOIS RT. 59  
(R.O.W. WIDTH VARIES)

TOTAL HOLDINGS AREA: 17.897 ACRES

|  |  |
|--|--|
| SITE ADDRESS:  | PREPARED FOR:  |
| 8N140 IL RT. 59<br>BARTLETT IL 60103   | HANOVER TOWNSHIP<br>250 S. IL RT. 59<br>BARTLETT, IL 60103 |
| NOTE:<br>THE AREA ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY RIGHT-OF-WAY, STREET OR HIGHWAY AND SHALL INCLUDE ALL OF EVERY RIGHT-OF-WAY, STREET, OR HIGHWAY WITHIN THE AREA ANNEXED. |  |

**REVISIONS**

| NO. | DATE     | DESCRIPTION                   |
|-----|----------|-------------------------------|
| 1   | 09-01-21 | PRELIMINARY PLAT SUBMITTAL    |
| 2   | 12-16-21 | ADDRESSED VILLAGE COMMENTS    |
| 3   | 01-24-22 | ADDRESS VILLAGE COMMENTS-REV2 |
|     |          |                               |
|     |          |                               |

10.00' (REC. & MEAS.)  
N88°54'07"E

EXCEPTION:  
PART TAKEN AS CONDEMNATION  
CASE 92L51031 AND AS SHOWN  
ON PLAT OF HIGHWAYS RECORDED  
AS DOC. NO. R94-04492 IN DUPAGE  
COUNTY.

78.14' (REC. & MEAS.)  
N01°05'53"W

1022.35' (MEAS.) S89°01'27"W

THE RESERVE OF BARTLETT SUBDIVISION  
REC. MINE 74, 1965 AS DOC. NO. 83278299

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

EXISTING CORPORATE VILLAGE LIMITS  
OF THE VILLAGE OF BARTLETT

EXCEPTION

POINT OF BEGINNING

**OWNERS CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S). GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

**ANNEXATION CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY ANNEXED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES.

ILLINOIS BY ORDINANCE NO. \_\_\_\_\_ APPROVED ON \_\_\_\_\_

DATED AT BARTLETT, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

**RECORDERS CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND

RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_.

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

COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

WE, THOMAS ENGINEERING GROUP, LLC DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF ANNEXATION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 24TH DAY OF JANUARY, 2022.

FOR REVIEW

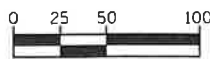
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817

LICENSE EXPIRES: NOVEMBER 30, 2022

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183



SCALE: 1" = 50'



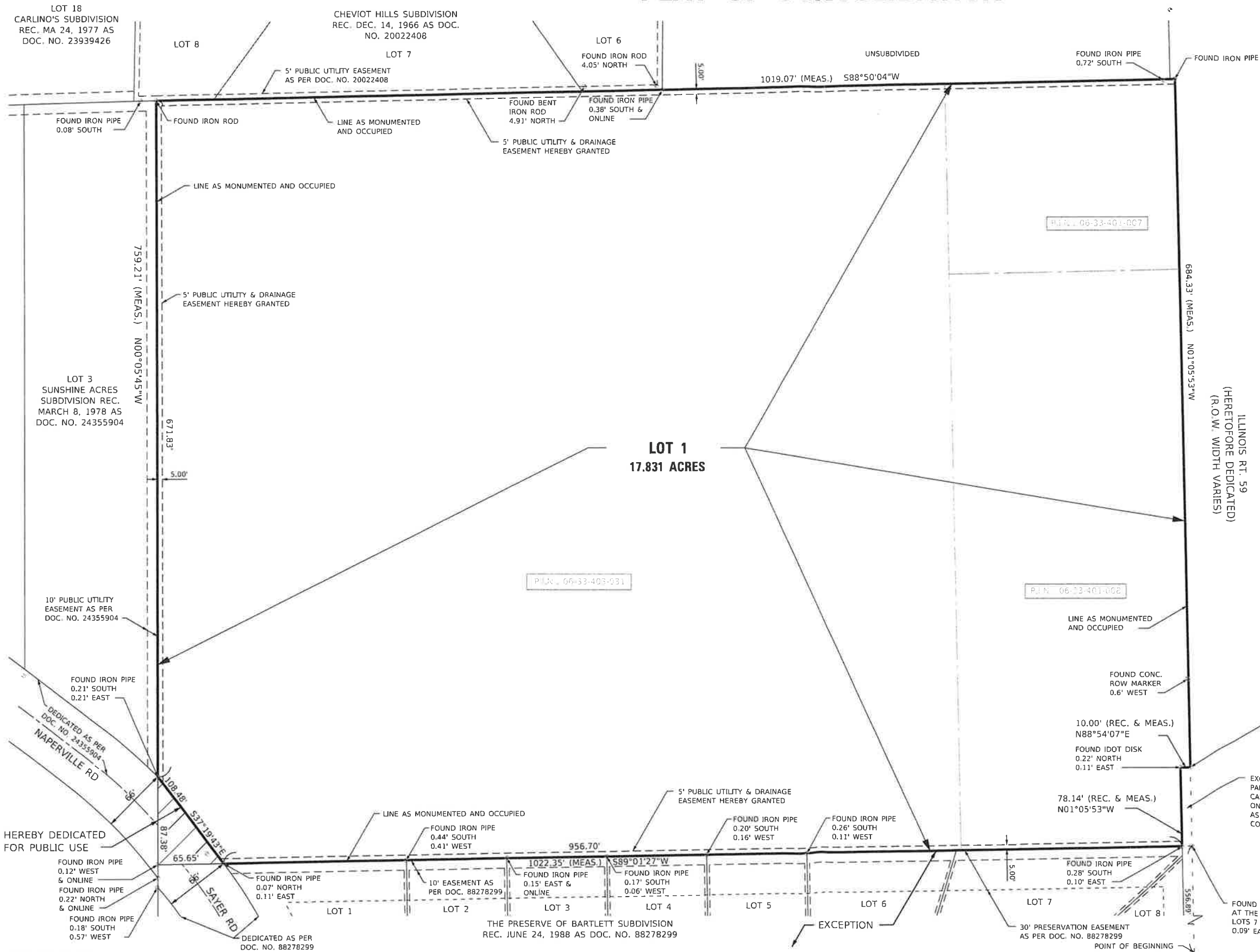
HORIZONTAL SCALE IN FEET

JOB NO. 21-011

SEPARATED AS PER  
DOC. NO. 83278299

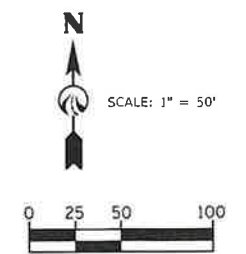


# WILLIAM TIKNIS CAMPUS EXPANSION PLAT OF CONSOLIDATION



| REVISIONS |          |                                 |
|-----------|----------|---------------------------------|
| NO.       | DATE     | DESCRIPTION                     |
| 1         | 09-01-21 | PRELIMINARY PLAT SUBMITTAL      |
| 2         | 12-16-21 | ADDRESSED VILLAGE COMMENTS      |
| 3         | 01-24-22 | ADDRESSED VILLAGE COMMENTS-REV2 |
|           |          |                                 |
|           |          |                                 |

| P.I.N.:       | SITE ADDRESS:     | PREPARED FOR:      |
|---------------|-------------------|--------------------|
| 06-33-401-007 | 8N140 IL RT. 59   | HANOVER TOWNSHIP   |
| 06-33-401-008 | BARTLETT IL 60103 | 250 S. IL RT. 59   |
| 06-33-403-031 |                   | BARTLETT, IL 60103 |



NOTE: BASIS OF BEARINGS ON THIS PLAT IS GRID NORTH BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJ)

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

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

OWNER(S) \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
SEAL  
MY COMMISSION EXPIRES:

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

BY: \_\_\_\_\_  
PLAN COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_  
PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

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

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

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

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

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER DATE \_\_\_\_\_

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY

PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

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

BY: \_\_\_\_\_  
COUNTY ENGINEER

VILLAGE OF BARTLETT  
PUBLIC UTILITY EASEMENT PROVISIONS

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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

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

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

CONTAINING 17.897 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, COMMUNITY PANEL NUMBER 17031C03051, EFFECTIVE DATE AUGUST 19, 2008.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

FOR REVIEW

THOMAS ENGINEERING GROUP, LLC  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817  
LICENSE EXPIRES: NOVEMBER 30, 2022  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**22-17**

DATE: March 2, 2022  
TO: The Chairman and Members of the Plan Commission  
FROM: Kristy Stone, Village Planner   
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  
Final PUD Plan (Phase 1)**

**SURROUNDING LAND USES**

|                     | <b><u>Land Use</u></b> | <b><u>Comprehensive Plan</u></b>         | <b><u>Zoning</u></b> |
|---------------------|------------------------|--|----------------------|
| <b>Subject Site</b> | <b>Vacant</b>          | <b>Residential/<br/>Commercial</b>       | <b>PD</b>            |
| North               | Vacant/wetlands        | Attached Residential<br>(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 Plat 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 as part of Phase 1. *(Per the development agreement, the bike path railroad crossing and the path north of the 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 approval of the petitioner's requests for a Final Subdivision/PUD Plat and Final PUD Plan for Phase 1 subject to the following conditions and Findings of Fact:
  - a. Village Engineer approval of the Final Engineering Plans, including cross-

- sections of the bike path and details of the boardwalk and stream-crossing bridge;
- b. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village Board;
  - c. Staff approval of the Final Landscape Plans;
  - d. An updated wetland delineation for the 10-acre property on the east side of Route 59 must be submitted and reviewed by the Village's engineering consultant prior to the recording of the final plat of subdivision;
  - e. Sidewalks and bike paths are required to be installed in accordance with the Subdivision Ordinance except where waived or in-lieu of the construction of a bike path as outlined in the Development Agreement;
  - f. Village approval of the wetland mitigation;
  - g. Documentation of payment for the wetland mitigation costs for compensatory wetland mitigation credit from a regional wetland mitigation bank;
  - h. All construction traffic shall exit the site southbound on Naperville Road and appropriate signage installed;
  - i. Approval from the Cook County Division of Transportation for the curb cuts along W. Bartlett Road and Naperville Road;
  - j. A Special Service Area shall be established prior to the issuance of a residential building permit;
  - k. Proposed CCR's shall be reviewed and approved by the Village Attorney prior to the recording of the final plat of subdivision/PUD for Phase 1;
  - l. 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;
  - m. A 10-ft. wide bike path shall be installed along the east side of Naperville Road in accordance with the Development Agreement,
  - n. A 10-ft. wide bike path shall be installed on lots 189, 198 and 201 in accordance with the Final PUD Plan;
  - o. Park District approval of the required park donations and the bike path alignment within the park sites;
  - p. A final PUD plan for the commercial lot (lot 197) shall be submitted for review and approval prior to development and the issuance of building permits for phase 3;
  - q. Compliance with the satisfaction of the terms and conditions of the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett;
  - r. Findings of Fact (Final PUD Plan):
    - i. That the proposed single-family, duplex, townhome, and open space are permitted uses in the PD Zoning District;
    - ii. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
    - iii. The Planned Unit Development will not substantially lessen or impede

the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;

- iv. The Planned Unit Development shall include impact donations in accordance with the Bartlett Donation Ordinance as set forth in Title 11, Chapter 10 of the Bartlett Municipal Code;
- v. The Final PUD Plan will provide adequate utilities, drainage and other necessary facilities;
- vi. The Final PUD Plan provides adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
- vii. The Final PUD Plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
- viii. The Developer shall be required to provide reasonable assurance that, if authorized, the Planned Unit Development will be completed according to schedule and adequately maintained.

2. The plans and additional background information are attached for your review.

/attachments  
x:\comdev\memos 2022\017\_grasslandssub\_phase1\_pc.docx

**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@crow-n-chicago.com

**Phone Number:** 630-851-5490

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

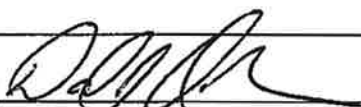
**Name:** same

**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.

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

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

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

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

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

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

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

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

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

The PUD conforms to the existing surrounding residential land uses

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

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

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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.

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

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

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

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.

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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.

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**ACKNOWLEDGEMENT**

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: 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: 

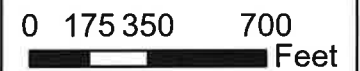
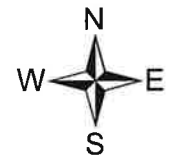
DATE: 10/20/21



# ZONING/LOCATION MAP

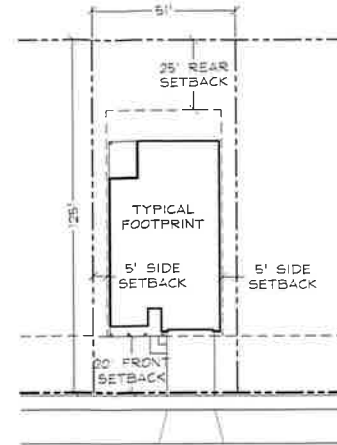
Grasslands  
Phase 1

2022

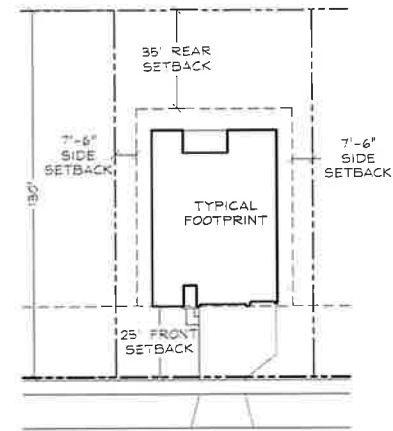




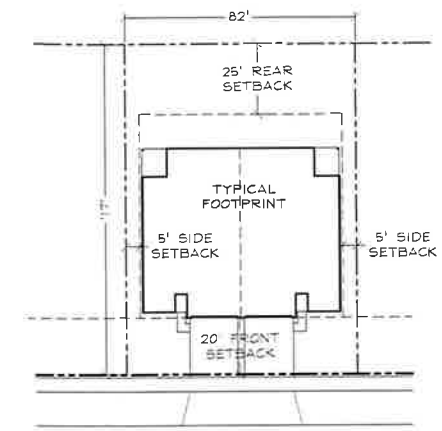
**LOCATION MAP**  
SCALE: 1"=700'



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



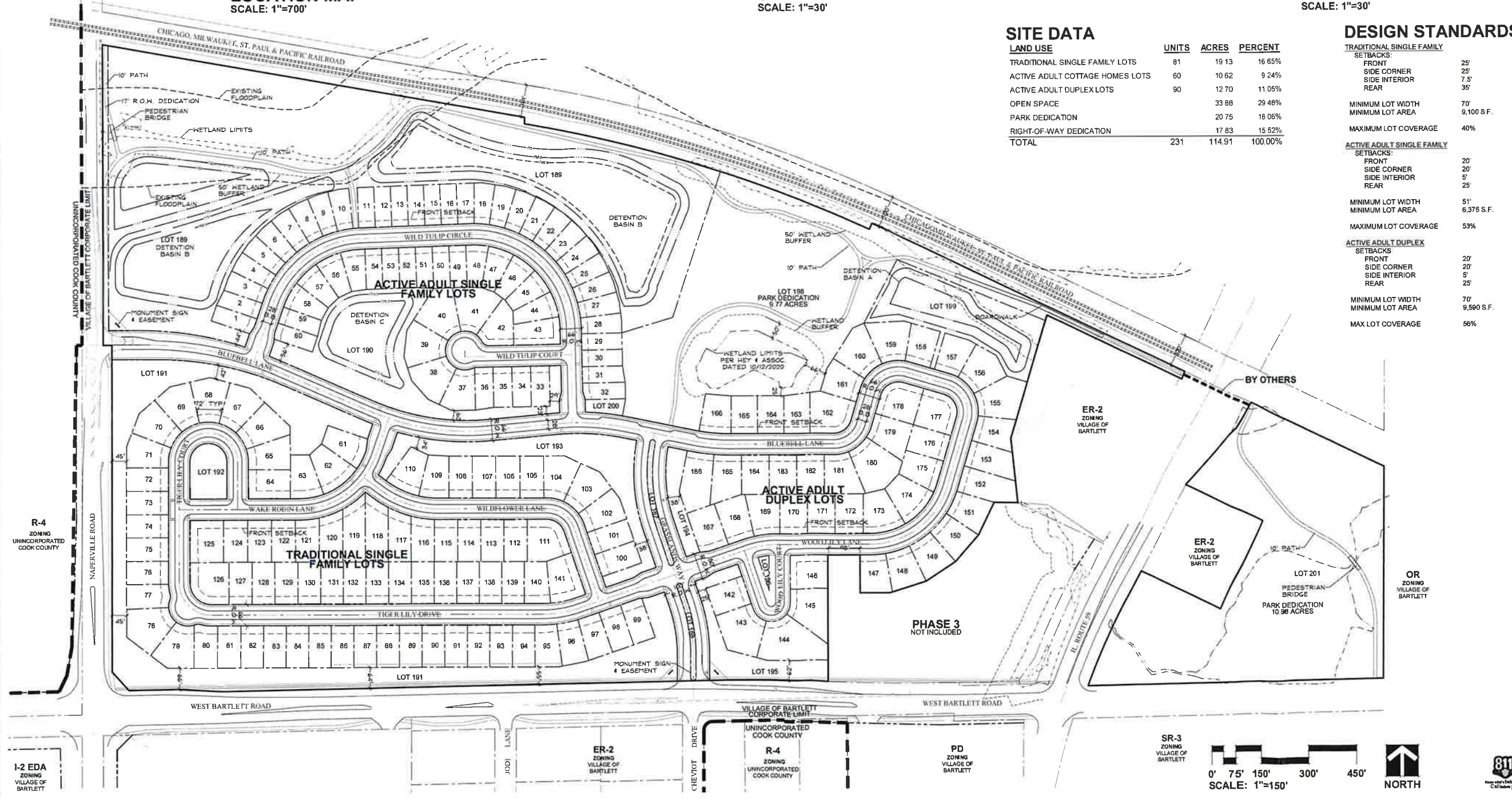
**TYPICAL SINGLE FAMILY LOT**  
SCALE: 1"=30'



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

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

DEVELOPER  
**CROWN COMMUNITY DEVELOPMENT**  
1751 A WEST 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%         |
| <b>TOTAL</b>                    | <b>231</b> | <b>114.91</b> | <b>100.00%</b> |

**DESIGN STANDARDS**

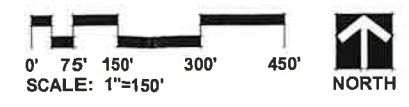
| TRADITIONAL SINGLE FAMILY  |            |
|----------------------------|------------|
| SETBACKS:                  |            |
| FRONT                      | 25'        |
| SIDE CORNER                | 25'        |
| SIDE INTERIOR              | 7.5'       |
| REAR                       | 35'        |
| 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           | 9,500 S.F. |
| MAX LOT COVERAGE           | 56%        |

**THE GRASSLANDS - PHASE 1**  
BARTLETT, ILLINOIS  
**FINAL PUD PLAN**

REVISIONS

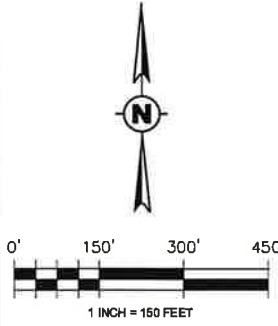
|   |            |
|---|------------|
| 3 | 3.01.2022  |
| 2 | 1.31.2022  |
| 1 | 12.08.2021 |

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



# FINAL PLAT OF SUBDIVISION FOR THE GRASSLANDS

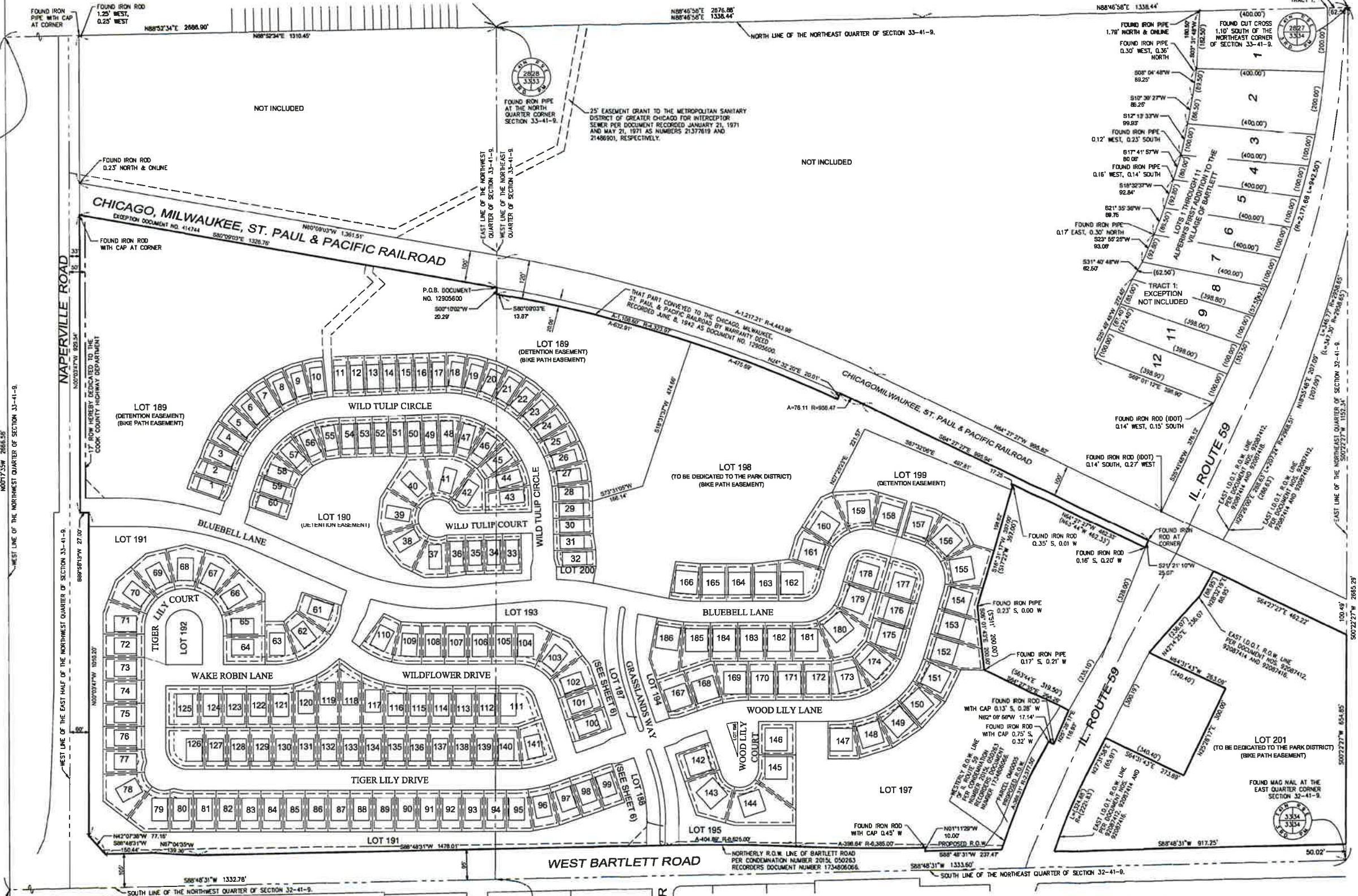
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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 187-198 AND 199-200 ARE TO BE OWNED AND MAINTAINED BY THE GRASSLANDS HOMEOWNERS' ASSOCIATION.

**TOTAL ACREAGE**  
 PROPOSED SUBDIVISION CONTAINS 6,313,193 SQUARE FEET MORE OR LESS OR 121.874 ACRES MORE OR LESS

**OWNER, SUBDIVIDER & DEVELOPER**  
 BARTLETT 69, LLC  
 1761A 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.

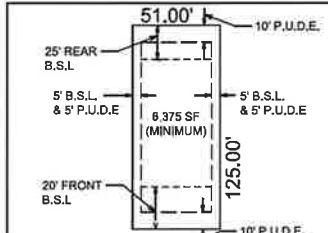
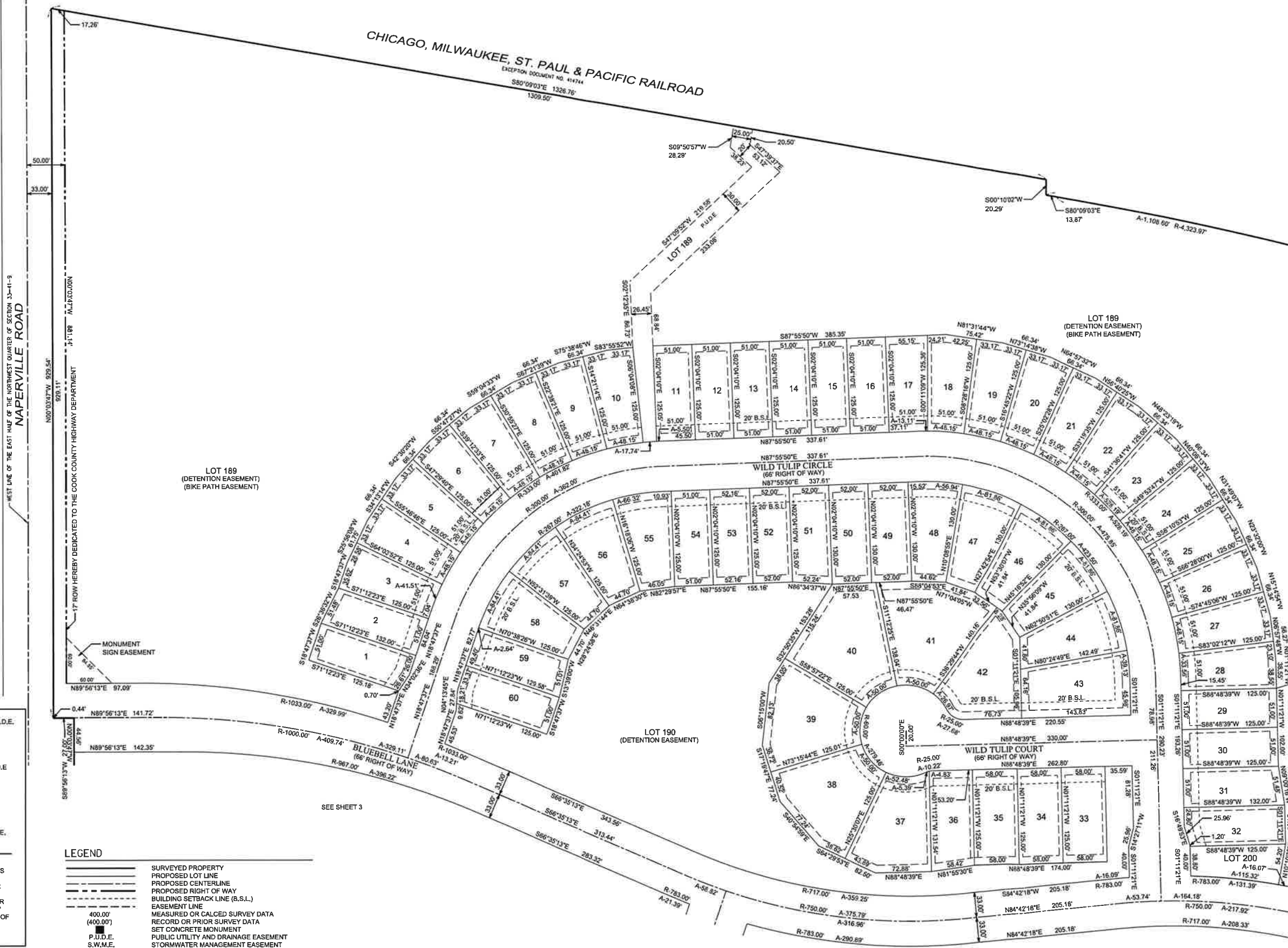
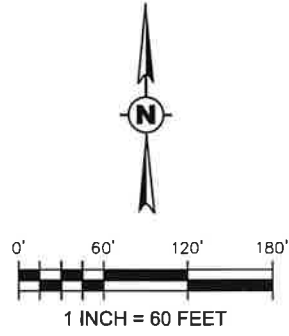
|                     |          |                      |                |
|---------------------|----------|----------------------|----------------|
| PLAT OF SUBDIVISION |          | THE GRASSLANDS       |                |
| NO.                 | DATE     | REVISION DESCRIPTION | SCALE: 1"=150' |
| 1                   | 06/06/21 | PER VILLAGE COMMENTS |                |
| 2                   | 10/09/21 | PER VILLAGE COMMENTS |                |
| 3                   | 11/17/21 | PER VILLAGE COMMENTS |                |
| 4                   | 01/31/22 | REMOVED NOTE 5       |                |
| 5                   |          |                      |                |
| 6                   |          |                      |                |
| 7                   |          |                      |                |
| 8                   |          |                      |                |

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

PROJECT NO. 19-0123  
 DATE: 03/20/2021  
 SHEET 1 OF 8  
 DRAWING NO. 1

# 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



- TYPICAL LOT DETAIL (LOTS 1 THRU 60)**
- 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' SIDYARDS ARE ON THE STREET SIDE OF SUBJECT LOT)
  - THE REAR YARD SETBACK FOR LOTS 41-50 IS 30'.

**LEGEND**

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

|                     |                      |
|---------------------|----------------------|
| PLAT OF SUBDIVISION |                      |
| THE GRASSLANDS      |                      |
| 1                   | PER VILLAGE COMMENTS |
| 2                   | PER VILLAGE COMMENTS |
| 3                   | PER VILLAGE COMMENTS |
| 4                   | PER VILLAGE COMMENTS |
| 5                   | PER VILLAGE COMMENTS |
| 6                   | PER VILLAGE COMMENTS |
| 7                   | PER VILLAGE COMMENTS |
| 8                   | PER VILLAGE COMMENTS |
| NO. DATE            | REVISION DESCRIPTION |

ENGINEER: ESM CIVIL SOLUTIONS, LLC  
 4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555  
 C: 630-300-0933 C: 630-824-0520  
 CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

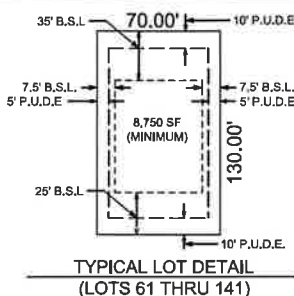
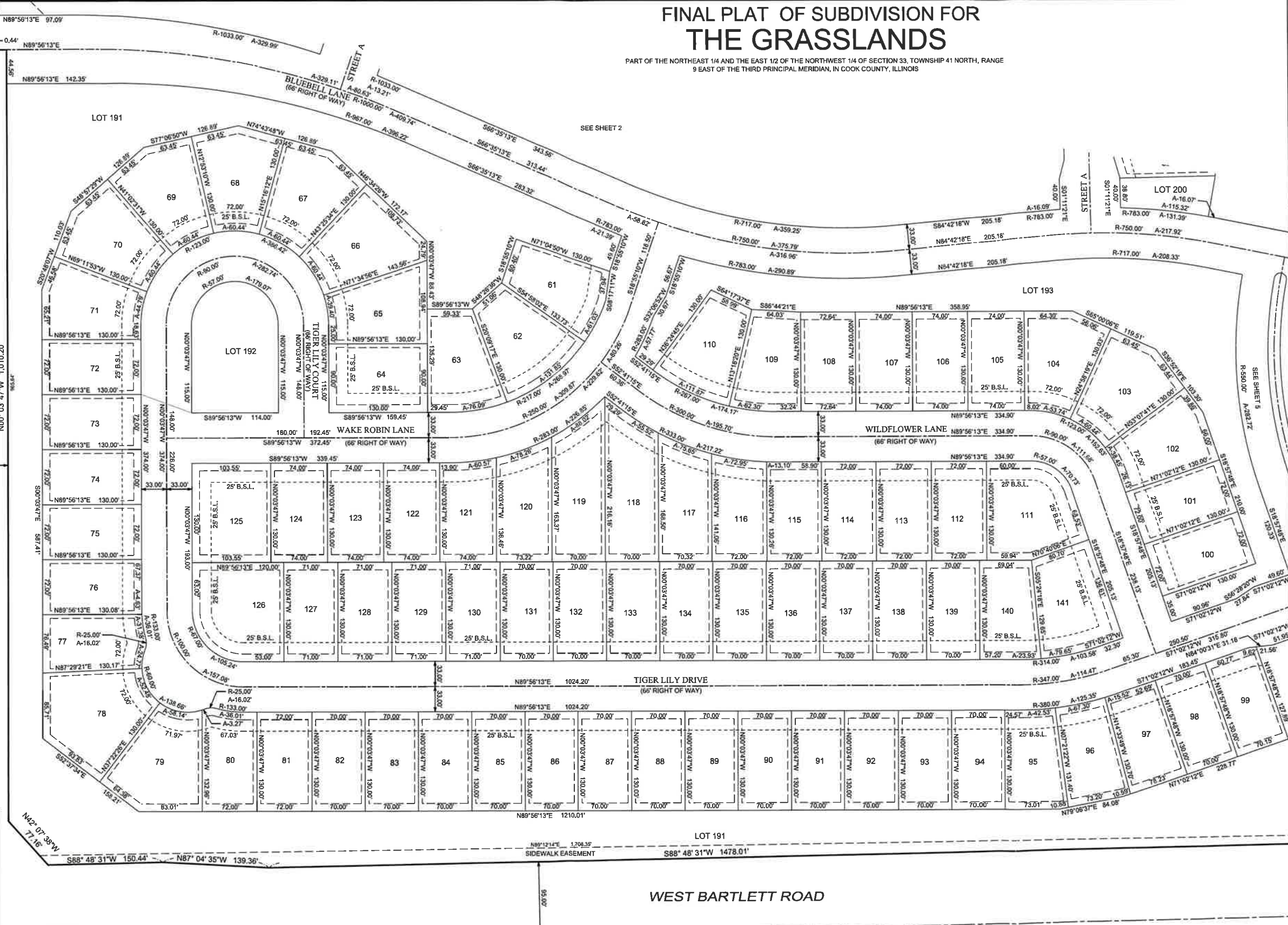
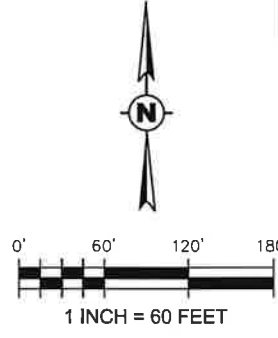
**REGIONAL LAND SERVICES**  
 270 VIDA COURT  
 SYCAMORE, ILLINOIS 60178  
 PHONE: (618) 559-2260

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

PLAT NAME = GRASSLANDS  
 DATE = 03/20/2021  
 FILE NAME = 19-0123-02

# 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 CALC'D 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 61 THRU 141)**

- \* 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' SIDERYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).

**PLAT OF SUBDIVISION**

**THE GRASSLANDS**

|   |            |                      |       |
|---|------------|----------------------|-------|
| 1 | 10/06/2021 | PER VILLAGE COMMENTS | RPD   |
| 2 | 10/08/21   | PER VILLAGE COMMENTS | DRGN. |
| 3 | 11/17/21   | PER VILLAGE COMMENTS | DWN.  |
| 4 |            |                      | CHKD. |
| 5 |            |                      | RPD   |
| 6 |            |                      | CHKD. |
| 7 |            |                      | RPD   |
| 8 |            |                      | CHKD. |
| 9 |            |                      | RPD   |

SCALE: 1" = 60'

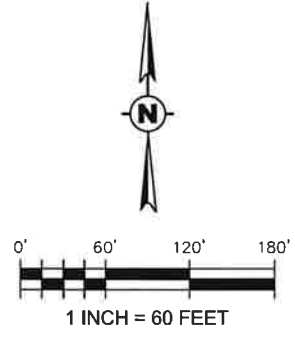
NO. DATE REVISION DESCRIPTION

ENGINEER: ESSA CIVIL SOLUTIONS, LLC  
270 VIDA COURT  
SYCAMORE, ILLINOIS 60178  
PHONE: (618) 559-2260

PROJECT NO. 18-0123  
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 NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



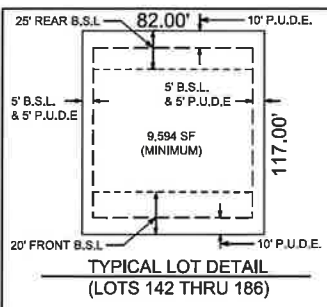
SEE SHEET 3

SEE SHEET 4

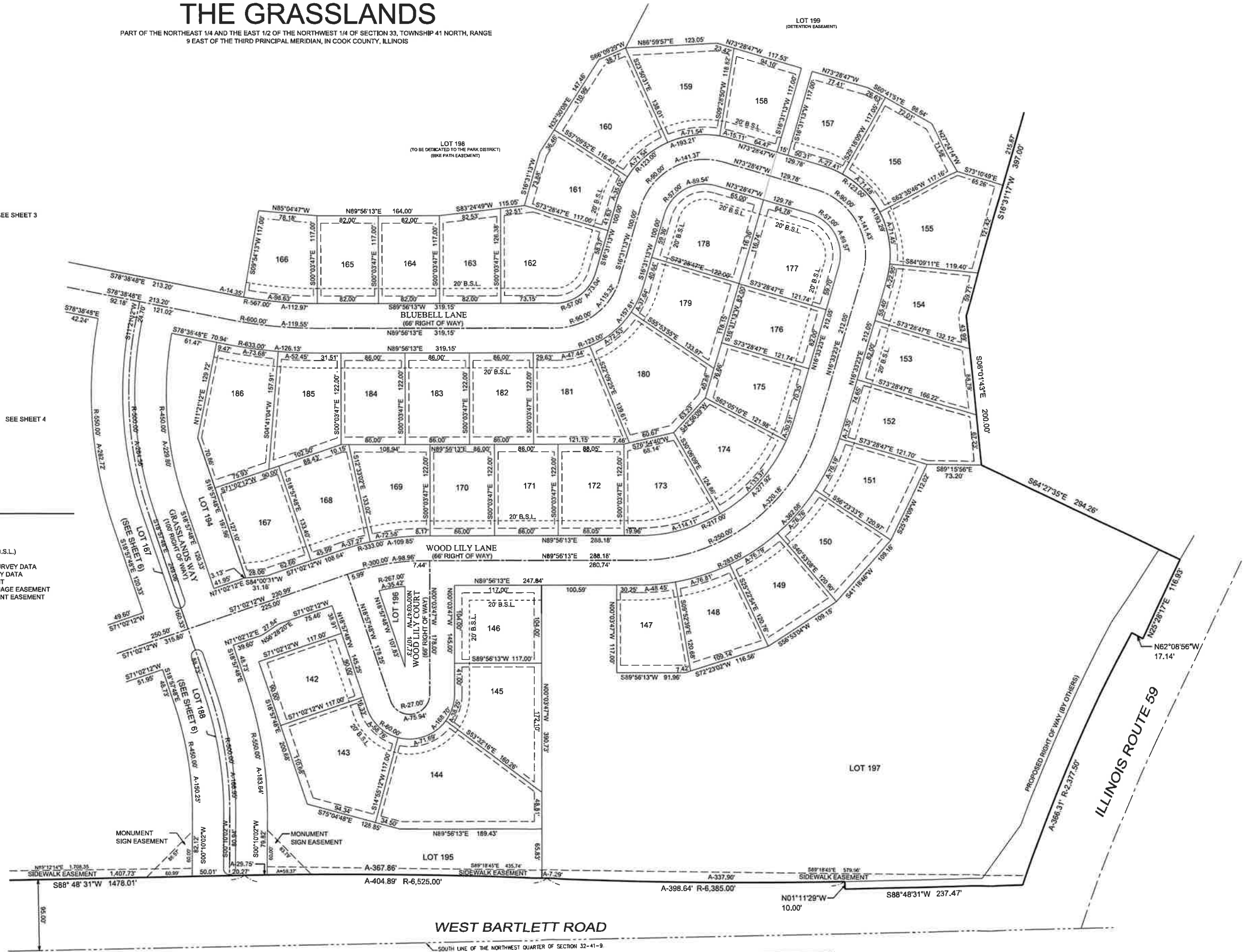
### LEGEND

- SURVEYED PROPERTY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- 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 20' FRONT YARD BUILDING RESTRICTION & A 20' CORNER SIDE YARD BUILDING RESTRICTION (20' SIDEYARDS ARE ON THE STREET SIDE OF SUBJECT LOT).



PLAT OF SUBDIVISION  
 THE GRASSLANDS

| NO. | DATE     | REVISION DESCRIPTION |
|-----|----------|----------------------|
| 1   | 05/06/21 | PER VILLAGE COMMENTS |
| 2   | 10/02/21 | PER VILLAGE COMMENTS |
| 3   | 11/17/21 | PER VILLAGE COMMENTS |
| 4   |          |                      |
| 5   |          |                      |
| 6   |          |                      |
| 7   |          |                      |
| 8   |          |                      |

ESM CIVIL SOLUTIONS, LLC  
 270 VIDA COURT  
 SYCAMORE, ILLINOIS 60178  
 PHONE: (618) 559-2260

ENGINEER:

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

PROJECT NO. 18-0123  
 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 RECORDERS OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13490455 AND RECORDED IN BOOK 39843 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. SCANDRELL, 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 12905600, FILED FOR RECORD JUNE 8, 1942, RECORD BOOK 37628, PAGE 311 CONTAINING 8.7153 ACRES, MORE OR LESS, AND THAT PART CONVEYED FROM JENNIE ALPERIN AND NORMAN ALPERIN 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 0.873 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, 86.5 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 41 MINUTES 57 SECONDS WEST 80.0 FEET; THENCE SOUTH 18 DEGREES 32 MINUTES 37 SECONDS WEST, 82.8 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, 82.5 FEET; THENCE SOUTH 25 DEGREES 48 MINUTES 48 SECONDS WEST, 272.4 FEET; THENCE SOUTH 89 DEGREES 1 MINUTE 12 SECONDS EAST, 388.9 FEET TO THE WESTERLY LINE OF THE PUBLIC HIGHWAY (ROUTE 59); THENCE NORTH 25 DEGREES 48 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 OF 0 MINUTES TO THE LEFT WITH THE PROLONGATION OF SAID CENTER LINE, 80.0 FEET TO THE WESTERLY LINE OF AFORESAID STATE ROUTE 59, FOR A PLACE OF BEGINNING; THENCE NORTH 28 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, 387.0 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES EAST, 200.0 FEET; THENCE SOUTH 63 DEGREES 44 MINUTES EAST, 318.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.465 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 11811940; 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 348.4 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROUTE NO. 59, 380.0 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO LAST MENTIONED CENTER LINE 348.4 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 11811340, 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 687.50 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, 1892 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, 430.54 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, 35 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 CURVE; (3) NORTH 15 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 2968.65 FEET; HAVING A CHORD BEARING OF NORTH 15 DEGREES, 36 MINUTES, 47 SECONDS EAST, 348.78 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. 2018L 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 & PACIFIC RAILROAD.

CONTAINING 191.022 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT IRON RODS 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 17031C0305J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008 AND FLOOD INSURANCE RATE MAP 17051C0194J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
SURVEYOR SIGNATURE  
REGIONAL LAND SERVICES, LLC  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003632  
LICENSE EXPIRES NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM NO. 184-007525  
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023

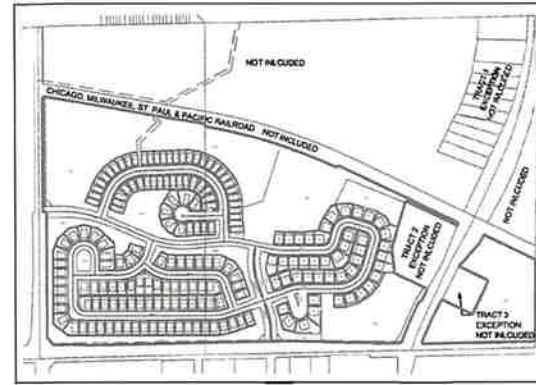
| R.O.W., LOT AND PARCEL AREA TABLE |             |     |             |     |             |     |             |     |             |
|-----------------------------------|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|
| LOT                               | AREA (S.F.) | LOT | AREA (S.F.) | LOT | AREA (S.F.) | LOT | AREA (S.F.) | LOT | AREA (S.F.) |
| 1                                 | 6,847       | 45  | 8,096       | 90  | 9,100       | 133 | 9,100       | 177 | 13,517      |
| 2                                 | 6,554       | 46  | 8,096       | 90  | 9,100       | 134 | 9,100       | 178 | 13,496      |
| 3                                 | 7,069       | 47  | 8,096       | 91  | 9,100       | 135 | 9,100       | 179 | 12,132      |
| 4                                 | 7,175       | 48  | 7,856       | 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 | 10,482      |
| 7                                 | 7,175       | 51  | 6,630       | 95  | 8,856       | 139 | 9,100       | 183 | 10,482      |
| 8                                 | 7,175       | 52  | 6,500       | 96  | 8,856       | 140 | 9,100       | 184 | 10,492      |
| 9                                 | 7,175       | 53  | 6,520       | 97  | 8,522       | 141 | 12,982      | 185 | 12,478      |
| 10                                | 7,175       | 54  | 6,375       | 98  | 8,100       | 142 | 10,530      | 186 | 16,736      |
| 11                                | 6,375       | 55  | 7,765       | 99  | 9,108       | 143 | 16,847      | 187 | 6,320       |
| 12                                | 6,375       | 56  | 8,134       | 100 | 8,360       | 144 | 22,282      | 188 | 4,831       |
| 13                                | 6,375       | 57  | 8,134       | 101 | 8,360       | 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  | 6,586       | 104 | 11,950      | 148 | 10,975      | 192 | 16,214      |
| 17                                | 6,587       | 61  | 10,675      | 105 | 9,620       | 149 | 10,984      | 193 | 72,344      |
| 18                                | 7,201       | 62  | 12,238      | 106 | 9,620       | 150 | 10,983      | 194 | 16,093      |
| 19                                | 7,175       | 63  | 11,018      | 107 | 9,620       | 151 | 11,147      | 195 | 38,138      |
| 20                                | 7,175       | 64  | 11,700      | 108 | 8,444       | 152 | 14,244      | 196 | 1,065       |
| 21                                | 7,175       | 65  | 11,445      | 109 | 10,398      | 153 | 12,232      | 197 | 307,817     |
| 22                                | 7,175       | 66  | 13,172      | 110 | 11,281      | 154 | 10,689      | 198 | 435,804     |
| 23                                | 7,175       | 67  | 12,335      | 111 | 14,547      | 155 | 15,538      | 199 | 89,790      |
| 24                                | 7,175       | 68  | 12,335      | 112 | 9,360       | 156 | 12,843      | 200 | 6,376       |
| 25                                | 7,175       | 69  | 12,335      | 113 | 9,360       | 157 | 10,648      | 201 | 478,185     |
| 26                                | 7,175       | 70  | 12,335      | 114 | 9,360       | 158 | 10,170      | ROW | 776,573     |
| 27                                | 7,175       | 71  | 11,453      | 115 | 9,361       | 159 | 13,419      |     |             |
| 28                                | 6,823       | 72  | 9,360       | 116 | 9,670       | 160 | 13,948      |     |             |
| 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                                | 6,564       | 75  | 9,360       | 119 | 13,084      | 163 | 9,978       |     |             |
| 32                                | 6,838       | 76  | 9,360       | 120 | 10,338      | 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  | 13,498      | 123 | 9,620       | 167 | 11,920      |     |             |
| 36                                | 7,452       | 80  | 9,511       | 124 | 9,620       | 168 | 12,137      |     |             |
| 37                                | 10,873      | 81  | 9,360       | 125 | 13,461      | 169 | 11,638      |     |             |
| 38                                | 12,864      | 82  | 9,100       | 126 | 14,037      | 170 | 10,482      |     |             |
| 39                                | 13,009      | 83  | 9,100       | 127 | 9,230       | 171 | 10,482      |     |             |
| 40                                | 14,778      | 84  | 9,100       | 128 | 9,230       | 172 | 10,743      |     |             |
| 41                                | 14,863      | 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 | 9,961       |     |             |
| TOTAL S.F.                        |             |     |             |     |             |     |             |     | 5,313,193   |
| TOTAL AC.                         |             |     |             |     |             |     |             |     | 121.974     |

## NOTES

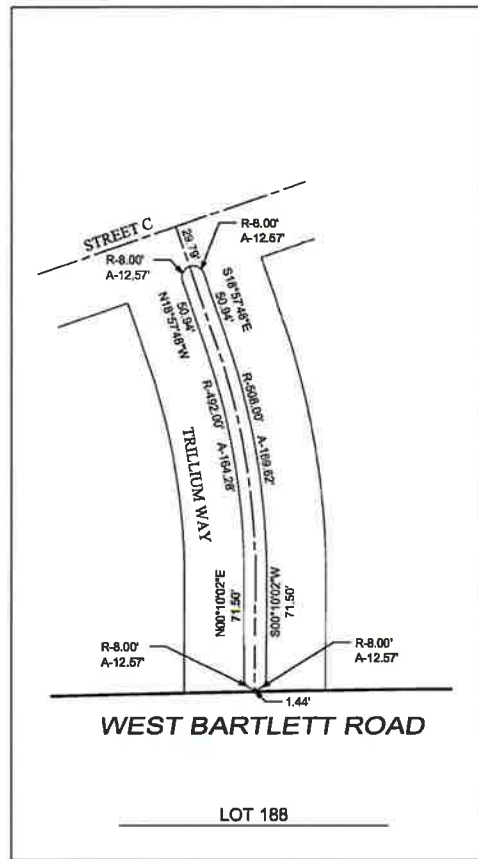
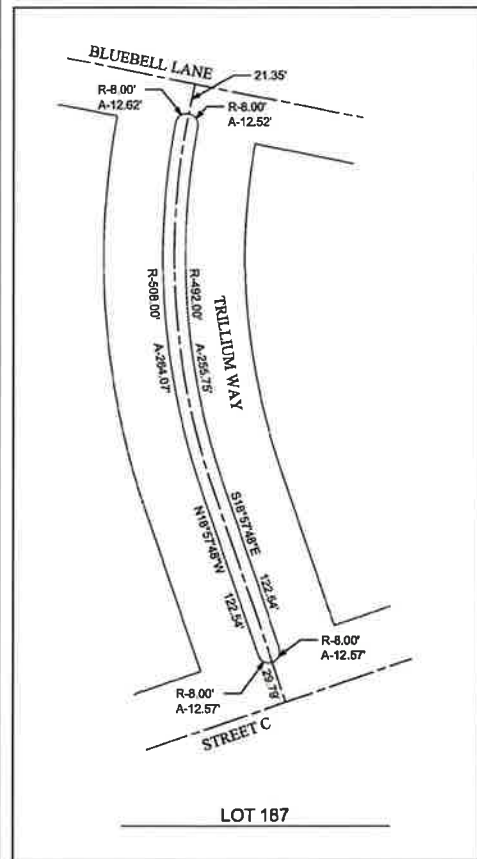
- IRON RODS SET ALL ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES ARE SHOWN IN FEET AND DECIMALS.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
- PARCELS 167-168 AND 199-200 ARE TO BE OWNED AND MAINTAINED BY 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
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- S.W.M.E.



KEY MAP  
LEGAL DESCRIPTION



PLAT DATE = 03/20/2021  
FILE NAME = 817E118

PLAT OF SUBDIVISION

THE GRASSLANDS

SCALE: 1"=1/4"

NO. DATE REVISION DESCRIPTION

1 03/20/21 PER VILLAGE COMMENTS

2 03/20/21 PER VILLAGE COMMENTS

3 03/20/21 PER VILLAGE COMMENTS

4 03/20/21 PER VILLAGE COMMENTS

5 03/20/21 PER VILLAGE COMMENTS

6 03/20/21 PER VILLAGE COMMENTS

7 03/20/21 PER VILLAGE COMMENTS

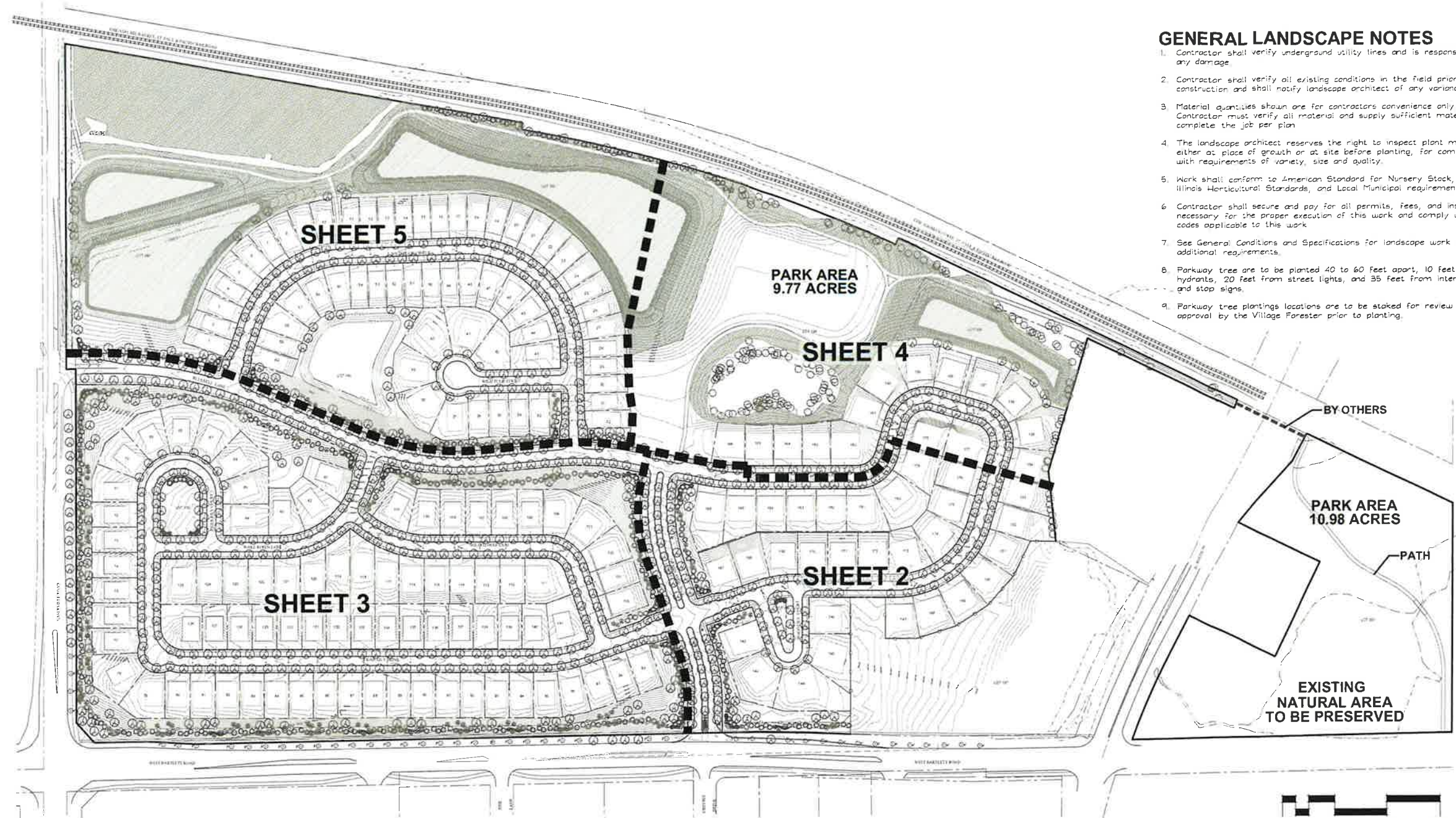
8 03/20/21 PER VILLAGE COMMENTS

ESM CIVIL SOLUTIONS, LLC  
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555  
O: 630-300-0633 C: 630-624-0520  
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

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

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





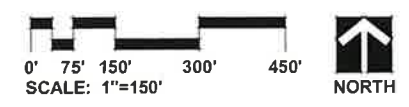
**GENERAL LANDSCAPE NOTES**

- 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 contractor's 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 DIEHL ROAD  
 NAPERVILLE, ILLINOIS 60563  
 CIVIL ENGINEER  
**ESM CIVIL SOLUTIONS, LLC.**  
 4320 WARFIELD 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  |
|------------------------------|-----|---|------------|---------|-----|-----|---------------------------------------|----------|------------|-------------------------|-----|--------------------------------------|----------|----------|---------------------|-------------------------------------|--------------------------------------|----------|----------|
| <b>SHADE TREES</b>           |     |   |            |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| AF                           | 23  | Acer x freemanii 'Jeffers Red'                | 2 1/2" Cal |         | AG  | 41  | Amelanchier x grandiflora             | 6' Ht    | Multi-Stem | SP                      | 46  | Syringa pallida 'Miss Kim'           | 30" Tall | 4' O.C.  | NM                  | 26                                  | Nepeta racemosa 'Walker's Low'       | 18" Ht   | 18" O.C. |
| AM                           | 20  | Acer myriado 'Morton'                         | 2 1/2" Cal |         | BN  | 35  | Betula nigra 'Cully'                  | 6' Ht    | Multi-Stem | VJ                      | 32  | Viburnum x juddii                    | 30" Tall | 4' O.C.  | PE                  | 50                                  | Perovskia atriplicata 'Little Spire' | 34" O.C. |          |
| AS                           | 39  | Acer x macrocarpum 'Green Mountain'           | 2 1/2" Cal |         | CC  | 39  | Cercia canadensis                     | 6' Ht    | Multi-Stem | VT                      | 48  | Viburnum trilobum 'Redwing'          | 30" Tall | 5' O.C.  | <b>GROUNDCOVERS</b> |                                     |                                      |          |          |
| CG                           | 17  | Celtis occidentalis                           | 2 1/2" Cal |         | CT  | 32  | Cotoneaster cuneifolia var. 'nervosa' | 6' Ht    | Multi-Stem | WB                      | 20  | Wegelia florida 'Drummi'             | 24" Tall | 3' O.C.  | LS                  | 250                                 | Liriodendron 'Lilac'                 | 18" O.C. |          |
| GT                           | 16  | Gleditsia triacanthos var. 'nervosa 'Skyline' | 2 1/2" Cal |         | FP  | 38  | Fragaria virginiana                   | 6' Ht    | Multi-Stem | <b>EVERGREEN SHRUBS</b> |     |                                      |          |          |                     |                                     |                                      |          |          |
| PH                           | 24  | Platanus x acerifolia 'Morton Circle'         | 2 1/2" Cal |         | BR  | 35  | Bryonia cretica 'Ivory Silk'          | 6' Ht    | Multi-Stem | JK                      | 11  | Juniperus chinensis 'Kilgus Compact' | 24" Wide | 4' O.C.  | 431                 | SHRUBBED HARDWOOD MULCH             | C.Y.                                 |          |          |
| OB                           | 16  | Quercus bicolor                               | 2 1/2" Cal |         | AC  | 60  | Abies concolor                        | 6' Ht    |            | JC                      | 36  | Juniperus chinensis 'Sea Green'      | 30" Wide | 5' O.C.  | 32,474              | SOD                                 | 5.T                                  |          |          |
| Q1                           | 33  | Quercus macrocarpa                            | 2 1/2" Cal |         | PA  | 64  | Picea canadensis                      | 6' Ht    |            | JB                      | 38  | Juniperus chinensis 'Blue Pacific'   | 24" Wide | 4' O.C.  | 18,44               | TURF SEED + EROSION CONTROL BLANKET | AC                                   |          |          |
| Q2                           | 33  | Quercus macrocarpa                            | 2 1/2" Cal |         | PG  | 67  | Picea canadensis                      | 6' Ht    |            | CK                      | 100 | Calluna vulgaris 'Karl Foerster'     | 18" Ht   | 30" O.C. | 3,847               | BOARD-ON-BOARD FENCE                | LF                                   |          |          |
| Q3                           | 33  | Quercus macrocarpa                            | 2 1/2" Cal |         | PO  | 60  | Picea canadensis                      | 6' Ht    |            | PU                      | 103 | Panicum virgatum 'Heavy Metal'       | 18" Ht   | 24" O.C. | <b>PERENNIALS</b>   |                                     |                                      |          |          |
| Q4                           | 35  | Quercus rubra                                 | 2 1/2" Cal |         | PP  | 70  | Picea canadensis                      | 6' Ht    |            | SH                      | 82  | Scorzonella heterophylla             | 18" Ht   | 24" O.C. | AB                  | 210                                 | Allium 'Summer Beauty'               | 18" O.C. |          |
| TA                           | 16  | Tilia americana 'Redmond'                     | 2 1/2" Cal |         | PS  | 68  | Pinus strobus                         | 6' Ht    |            | HR                      | 264 | Hemerocallis 'Ray Returns'           | 18" O.C. |          | HH                  | 316                                 | Hemerocallis 'Happy Returns'         | 18" O.C. |          |
| TC                           | 25  | Tilia cordata 'Greenspire'                    | 2 1/2" Cal |         | PD  | 30  | Physocarpus opulifolius 'Diana Pl'    | 24" Tall | 3' O.C.    | IS                      | 74  | Isis sibirica 'Casarsa Brother'      | 24" O.C. |          | IR                  | 264                                 | IRIS RETURNS DAYLILY                 | 18" O.C. |          |
| TT                           | 15  | Tilia lamarckiana 'Sterling'                  | 2 1/2" Cal |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| UM                           | 18  | Ulmus 'Morton Glasy'                          | 2 1/2" Cal |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| UC                           | 20  | Ulmus carpinifolia 'New Horizon'              | 2 1/2" Cal |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| <b>ORNAMENTAL TREES</b>      |     |   |            |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| <b>DECIDUOUS SHRUBS CONT</b> |     |   |            |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| <b>PERENNIALS CONT</b>       |     |   |            |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |
| <b>MISC MATERIALS</b>        |     |   |            |         |     |     |                                       |          |            |                         |     |                                      |          |          |                     |                                     |                                      |          |          |

**PARKWAY TREE LIST**

| Botanical/Common Name                         | Size       |
|---|------------|
| Acer x freemanii 'Jeffers Red'                | 2 1/2" Cal |
| Acer myriado 'Morton'                         | 2 1/2" Cal |
| Celtis occidentalis                           | 2 1/2" Cal |
| Gleditsia triacanthos var. 'nervosa 'Skyline' | 2 1/2" Cal |
| Platanus x acerifolia 'Morton Circle'         | 2 1/2" Cal |
| Quercus bicolor                               | 2 1/2" Cal |
| Quercus macrocarpa                            | 2 1/2" Cal |
| Quercus rubra                                 | 2 1/2" Cal |
| Tilia americana 'Redmond'                     | 2 1/2" Cal |
| Tilia cordata 'Greenspire'                    | 2 1/2" Cal |
| Tilia lamarckiana 'Sterling'                  | 2 1/2" Cal |
| Ulmus 'Morton Glasy'                          | 2 1/2" Cal |
| Ulmus carpinifolia 'New Horizon'              | 2 1/2" Cal |

**NATIVE LEGEND**

- 18.16 AC. LOW PROFILE PRAIRIE SEED MIX
- 5.85 AC. EMERGENT PLANTINGS
- 1.01 AC. WET MEADOW SEED MIX

**REVISIONS**

|   |            |
|---|------------|
| 3 | 2.21.2022  |
| 2 | 12.08.2021 |
| 1 | 10.04.2021 |

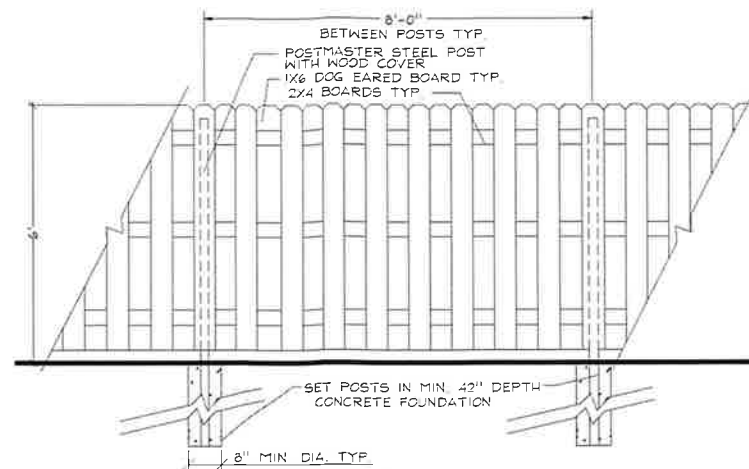
DATE: 7.09.2021  
 PROJECT NO.: GRN2001  
 DRAWN: GFB  
 CHECKED: MGM  
 SHEET NO.:



**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

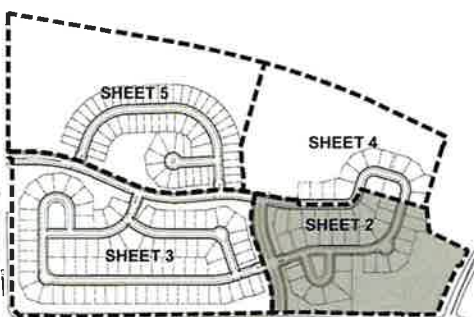
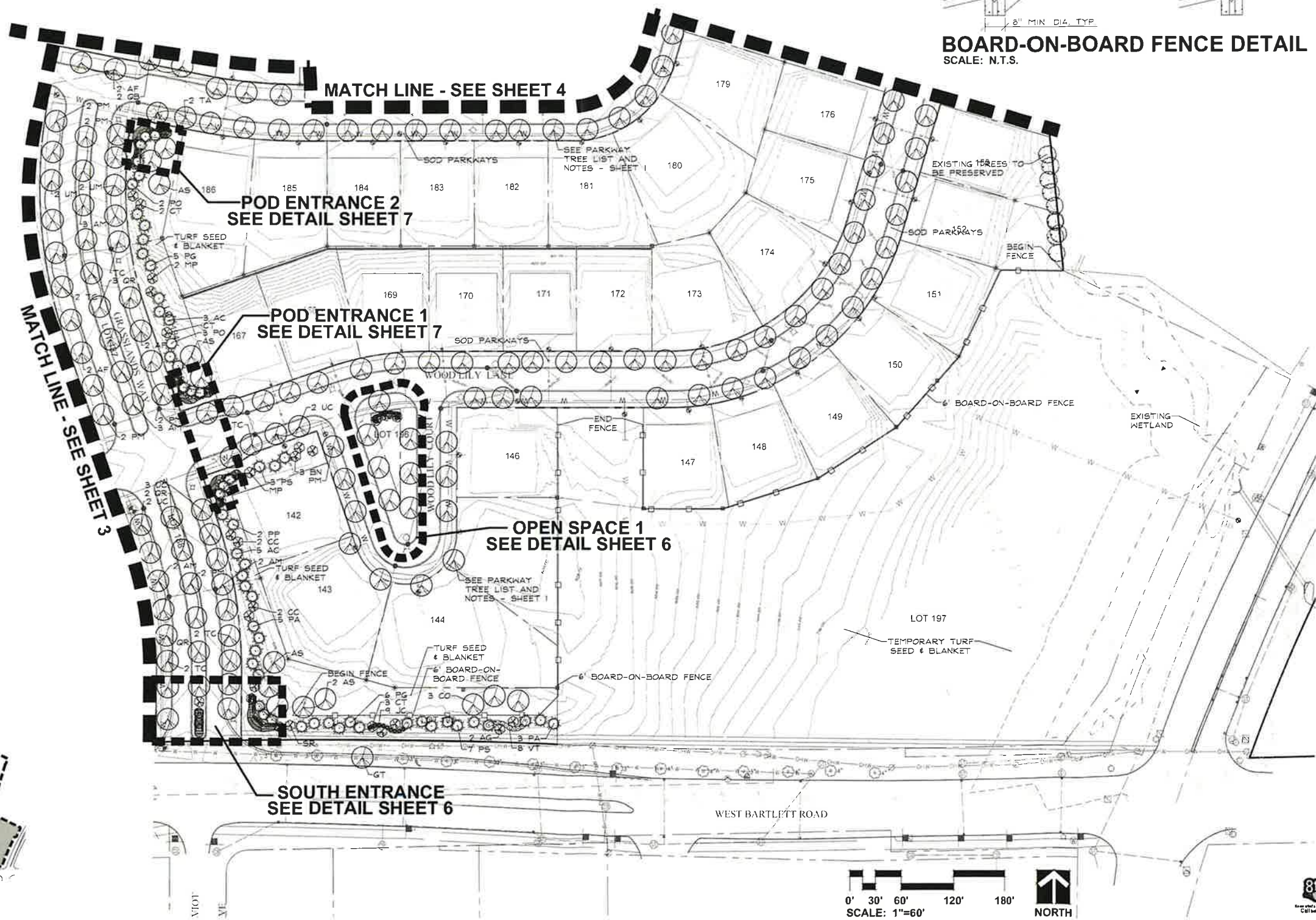
CIVIL ENGINEER  
**ESM CIVIL SOLUTIONS, LLC.**  
 4320 WINFIELD ROAD, #200  
 WARRENVILLE, ILLINOIS 60555



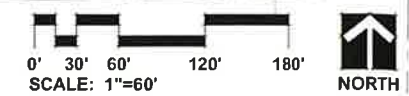
**BOARD-ON-BOARD FENCE DETAIL**  
 SCALE: N.T.S.

**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.



**THE GRASSLANDS - PHASE 1**  
 BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**

REVISIONS

|   |            |
|---|------------|
| 3 | 2.21.2022  |
| 2 | 12.08.2021 |
| 1 | 10.04.2021 |

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

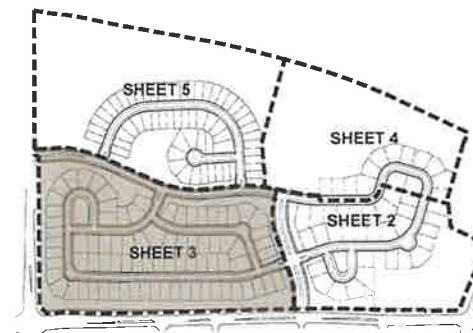


GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

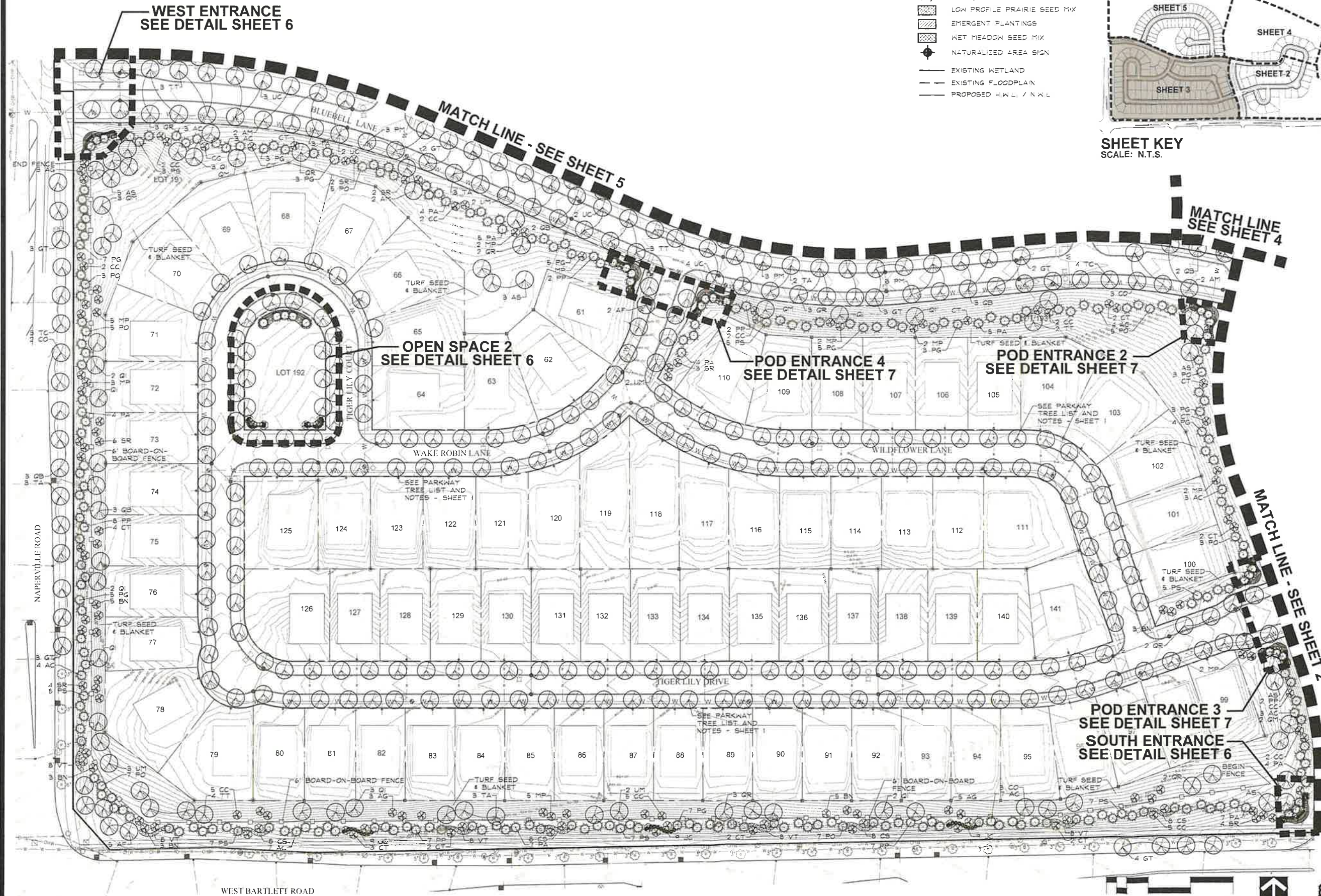
DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
1751 A WEST DEHL ROAD  
NAPERVILLE, ILLINOIS 60563  
CIVIL ENGINEER  
ESM CIVIL SOLUTIONS, LLC.  
4320 WARFIELD ROAD, #200  
WARRENVILLE, ILLINOIS 60555

**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.

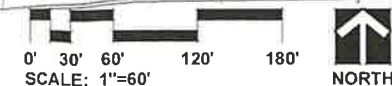


**THE GRASSLANDS - PHASE 1**  
BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**

| REVISIONS | DATE       |
|-----------|------------|
| 3         | 2/21/2022  |
| 2         | 12/08/2021 |
| 1         | 10/04/2021 |

|             |           |
|-------------|-----------|
| DATE        | 7.09.2021 |
| PROJECT NO. | CRN2001   |
| DRAWN       | GEB       |
| CHECKED     | MGM       |
| SHEET NO.   |           |

**3 OF 12**

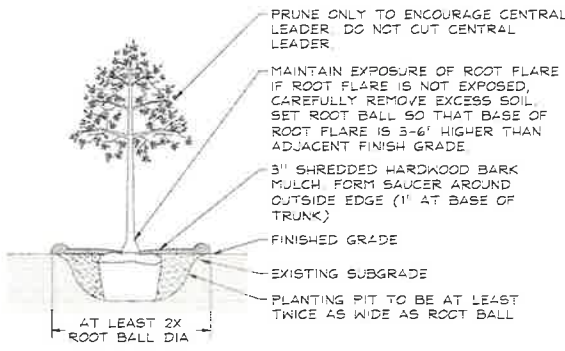


**PLANTING DETAILS**

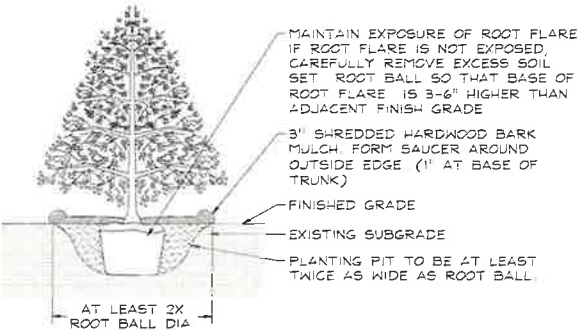


**PERENNIALS AND GROUNDCOVERS**  
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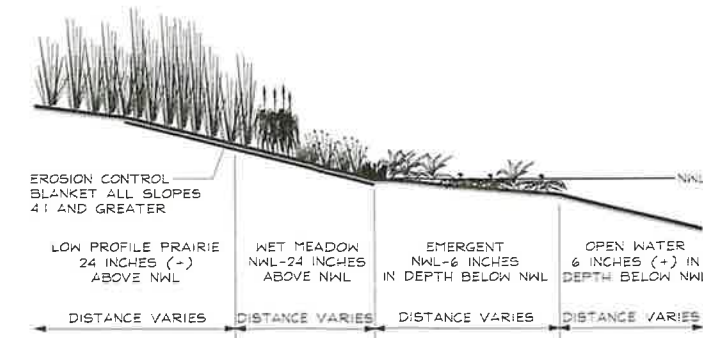
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NOT TO SCALE



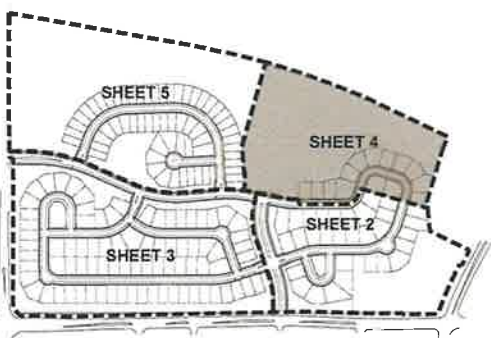
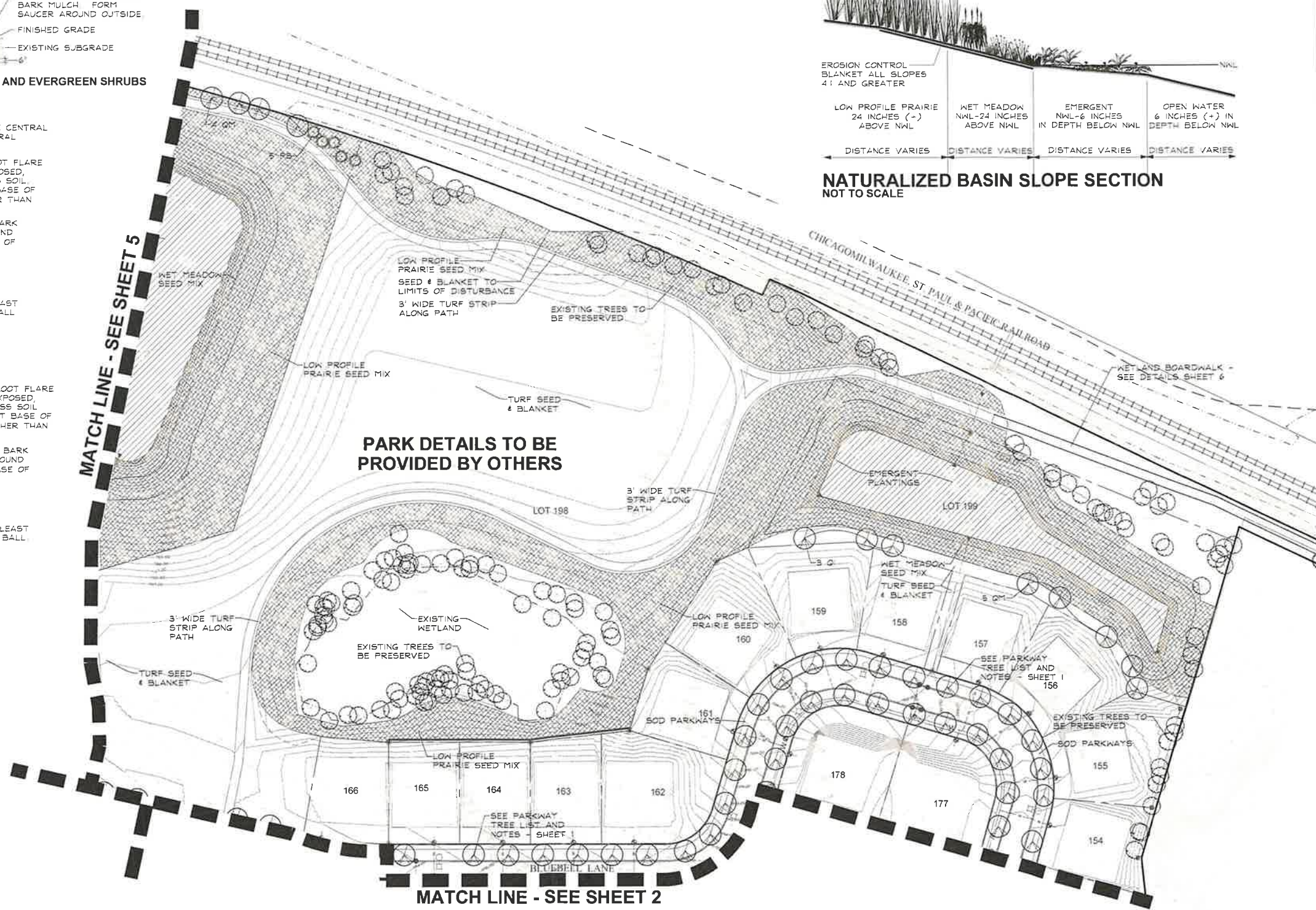
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**EVERGREEN TREES**  
NOT TO SCALE



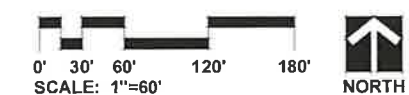
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NOT TO SCALE



**SHEET KEY**  
SCALE: N.T.S.

**LEGEND**

| Key       | Description                  |
|-----------|------------------------------|
| [Pattern] | LOW PROFILE PRAIRIE SEED MIX |
| [Pattern] | EMERGENT PLANTINGS           |
| [Pattern] | WET MEADOW SEED MIX          |
| [Symbol]  | NATURALIZED AREA SIGN        |
| [Line]    | EXISTING WETLAND             |
| [Line]    | EXISTING FLOODPLAIN          |
| [Line]    | PROPOSED H.W.L. / N.W.L.     |



**GRWA**  
GARY R. WEBER ASSOCIATES, INC.  
LAND PLANNING BIOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE  
407 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60871  
PHONE: 630.668.7197

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

**THE GRASSLANDS - PHASE 1**  
BARTLETT, ILLINOIS  
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| REVISIONS | DATE       |
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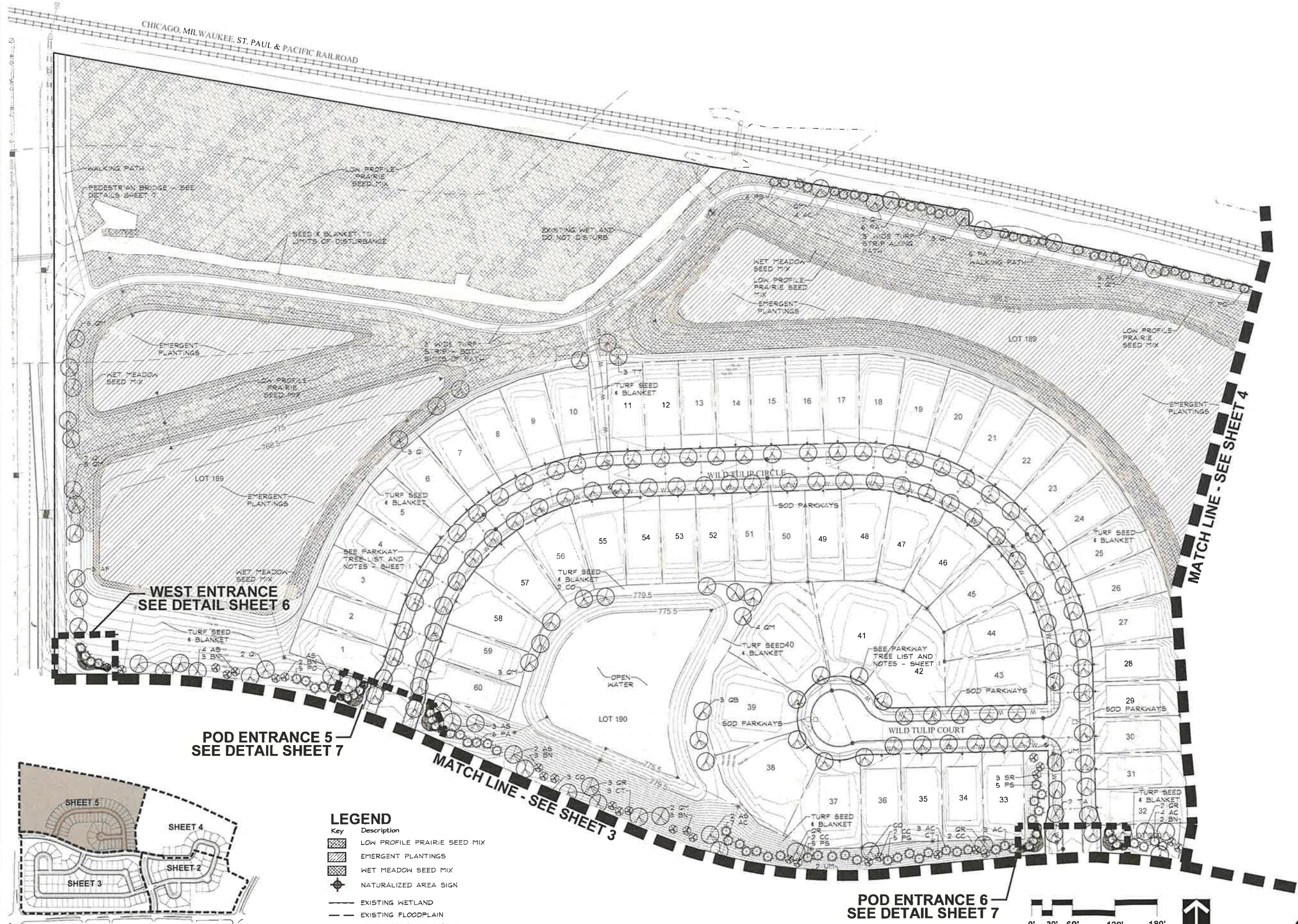
DATE: 7.09.2021  
PROJECT NO: CRN2001  
DRAWN: GFB  
CHECKED: MGM  
SHEET NO:



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 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60197  
 PHONE: 630-668-7197

DEVELOPER  
**CROWN COMMUNITY DEVELOPMENT**  
 1751 A WEST DIEHL ROAD  
 NAPERVILLE, ILLINOIS 60563  
 DATE ENGINEER  
**ESM CIVIL SOLUTIONS, LLC.**  
 432 WINDY ROAD #200  
 WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 1**  
 BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**

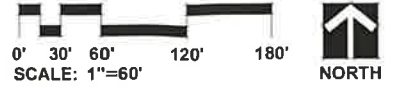


**SHEET KEY**  
 SCALE: N.T.S.

**LEGEND**

| Key       | Description                  |
|-----------|------------------------------|
| [Pattern] | LOW PROFILE PRAIRIE SEED MIX |
| [Pattern] | EMERGENT PLANTINGS           |
| [Pattern] | WET MEADOW SEED MIX          |
| [Symbol]  | NATURALIZED AREA SIGN        |
| [Line]    | EXISTING WETLAND             |
| [Line]    | EXISTING FLOODPLAIN          |
| [Line]    | PROPOSED H.W.L. / N.W.L.     |

**POD ENTRANCE 6**  
 SEE DETAIL SHEET 7



REVISIONS

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DATE 7.09.2021  
 PROJECT NO. CRN2001  
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 SHEET NO.

**NATIVE SEED MIXTURES**

**Temporary Cover Crop**

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

| Botanical Name                    | Common Name | lbs / AC |
|-----------------------------------|-------------|----------|
| <b>Spring Cover Crop</b>          |             |          |
| <i>Avena sativa</i>               | Seed Oats   | 30 000   |
| <b>Fall or Dormant Cover Crop</b> |             |          |
| <i>Triticum 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 shrevei</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>         | Pickereel Weed   | 0.250        | 494         |
| <i>Sagittaria latifolia</i>       | Common Arrowhead | 1.250        | 494         |
| <i>Scirpus acutus</i>             | Hardstem Bulrush | 0.500        | 988         |
| <i>Scirpus fluminalis</i>         | River Bulrush    | 1.000        | 494         |
| <i>Scirpus pungens</i>            | Chaimaker's Rush | 0.250        |             |
| <i>Scirpus validus</i>            | Great Bulrush    | 0.500        | 988         |
| <i>Sparganium eurycarpum</i>      | Bur Reed         | 1.000        | 494         |
| <b>Total Emergent Wetland Mix</b> |                  | <b>8.750</b> | <b>5434</b> |

**Wet Meadow Seed Mixture**

Lower slopes of basin

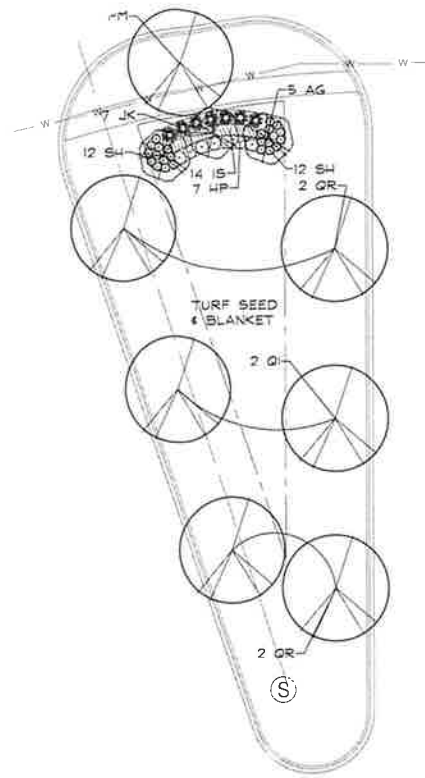
| Botanical Name                | Common Name          | lbs / AC     |
|-------------------------------|----------------------|--------------|
| <b>Grasses / Sedges</b>       |                      |              |
| <i>Carex bebbii</i>           | Bebbs Oval Sedge     | 0.250        |
| <i>Carex bicknellii</i>       | Bicknell's Sedge     | 0.125        |
| <i>Carex brevior</i>          | Plains Oval Sedge    | 0.250        |
| <i>Carex cristatella</i>      | Crested Oval Sedge   | 0.060        |
| <i>Carex molesta</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 Mann 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        |
| <b>Total Grasses / Sedges</b> |                      | <b>7.721</b> |

|  |                        |               |
|--|------------------------|---------------|
| <b>Wildflowers/Broadleaves</b>           |                        |               |
| <i>Asclepias incarnata</i>               | Swamp Milkweed         | 0.125         |
| <i>Bidens cernua</i>                     | Nodding Bur Marigold   | 0.190         |
| <i>Boltonia asteroides</i>               | False 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>Heterium autumnale</i>                | Sneezeweed             | 0.063         |
| <i>Iris virginica shrevei</i>            | Blue Flag Iris         | 1.000         |
| <i>Lobelia siphilitica</i>               | Great Blue Lobelia     | 0.031         |
| <i>Mimulus ringens</i>                   | Monkey Flower          | 0.031         |
| <i>Symphoricarion novae-angliae</i>      | New England Aster      | 0.250         |
| <i>Pycnanthemum virginianum</i>          | Common Mountain Mint   | 0.063         |
| <i>Rudbeckia fulgida var. sullivanti</i> | Showy Black-Eyed Susan | 0.250         |
| <i>Zizia aurea</i>                       | Golden Alexanders      | 0.500         |
| <b>Total Forbs</b>                       |                        | <b>3.037</b>  |
| <b>Total Sedge Meadow Seed Mix</b>       |                        | <b>10.758</b> |

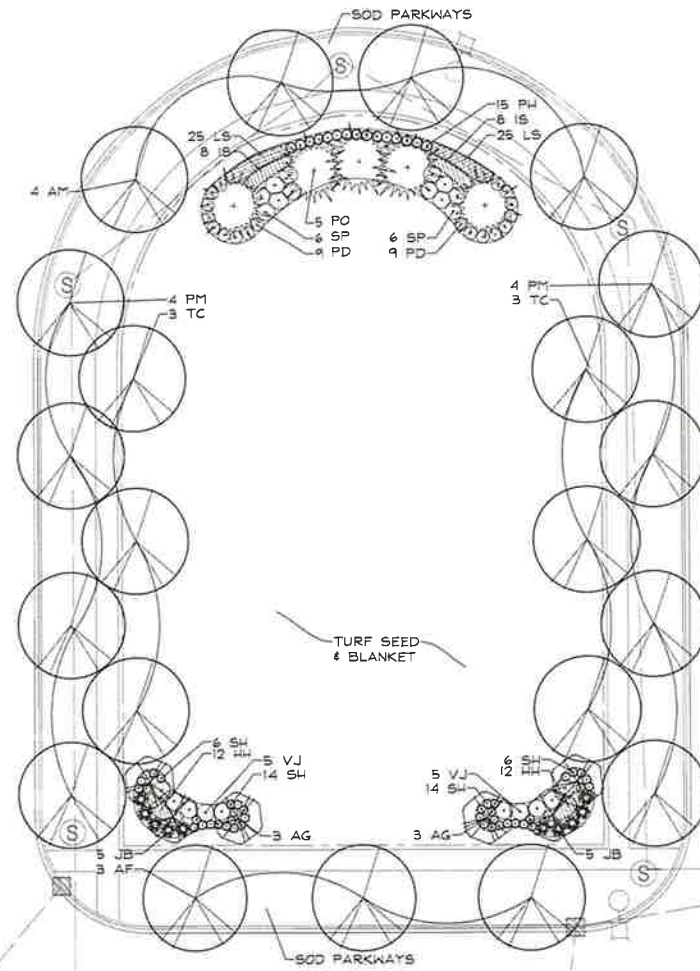
**Low Profile Prairie with Flowers Seed Mix**

Upper basin slopes

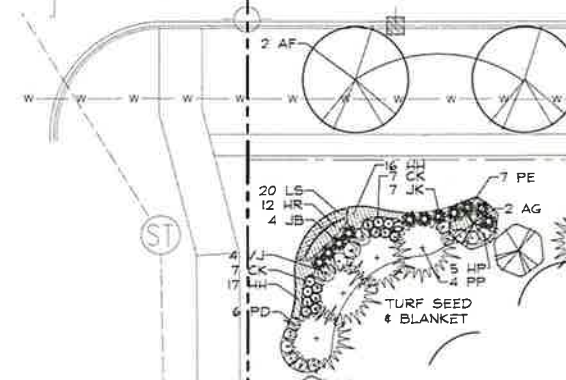
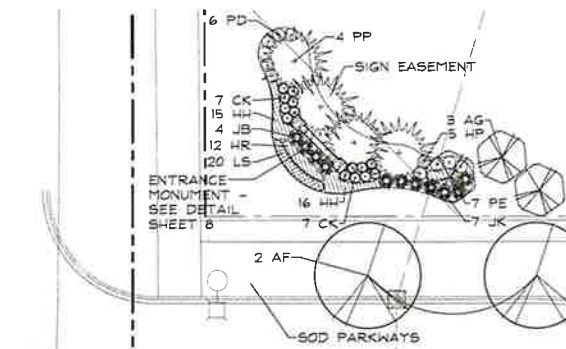
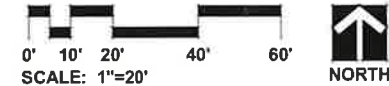
| Botanical Name                            | Common Name                 | lbs / AC      |
|---|-----------------------------|---------------|
| <b>Grasses</b>                            |                             |               |
| <i>Bouteloua curtipendula</i>             | Side Oats Grama             | 8.000         |
| <i>Carex bicknellii</i>                   | Copper-Shouldered Ova Sedge | 0.250         |
| <i>Panicum virgatum</i>                   | Prairie Switch Grass        | 0.125         |
| <i>Elymus trachycaulus</i>                | Slender Wheatgrass          | 2.000         |
| <i>Elymus canadensis</i>                  | Prairie Wild Rye            | 1.000         |
| <i>Schizachyrium scoparium</i>            | Little Bluestem             | 6.000         |
| <b>Total Grasses</b>                      |                             | <b>17.375</b> |
| <b>Wildflowers/Broadleaves</b>            |                             |               |
| <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>Coreopsis palmata</i>                  | Prairie Coreopsis           | 0.125         |
| <i>Coreopsis tinctoria</i>                | Tall Coreopsis              | 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>Pensilemon digitalis</i>               | Forgelove 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. sullivanti</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>Symphoricarion leave</i>               | Smooth Blue Aster           | 0.063         |
| <i>Tradescantia ohiensis</i>              | Common Spiderwort           | 0.063         |
| <i>Verbena stricta</i>                    | Hoary Vervain               | 0.125         |
| <i>Zizia aurea</i>                        | Golden Alexanders           | 0.500         |
| <b>Total Forbs</b>                        |                             | <b>7.956</b>  |
| <b>Total Low Profile Prairie Seed Mix</b> |                             | <b>25.331</b> |



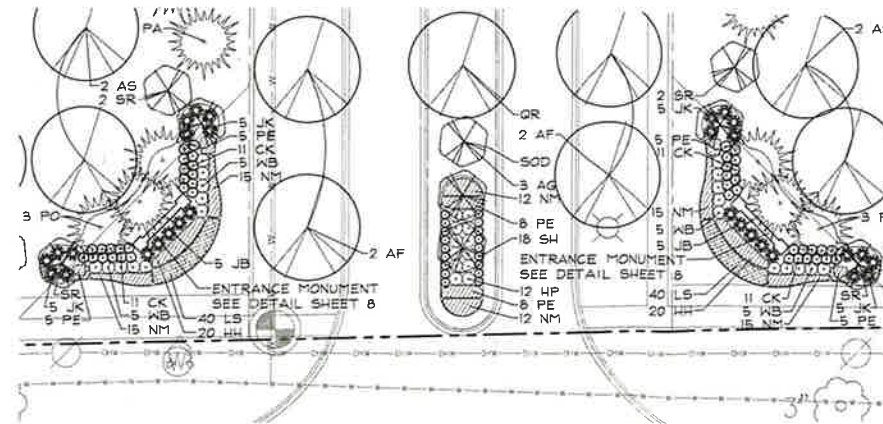
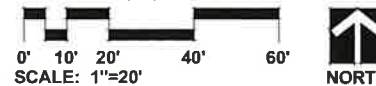
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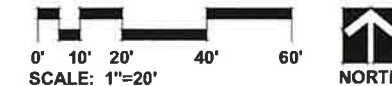
**OPEN SPACE 2**



**WEST ENTRANCE LANDSCAPE DETAIL**



**SOUTH ENTRANCE LANDSCAPE DETAIL**



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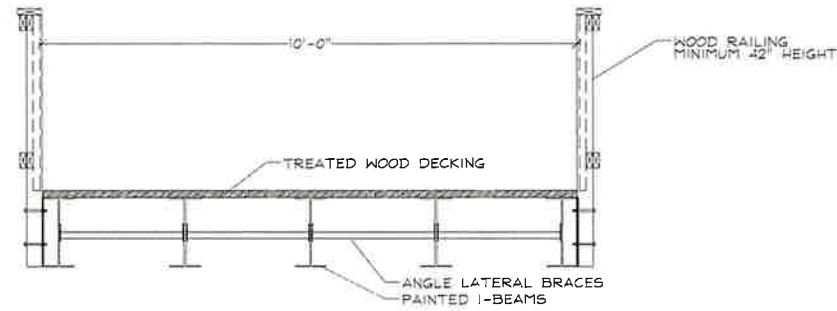
DEVELOPER  
**CROWN COMMUNITY DEVELOPMENT**  
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**THE GRASSLANDS - PHASE 1**  
BARTLETT, ILLINOIS  
**LANDSCAPE DETAILS**

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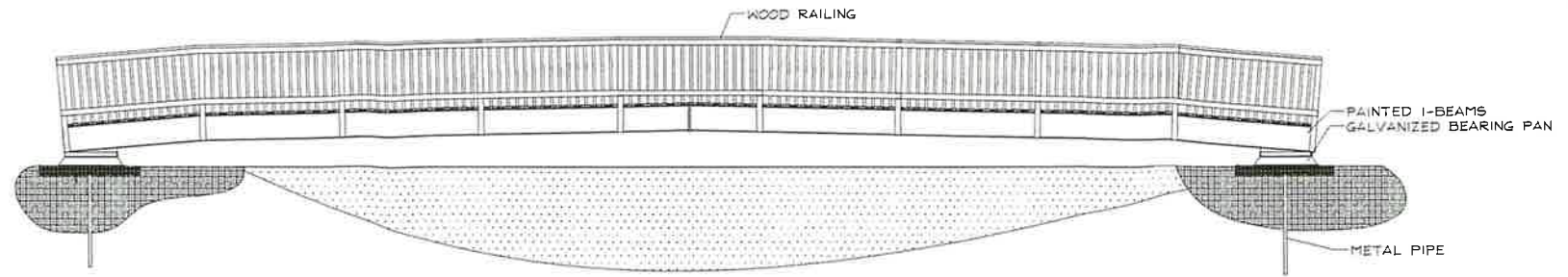
DATE 7.09.2021  
PROJECT NO. CRN2001  
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CHECKED MGM  
SHEET NO.





**PEDESTRIAN BRIDGE / BOARDWALK SECTION DETAIL**  
NOT TO SCALE

\*NOTE: FINAL STAMPED DESIGN DRAWINGS TO BE PROVIDED PRIOR TO MANUFACTURING

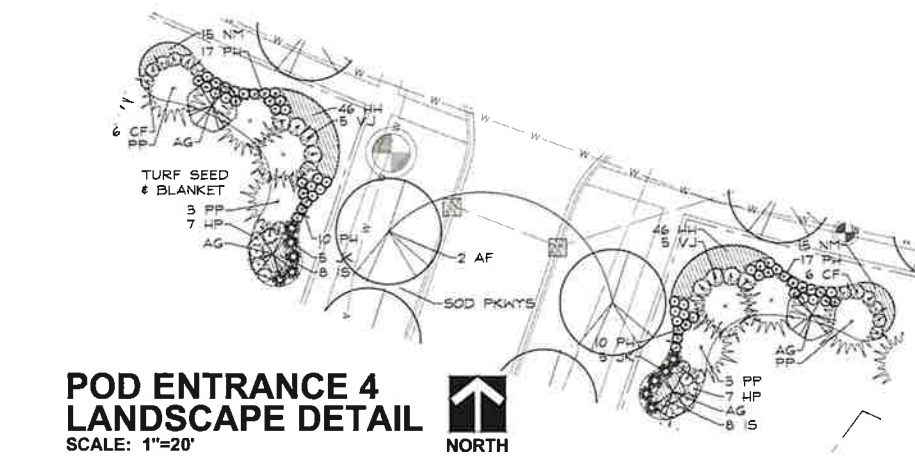


**PEDESTRIAN BRIDGE ELEVATION**  
NOT TO SCALE

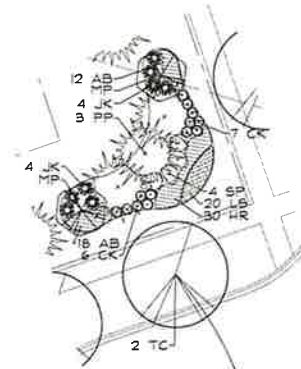


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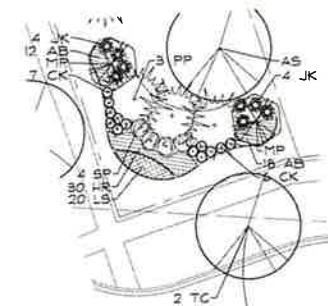
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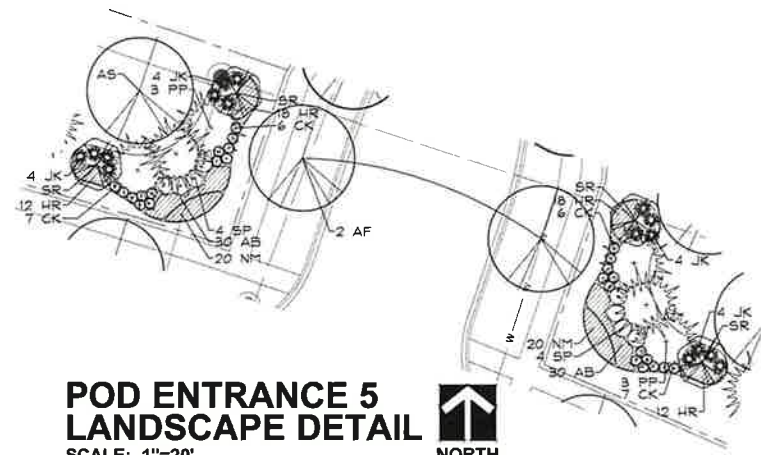
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SCALE: 1"=20'  
NORTH



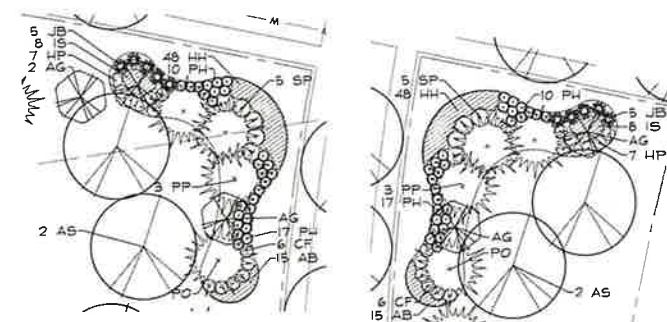
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NORTH



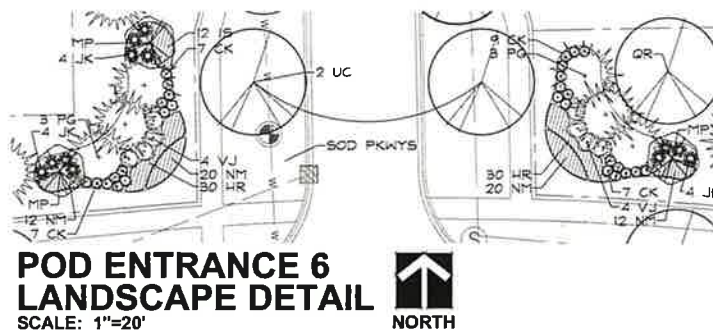
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SCALE: 1"=20'  
NORTH



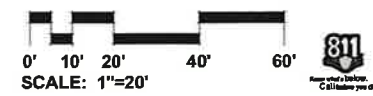
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SCALE: 1"=20'  
NORTH



**POD ENTRANCE 2 LANDSCAPE DETAIL**  
SCALE: 1"=20'  
NORTH



**POD ENTRANCE 6 LANDSCAPE DETAIL**  
SCALE: 1"=20'  
NORTH



**THE GRASSLANDS - PHASE 1**  
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CHECKED: MGM  
SHEET NO.

# Westchester - Estates





# Riverton - Estates



# Riverton - Estates

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# Hilltop - Estates



# Greenfield - Estates



# Abbeywood – The Landings



EC2G



EC2G with Stone



NC2G



NC2G with Stone

# Abbeyville – The Landings

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# Ascend – The Landings



# Ascend – The Landings





# Martin Ray – The Landings



# Martin Ray – The Landings



# Provence – Duplex (Bottom is with loft Option)

