

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**OCTOBER 4, 2022**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

1. Townhomes at the Grasslands Final Subdivision/PUD
2. Southwind Business Park Lot 3 Resubdivision
3. Southwind Self Storage Site Plan Review

**COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY**

4. Community Branding RFP

**FINANCE & GOLF, CHAIRMAN DEYNE**

5. Proposed 2022 Property Tax Levy



# Agenda Item Executive Summary

Item Name      Townhomes at the Grasslands Final Subdivision/PUD  
Plat and Final PUD Plan (Phase 2)      Committee  
or Board      Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The petitioners are requesting approval of the **Final Subdivision/PUD Plat** and **Final PUD Plan** for the Townhomes at the Grasslands (Phase 2).

The Final Subdivision and Final PUD Plan identify a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.

The front building elevations are primarily cultured stone veneer with vinyl siding. Side and rear elevations are vinyl siding. A balcony is provided above each unit's garage.

The Final Subdivision/PUD Plat and the Final PUD Plan for Phase 2 are in substantial compliance with the Preliminary Subdivision/PUD Plat, dated March 20, 2021, last revised June 21, 2021 and the Preliminary PUD Plan, dated January 29, 2021, last revised June 25, 2021.

## ATTACHMENTS (PLEASE LIST)

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

## ACTION REQUESTED

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

Staff:      Kristy Stone, Interim PDS Director

Date:      09.21.2022

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**22-85**

DATE: September 21, 2022  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, Interim Planning & Development Services Director *KJS*  
RE: **(#22-09) Townhomes at the Grasslands Final Subdivision/PUD Plat and Final PUD Plan (Phase 2)**

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**PETITIONER**

Chris Naatz and Dan Olsem on behalf of Bartlett 59 LLC

**SUBJECT SITE**

Rt. 59 and West Bartlett Road

**REQUEST**

**Final Subdivision/PUD Plat (Phase 2)  
Final PUD Plan (Phase 2)**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Residential</b>	<b>PD</b>
North	Townhomes	Residential	SR-5 PUD, SR-6 PUD
South	Vacant	Residential	PD
East	Single Family	Residential	ER-2
West	Vacant	Commercial	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 the Townhomes at the Grasslands Subdivision (Phase 2).
2. This development would consist of a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.
3. The plan identifies one full access curb cut on West Bartlett Road which has been approved by the Cook County Department of Transportation and Highways.
4. The plat identifies a 17-foot wide road dedication along the east side of Naperville Road. A 10-foot wide bike path, including the railroad crossing, would continue the bicycle/pedestrian system along Naperville Road.
5. Lot 202 contains a wetland detention basin and Lot 204 is approximately 54.18 acres of open space including floodplain and wetlands.
6. The front building elevations are primarily cultured stone veneer with vinyl siding. Side and rear elevations are vinyl siding. A balcony is provided above each unit's garage.
7. The final landscape plans, final engineering plans and stormwater report are currently being reviewed.
8. 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, dated January 29, 2021, last revised June 25, 2021.

### **RECOMMENDATION**

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



**August 23, 2022**  
**Bartlett Village President and Board of Trustees**  
**228 S. Main Street**  
**Bartlett, IL 60103**

Dear Mr. Wallace and Board of Trustees,

This letter serves to accompany our application and Final Plans that includes our Final PUD Plan, Final Engineering Plans, Final Plat of Subdivision, and Final Landscaping Plan for development of approximately 16 acres located east of Naperville Road, north of the Railroad Tracks and south of the Amber Grove Townhomes 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 along with Final PUD Plan approval for the first phase of The Grasslands, we are now requesting final approvals and permitting for the Townhomes At The Grasslands totaling 115 multi-family 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 concept will appeal 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.

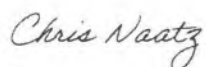
The Townhomes At The Grasslands will be an extension of the exceptional community established with The Grasslands and will continue to offer a living style for folks in all life stages. The Townhomes community offers homes for folks that prefer not to maintain a home or yard. While buyers of all ages and circumstances may desire low maintenance living, this neighborhood may appeal to first time buyers, move down buyers, singles, couples and anyone who chooses not to maintain a yard or a home exterior. 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.

This neighborhood is nestled in its own enclave that offers privacy and neighborly living with over 50 acres of preserved natural areas and wetlands. The neighborhood is bordered by the existing Amber Grove townhome community and railroad tracks which represent the convenience that these buyers desire – shorter commutes and proximity to area amenities, including 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,



Chris Naatz  
Crown Community Development  
Bartlett 59, LLC



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 2022-09  
RECEIVED  
PLANNING & DEVELOPMENT  
SEP 06 2022  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Townhomes At 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:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** same

**Street Address:** \_\_\_\_\_

**City, State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**OWNER'S SIGNATURE:** [Signature]

**Date:** 8/23/22

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

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

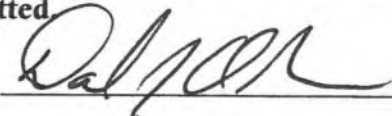
- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See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

**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: 08/23/22

**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: 

EMAIL: 

SIGNATURE: 

DATE: 08/23/22





## Location Map

#2022-09 Townhomes at the  
Grasslands  
Final Subdivision/PUD

2022

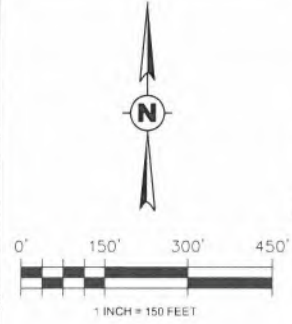


0 150 300 600 US Feet

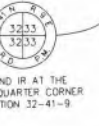


# FINAL PLAT OF SUBDIVISION FOR TOWNHOMES AT THE GRASSLANDS

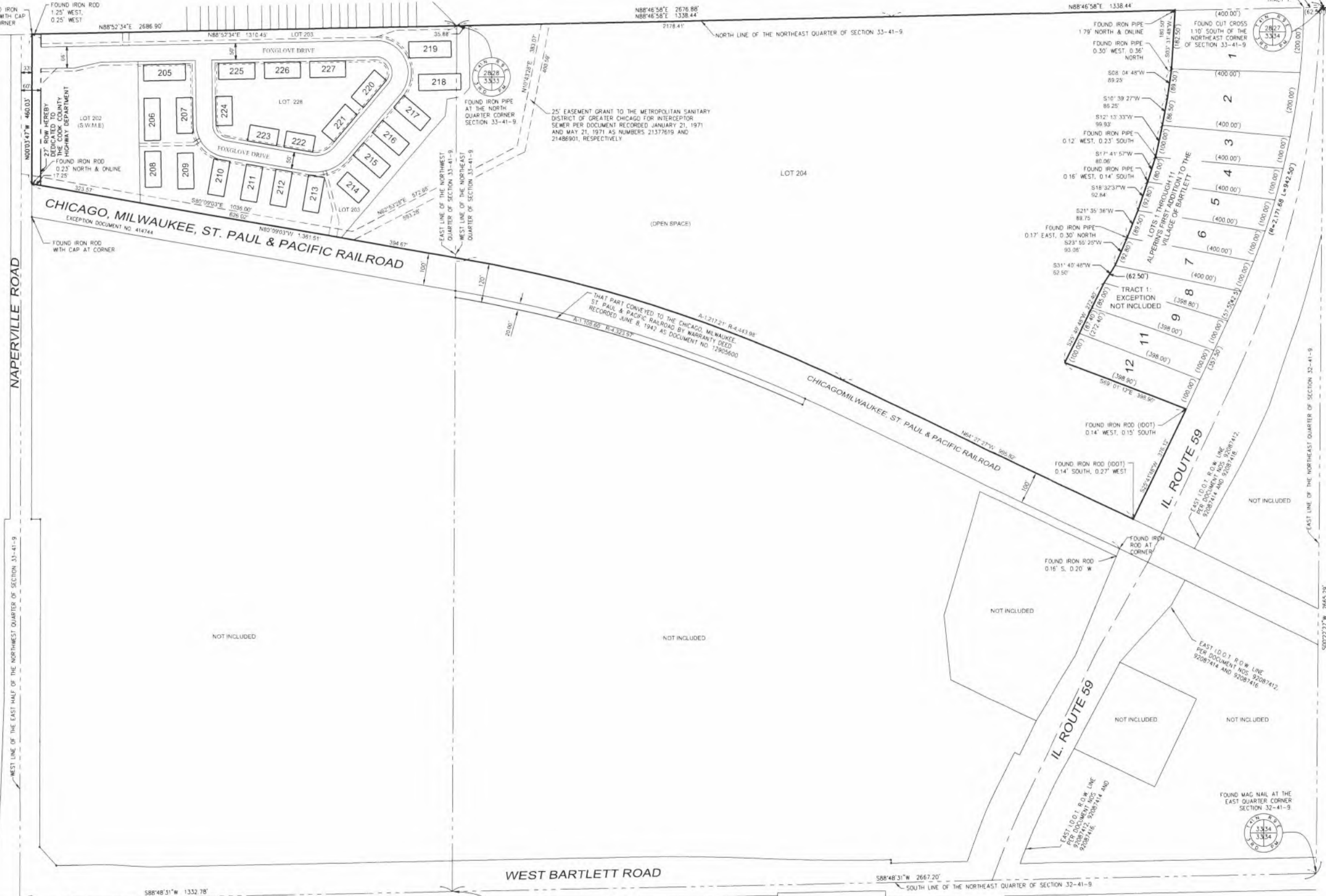
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE  
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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



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



PLAT DATE & SDATE:  
USER NAME & USER NUMBER:  
FILE NAME & FILE #:

JODI LANE



FOUND IRON PIPE  
0.85' EAST OF THE  
CENTER SECTION  
33-41-9

CHEVIOT DR

**HOME OWNER'S ASSOCIATION NOTE**  
PARCELS 202-204 AND 228 ARE TO BE OWNED AND  
MAINTAINED BY THE TOWNHOMES AT GRASSLANDS  
HOMEOWNERS' ASSOCIATION.

**TOTAL ACREAGE**  
PROPOSED SUBDIVISION  
CONTAINS 3.051,307 SQUARE FEET MORE OR LESS  
OR 70.048 ACRES MORE OR LESS

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

**CURRENT ZONING**  
THE PROPERTY IS CURRENTLY ZONED AS PLANNED  
DEVELOPMENT (PD)

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

PLAT OF SUBDIVISION  
THE TOWNHOMES  
OF GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/28/21	PER VILLAGE COMMENTS
2	08/21/21	PER VILLAGE COMMENTS
3	09/21/21	PER VILLAGE COMMENTS
4	09/22/21	PER VILLAGE COMMENTS
5		CHKD.
6		RPD
7		RPD
8		SCALE: 1"=150'

ESM CIVIL SOLUTIONS, LLC  
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555  
O: 630-300-0933 C: 630-624-0520  
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY



**REGIONAL  
LAND SERVICES**  
9512 E. FOWLER ROAD  
ROCHELLE, ILLINOIS 61068  
PHONE: (618) 559-2260



PROJECT NO. 19-0123  
DATE: 04/30/2022  
SHEET 1 OF 3  
DRAWING NO.  
**1**



# FINAL PLAT OF SUBDIVISION FOR TOWNHOMES AT THE GRASSLANDS

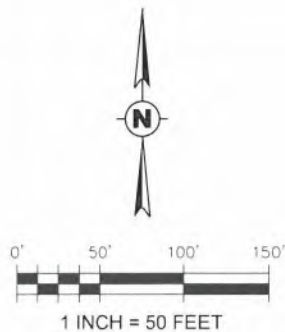
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FOUND IRON PIPE AT THE NORTH QUARTER CORNER SECTION 33-41-9.

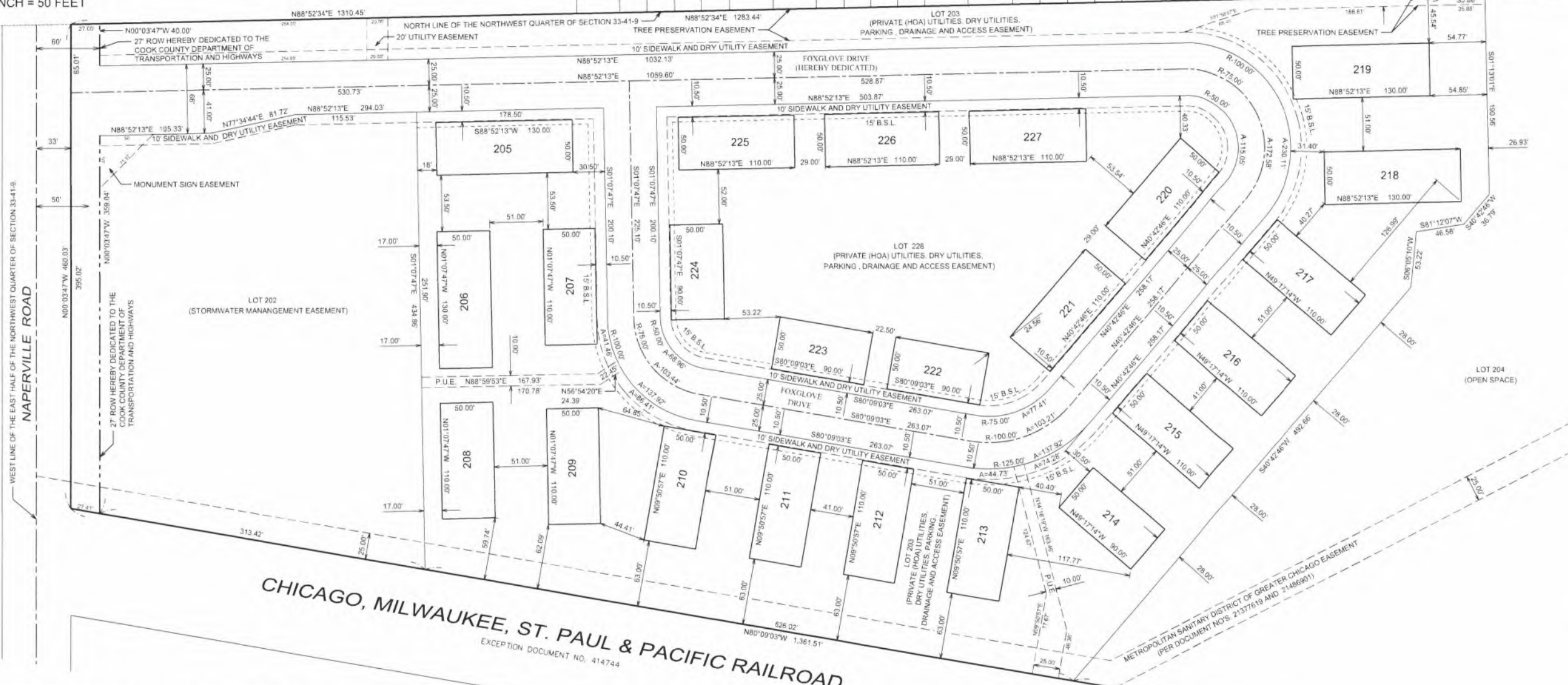


N88°46'58"E 2676.88'

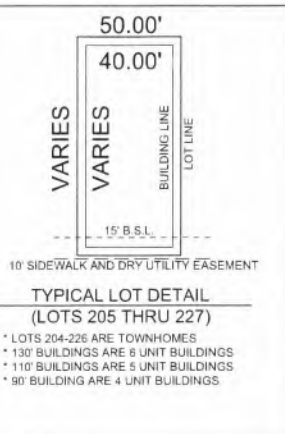
ZONING -SR-6 PUD  
SUBURBAN RESIDENCE - MULTIPLE FAMILY-MEDIUM DENSITY  
PLANNED UNIT DEVELOPMENT



1 INCH = 50 FEET



CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD  
EXCEPTION DOCUMENT NO. 414744



- \* LOTS 204-226 ARE TOWNHOMES
- \* 130' BUILDINGS ARE 6 UNIT BUILDINGS
- \* 110' BUILDINGS ARE 5 UNIT BUILDINGS
- \* 90' BUILDING ARE 4 UNIT BUILDINGS

R.O.W., LOT AND PARCEL AREA TABLE						
LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	
202	120,970	211	5,500	220	5,500	
203	229,782	212	5,500	221	5,500	
204	2,361,189	213	5,500	222	4,500	
205	6,500	214	4,500	223	4,500	
206	6,500	215	5,500	224	4,500	
207	5,500	216	5,500	225	5,500	
208	5,500	217	5,500	226	5,500	
209	5,500	218	6,500	227	5,500	
210	5,500	219	6,500	228	91,382	
					ROW	121,484
					TOTAL S.F.	3,051,307
					TOTAL AC.	70.048

- NOTES
1. IRON RODS SET ALL ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  2. DISTANCES ARE SHOWN IN FEET AND DECIMALS.
  3. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
  4. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
  5. 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.
  6. PARCELS 202-204 AND 228 ARE TO BE OWNED AND MAINTAINED BY THE TOWNHOMES AT GRASSLANDS HOMEOWNERS ASSOCIATION.
  7. ALL OF PARCEL 202 IS A STORM WATER MANAGEMENT EASEMENT.

- 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 TOWNHOMES AT GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	06/30/21	PER VILLAGE COMMENTS
2	06/30/21	PER VILLAGE COMMENTS
3	08/21/22	PER VILLAGE COMMENTS
4	09/27/22	PER VILLAGE COMMENTS
5		
6		
7		
8		

ESM CIVIL SOLUTIONS, LLC  
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555  
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY



REGIONAL LAND SERVICES  
9512 E. FOWLER ROAD  
ROCHELLE, IL 61068  
PHONE: (618) 559-2260

PROJECT NO. 19-0123  
DATE: 04/30/2022  
SHEET 2 OF 3  
DRAWING NO.  
2

PLAT DATE = 04/30/22  
USER NAME = K55899406  
FILE NAME = 811111.DWG



# FINAL PLAT OF SUBDIVISION FOR TOWNHOMES AT 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

### 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 \_\_\_\_\_, 2022.

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

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

BARTLETT 59 LLC  
1751A WEST DIEHL ROAD  
NAPERVILLE, IL 60563

### NOTARY 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 \_\_\_\_\_, 2022 AT \_\_\_\_\_ ILLINOIS.

PRINT: \_\_\_\_\_  
NOTARY PUBLIC

### 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 FOR THE GRASSLANDS, DATED \_\_\_\_\_

LAST REVISED \_\_\_\_\_ PREPARED BY \_\_\_\_\_ MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

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

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

### 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 144 AND NAPERVILLE ROAD PURSUANT TO 785 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 \_\_\_\_\_, 2022.

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

### 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 \_\_\_\_\_, 2022.

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

### 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 \_\_\_\_\_, 2022.

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

### PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS

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

BY: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PLANNING AND ZONING COMMISSION CHAIRMAN  
ATTEST: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PLANNING AND ZONING 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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

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

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

### 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 OGLE )

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, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD, SAID NORTHERLY RIGHT OF WAY LINE BEING DESCRIBED PER DOCUMENT NUMBER 414744 AND LYING WEST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 59, 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 OR 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 4 DEGREES 24 MINUTES WEST, 182.5 FEET, THENCE SOUTH 8 DEGREES 57 MINUTES WEST, 89.5 FEET, THENCE SOUTH 11 DEGREES 28 MINUTES WEST, 86.5 FEET, THENCE SOUTH 13 DEGREES 24 MINUTES WEST, 100.0 FEET, THENCE SOUTH 18 DEGREES 9 MINUTES WEST 80.0 FEET, THENCE SOUTH 19 DEGREES 42 MINUTES WEST, 92.8 FEET, THENCE SOUTH 22 DEGREES 20 MINUTES WEST, 89.5 FEET, THENCE SOUTH 24 DEGREES 48 MINUTES WEST, 92.8 FEET, THENCE SOUTH 32 DEGREES 33 MINUTES WEST, 62.5 FEET, THENCE SOUTH 26 DEGREES 42 MINUTES WEST, 272.4 FEET, THENCE SOUTH 68 DEGREES 9 MINUTES EAST, 398.9 FEET TO THE WESTERLY LINE OF THE PUBLIC HIGHWAY (ROUTE 59), THENCE NORTH 26 DEGREES 19 MINUTES 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 2171.68 FEET, FOR A DISTANCE OF 942.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 13 ACRES, MORE OR LESS ALSO EXCEPTING THEREFROM.

THAT PART TAKEN FOR NAPERVILLE ROAD,  
CONTAINING 70.048 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 17031C0305J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008, AND FLOOD INSURANCE RATE MAP 17031C0164J, COMMUNITY PANEL NUMBER 170059, EFFECTIVE DATE 08/19/2008.

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

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

### SPECIAL SERVICE AREA NOTICE

(A) THE OWNER OR APPLICABLE DEVELOPER SHALL SUBMIT FOR REVIEW BY THE VILLAGE TO BE RECORDED AGAINST THE SUBJECT PROPERTY (THE "MASTER DECLARATION"), OR IF NO MASTER DECLARATION IS SUBMITTED A SEPARATE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR, EXCLUDING THE COMMERCIAL TRACT, EACH PHASE AND POD OF THE DEVELOPMENT WHICH THE OWNER OR THE APPLICABLE DEVELOPER MAY ELECT TO COMBINE BY PHASE (THE "APPLICABLE DECLARATION OF COVS"), THE MASTER DECLARATION OR EACH APPLICABLE DECLARATION OF COVS SHALL PROVIDE FOR THE CREATION OF AN OWNER'S ASSOCIATION TO MAINTAIN ALL COMMON AREAS OF THE SUBJECT PROPERTY OR THE APPLICABLE PHASE AND/OR POD, INCLUDING BUT NOT LIMITED TO THE WETLAND AREAS AND NATURALIZED DETENTION BASINS AND WETLAND RETENTION PONDS, THE STORMWATER RETENTION BASINS, RETENTION PONDS, DRAINAGE SWALES AND DITCHES, DRAINAGE PIPES OR CONDUIT, FENCES, AND BERMS, AND FOR THE MAINTENANCE, REPAIR OR POSSIBLE REPLACEMENT OF THE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM TO BE CONSTRUCTED AND INSTALLED ON THE APPLICABLE PHASE AND POD OF THE SUBJECT PROPERTY BY THE OWNER OR THE APPLICABLE DEVELOPER, AND DISCLOSING THE SPECIAL SERVICE AREA OBLIGATIONS OF EACH OWNER'S ASSOCIATION AND FUTURE OWNERS WITH RESPECT THERETO. THE MASTER DECLARATION AND/OR THE APPLICABLE DECLARATION OF COVS MUST BE RECORDED AGAINST THE SUBDIVISION FOR THE APPLICABLE PHASE AND POD PRIOR TO CLOSING ON THE SALE OF ANY RESIDENTIAL LOT OR UNIT IN ANY SUCH PHASE AND POD.

(B) THE OWNER OR THE APPLICABLE DEVELOPER SHALL HAVE TIMELY FILED ALL OWNER'S CONSENTS, AND THE CONSENT OF THE PERSON OR PERSONS IN WHOSE NAME THE GENERAL REAL ESTATE TAXES FOR THE LAST PRECEDING YEAR WERE PAID ON EACH TRACT LYING WITHIN THE PROPOSED SPECIAL SERVICE AREA, AND DOCUMENTS NECESSARY FOR THE VILLAGE TO ESTABLISH A SPECIAL SERVICE AREA FOR THE APPLICABLE PHASE AND POD OF THE SUBJECT PROPERTY TO PAY FOR FUTURE MAINTENANCE, REPAIR, AND/OR REPLACEMENT, IF NECESSARY, OF ALL STORMWATER MANAGEMENT AREAS, STORM SEWERS, DRAIN PIPES OR CONDUIT, STRUCTURES AND APPURTENANCES, DRAINAGE SWALES AND DITCHES, STORM WATER DETENTION BASINS AND RETENTION PONDS, WETLAND AREAS AND NATURAL DETENTION BASINS AND RETENTION PONDS (THE "SSA CONSENTS"). THE SSA SHALL BE ESTABLISHED PURSUANT TO SECTION D.4 OF THE CONDITIONS PRECEDENT.

### 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: WATER MAINS, 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.

### DRAINAGE AND DETENTION EASEMENT PROVISIONS

THE PROPERTY OWNER SHALL MAINTAIN THE DRAINAGE AND DETENTION FACILITIES. SHOULD THE PROPERTY OWNER FAIL TO MAINTAIN THESE FACILITIES, THE DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF BARTLETT EASEMENTS IN OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE AND DETENTION EASEMENT" OR "D" ON LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL TOGETHER WITH REASONABLE ACCESS THERETO, SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE OR DETENTION IN OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST OR IF THE PROPERTY OWNER OR OWNERS ASSOCIATION OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES ON LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS, THE VILLAGE SHALL UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER AND/OR OWNERS ASSOCIATION (OR ANY OWNER OF PROPERTY)

WITHIN THE SUBDIVISION IN THE EVENT THAT NO INFORMATION RELATIVE TO A CONTRACT PERSON FOR THE OWNERS ASSOCIATION IS PROVIDED TO THE VILLAGE, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES ON LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER OR OWNERS ASSOCIATION.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE, REPAIR, ALTERATION, OR REPLACEMENT WORK TO OR UPON THE STORMWATER FACILITIES ON LOTS 189, 190 AND 199, AND DRAINAGE EASEMENTS AS SET FORTH IN THIS EASEMENT, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DU PAGE (OR) COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE OWNERS ASSOCIATION AND AGAINST LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS AS WELL AS EACH AND EVERY LOT WITHIN THE SUBDIVISION.

THE COST OF WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

IF IT IS DETERMINED BY THE PROPERTY OWNERS OR THE OWNERS ASSOCIATION THAT ALTERATIONS TO THE STORMWATER FACILITIES WITHIN LOTS 202, 203, 204 AND 228, AND DRAINAGE EASEMENTS ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE PROPERTY OWNERS OR THE OWNERS ASSOCIATION OF SAID PROPOSED ALTERATION. NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, IN ITS DIRECTION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL, BEFORE SAID ALTERATION MAY TAKE PLACE.

### MONUMENT SIGN EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED OVER THE AREA SHOWN ON THIS PLAT OF SUBDIVISION AS A "MONUMENT SIGN EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND ENTRYWAY MONUMENT SIGNAGE AND RELATED LIGHTING AND LANDSCAPING.

### SIDEWALK EASEMENT PROVISIONS

A SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARTLETT, ITS SUCCESSORS AND ASSIGNS FOR THE USE AND BENEFIT OF THE PUBLIC TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME SIDEWALKS ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAINED WITHIN THE DASHED LINES SHOWN HEREON AND LABELED AS SIDEWALK EASEMENT. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

### UTILITY EASEMENT APPROVED AND ACCEPTED

COMMONWEALTH EDISON	SBC
BY: _____ DATED: _____	BY: _____ DATED: _____
TITLE: _____	TITLE: _____
NICOR	COMCAST
BY: _____ DATED: _____	BY: _____ DATED: _____
TITLE: _____	TITLE: _____

<b>PLAT OF SUBDIVISION</b>		<b>THE TOWNHOMES AT GRASSLANDS</b>	
1 05/06/21	PER VILLAGE COMMENTS	DSGN.	RFD
2 06/21/21	PER VILLAGE COMMENTS	DWN.	RFD
3 08/21/22	PER VILLAGE COMMENTS	CHKD.	RFD
4 09/27/22	PER VILLAGE COMMENTS	SCALE	1"= N/A
5			
6			
7			
8			
IND.	DATE	REVISION DESCRIPTION	

ENGINEER: ESM CIVIL SOLUTIONS, LLC  
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555  
O: 630-300-0933 C: 630-624-0520  
CVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

REGIONAL LAND SERVICES

9512 E. FOWLER ROAD  
ROCHELLE, IL 61068  
PHONE: (618) 559-2260

PROJECT NO. 19-0123  
DATE: 04/30/2022  
SHEET 3 OF 3  
DRAWING NO.  
**3**

PLOT DATE & EDITOR  
USER NAME & USERNAME  
FILE NAME & FILE #





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

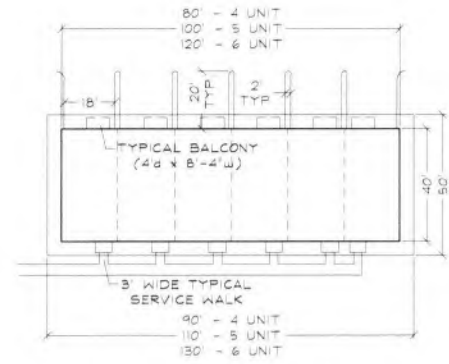
DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
1751 A WEST DIEHL ROAD  
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER  
ESM CIVIL SOLUTIONS, LLC.  
4322 WINFIELD ROAD #200  
WARRENVILLE, ILLINOIS 60555

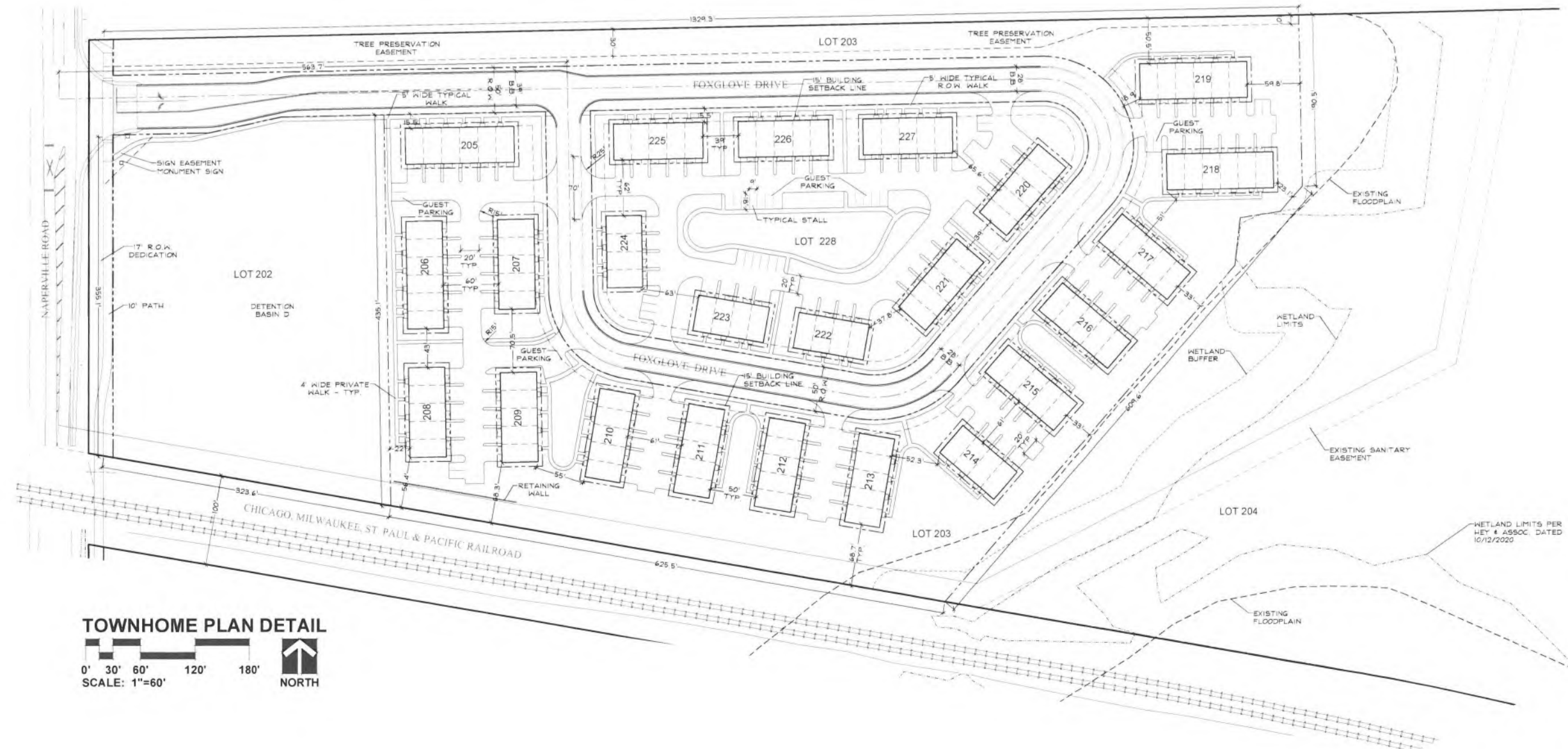
**THE GRASSLANDS - PHASE 2**  
BARTLETT, ILLINOIS  
**FINAL PUD PLAN**

**TOWNHOME SITE DATA**

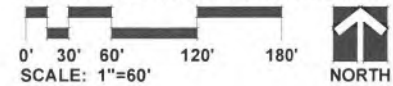
	Square Footage	Acres	% of Site
<b>Net Site Area*</b>	3,052,696	70.080	
<small>*Includes Lots 202 thru 228 &amp; Street 1</small>			
Town Home Units	115		
Net Density	7.25 du / ac		
<b>Building Coverage</b>	101,352	2.327	3.32%
<b>Pavement Coverage</b>			
Alleys & Driveways	117,727	2.703	3.66%
Walks	14,925	0.343	0.49%
Covered Stoops	2,760	0.063	0.09%
<b>Total Pavement</b>	135,412	3.109	4.44%
<b>Total Impervious Coverage</b>	236,764	5.435	7.76%
<b>Open Space</b>			
Detention Pond	127,095	2.918	4.16%
Preservation Easement	51,762	1.188	1.70%
Wetland (Quar 204)	2,361,479	54.212	77.36%
Common Areas	153,950	3.534	5.04%
<b>Total Open Space</b>	2,694,286	61.852	88.26%
<b>Dedicated Right-of-Way</b>	115,078	2.642	3.77%
<b>Parking</b>			
2 Car Garage	230 Spaces		
Off Street Drive Parking	230 Spaces		
Guest Off Street Parking	39 Spaces		
<b>Total Parking</b>	499 Spaces		
<b>Total Cars / Unit</b>	4.34		



**TYPICAL TOWNHOME DETAIL**  
SCALE: 1"=30'



**TOWNHOME PLAN DETAIL**



1 9/19/2022  
REVISIONS

DATE 8/22/2022  
PROJECT NO. CRN2001  
DRAWN GFB  
CHECKED MGM  
SHEET NO.

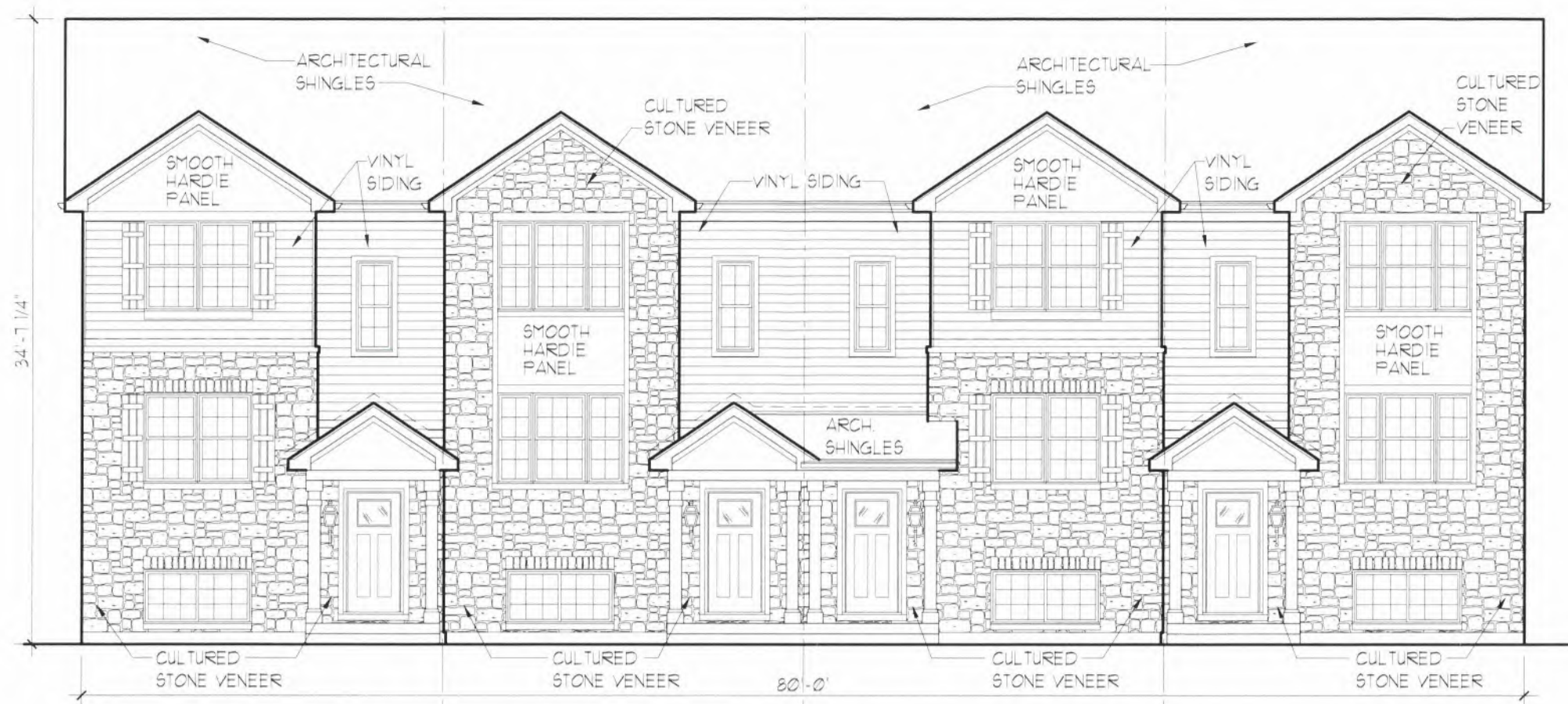


**1 OF 1**



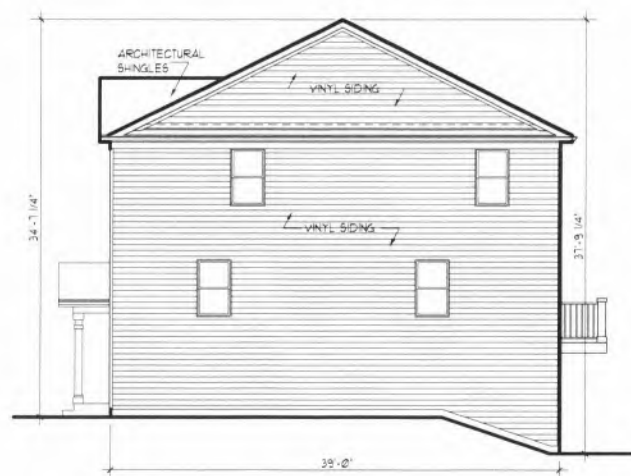






**FRONT ELEVATION - 4 UNIT BUILDING**

SCALE: 1/8"=1'-0"



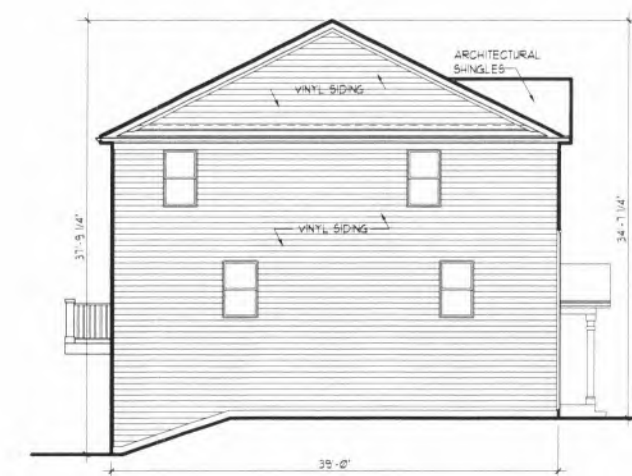
**TYPICAL RIGHT ELEVATION**

SCALE: 1/16"=1'-0"



**TYPICAL REAR ELEVATION**

SCALE: 1/16"=1'-0"



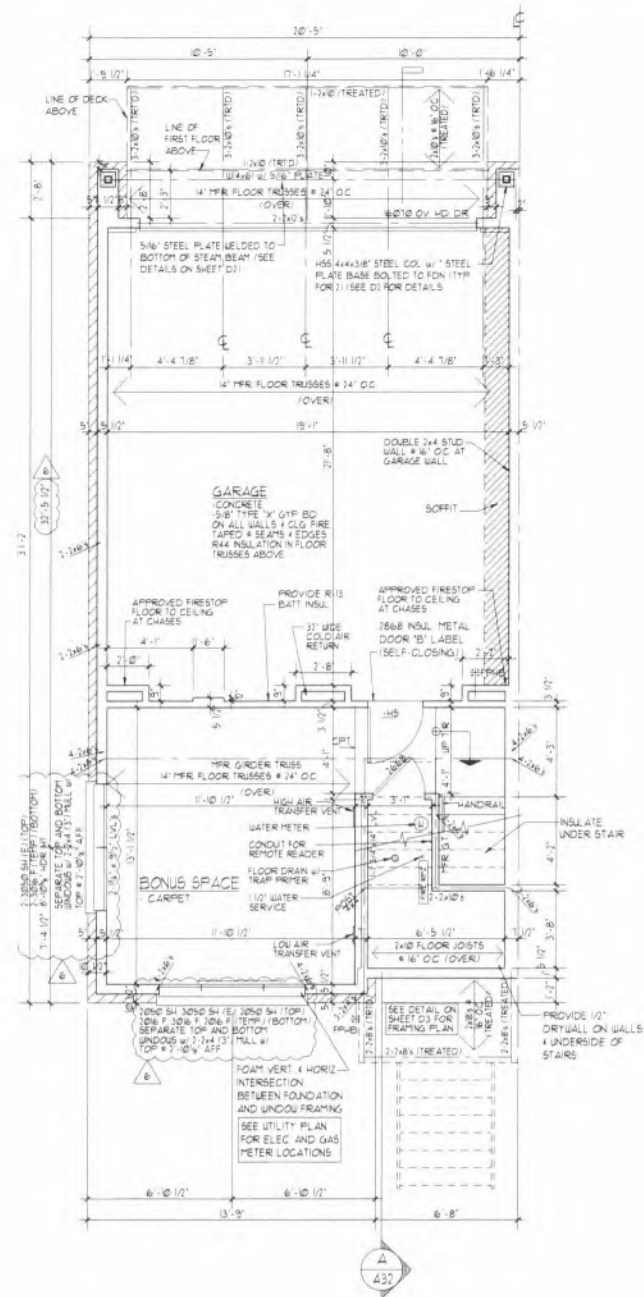
**TYPICAL LEFT ELEVATION**

SCALE: 1/16"=1'-0"

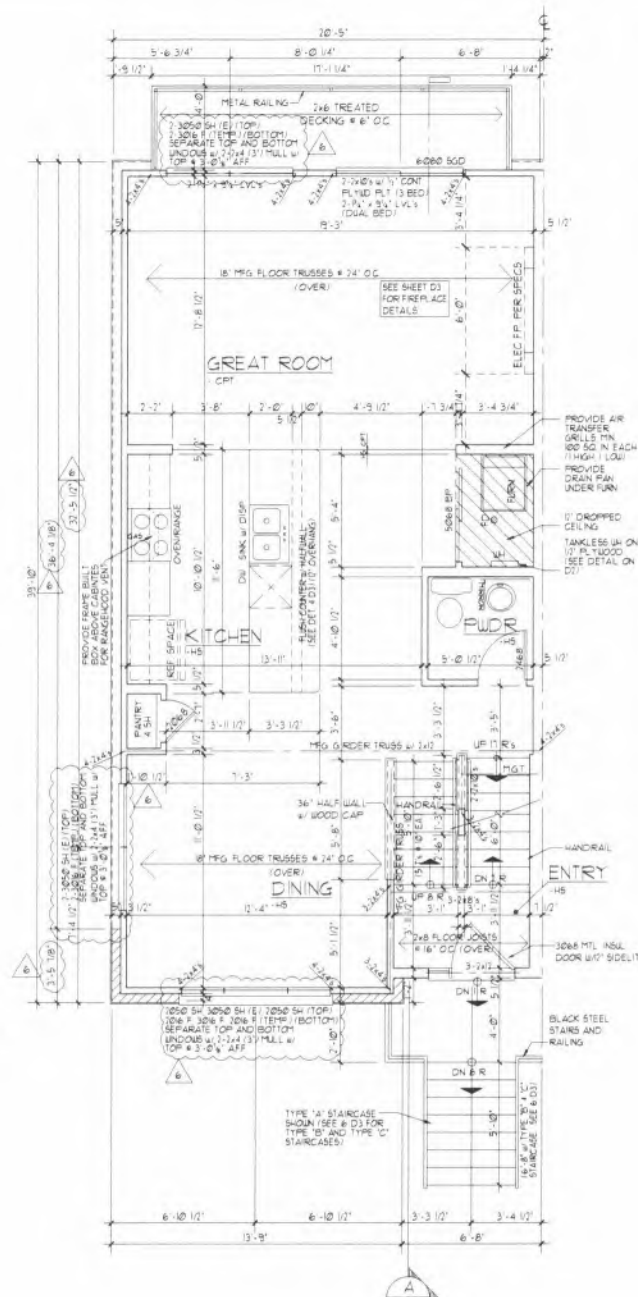
**4 UNIT BUILDING  
SEABOARD SERIES**

GRASSLANDS  
BARTLETT, IL

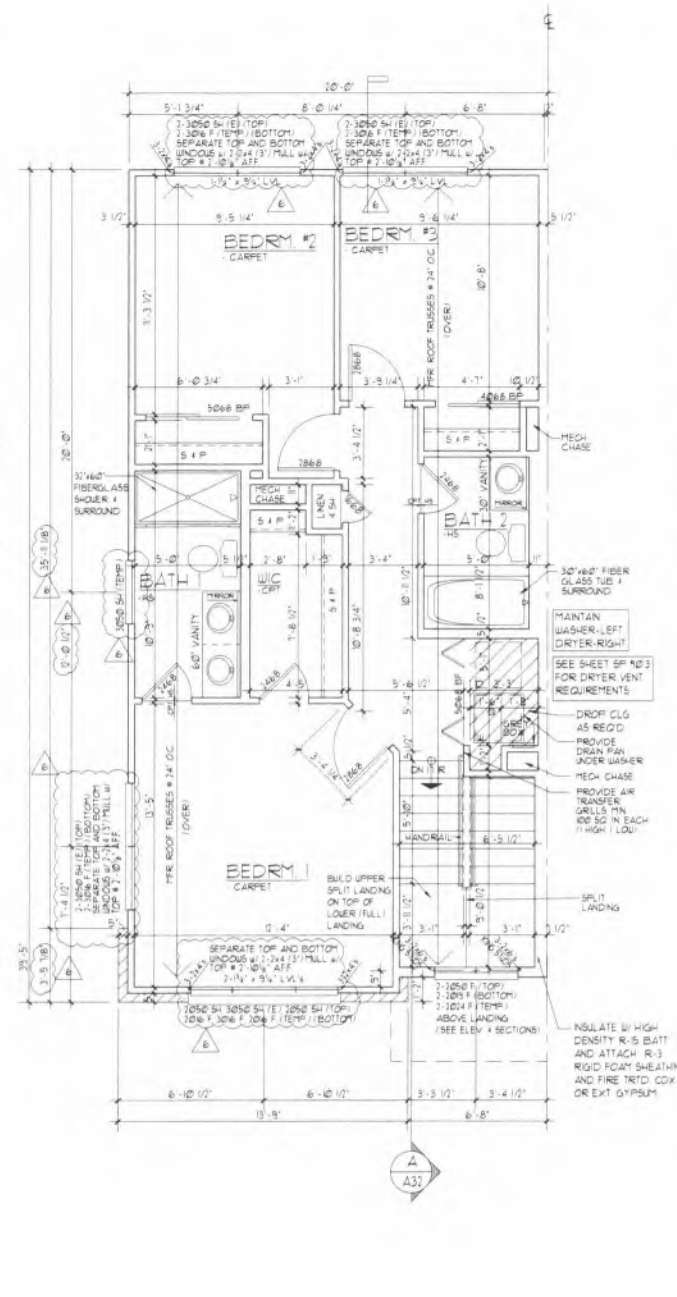




GARAGE LEVEL PLAN - END UNIT UNIT V004 REV  
 1/4\"/>



FIRST FLOOR PLAN - END UNIT UNIT V004 REV  
 1/4\"/>



SECOND FLOOR PLAN - END UNIT UNIT V004 REV  
 1/4\"/>

**FLOOR PLAN NOTES:**  
 ALL FRAME WALL DIMENSIONS TO BE 3/16\"/>

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1	07-24-20	CLIENT REVISIONS	8	15
2	10-06-20	CLIENT REVISIONS	9	16
3	03-12-21		10	17
4	10-06-21		11	18
5	07-07-21		12	19
6	07-20-21	SINGLE RING CONCRETE	13	20
7			14	21

04-13-20  
 701-800  
 JLR/R/W  
 1000 W. Spring St., South Elgin, IL 60177 (847) 877-6150

2230 Prestige Place  
 Schaumburg, Illinois  
**DR-HORTON**  
 America's Builder  
 SEABOARD EXPRESS SERIES  
 FLOOR PLANS  
 UNIT V004 REV

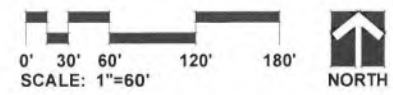
Sheet No.  
**A25**

A25-V004 Plans



**PLANT LIST**

Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>					<b>EVERGREEN TREES</b>				
AF	11	Acer x freemanii 'Mormo' MORMO FREEMAN MAPLE	2 1/2" Cal		AC	12	Abies concolor WHITE FIR	8' Ht.	
AM	18	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal		PA	11	Picea abies NORWAY SPRUCE	8' Ht.	
AS	11	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal		PG	13	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
CO	12	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal		PC	13	Picea amara SERBIAN SPRUCE	8' Ht.	
GT	18	Gleditsia triacanthos var. inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal		PS	11	Pinus strobus EASTERN WHITE PINE	8' Ht.	
HM	16	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal		<b>DECIDUOUS SHRUBS</b>				
OB	15	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal		HP	10	Hydrangea paniculata 'SMPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DI	12	Quercus imbericaria SHINGLE OAK	2 1/2" Cal		PW	32	Physocarpus opulifolius 'Diana May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
OR	16	Quercus rubra RED OAK	2 1/2" Cal		<b>EVERGREEN SHRUBS</b>				
TA	11	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal		JB	6	Juniperus chinensis var. sargentii 'Vividis' GREEN SARGENT JUNIPER	24" wide	9' O.C.
TC	15	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal		<b>ORNAMENTAL GRASSES</b>				
TT	11	Tilia lomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal		CK	26	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
UH	18	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal		SH	18	Sporobolus heterolepis PRAIRIE DROPSOED	#1	24' O.C.
UC	15	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal		<b>PERENNIALS</b>				
<b>ORNAMENTAL TREES</b>					AB	35	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
AG	9	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem	HL	76	Heimeracallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18' O.C.
BN	7	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem	NM	57	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18' O.C.
CC	14	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem	<b>GROUNDCOVERS</b>				
HP	9	Malus 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	2' Cal	Tree Form	LS	43	Liriope spicata CREEPING LILYTURF	#5P4	18' O.C.
<b>MISC MATERIALS</b>					84		SHREDDED HARDWOOD MULCH	C.Y.	
					13,913		SOD	S.Y.	
					2,73		TURF SEED & EROSION CONTROL BLANKET	AC	



**NATIVE LEGEND**

Key	Qty	Description
[Pattern]	0.20 AC.	LOW PROFILE PRAIRIE SEED MIX
[Pattern]	1.51 AC.	EMERGENT PLANTINGS
[Pattern]	0.19 AC.	WET MEADOW SEED MIX
[Symbol]	4	NATIVE AREA PROTECTION SIGN
[Symbol]	4	WETLAND PROTECTION SIGN

**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 planting locations are to be staked for review and approval by the Village Forester prior to planting.

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

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

**THE GRASSLANDS - PHASE 2**  
 BARTLETT, ILLINOIS  
**OVERALL LANDSCAPE PLAN**

1 9/23/2022  
 REVISIONS

DATE 8/22/2022  
 PROJECT NO. CRN2001  
 DRAWN TRC  
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 SHEET NO.







GARY R. WEBER  
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LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
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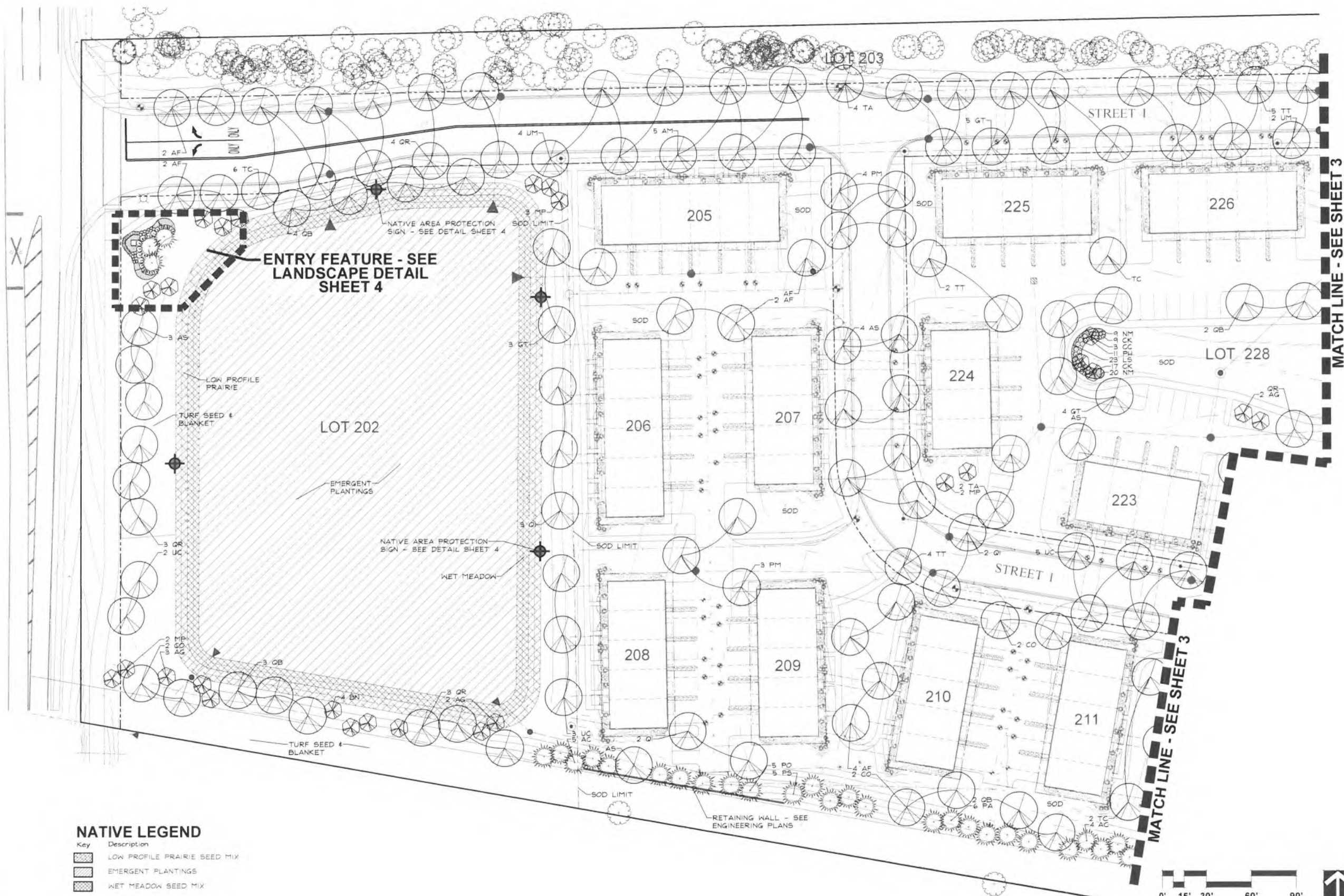
DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
175' A WEST DIEHL ROAD  
NAPERVILLE, ILLINOIS 60563  
ESM CIVIL SOLUTIONS, LLC.  
4320 WINFIELD ROAD, #200  
WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 2**  
BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**

1 9/23/2022  
REVISIONS

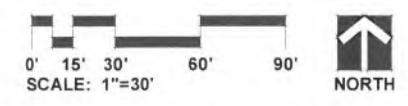
DATE 8/22/2022  
PROJECT NO. CRN2001  
DRAWN TRC  
CHECKED GFB  
SHEET NO.

811  
2 OF 10



**NATIVE LEGEND**

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	NATIVE AREA PROTECTION SIGN
	WETLAND PROTECTION SIGN

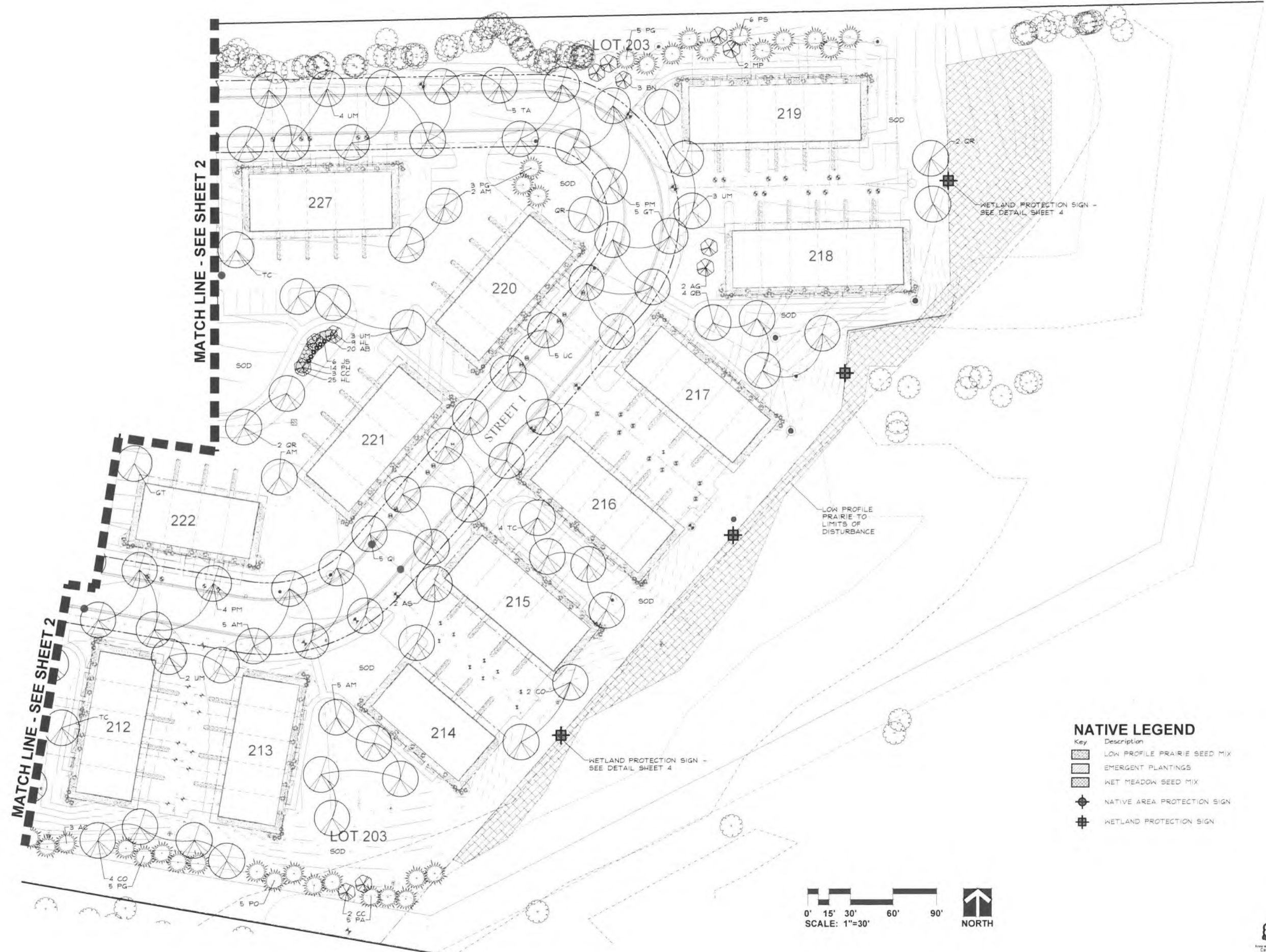




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LAND PLANNING  
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LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630.668.7197

DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
1151 A WEST DIER, ROAD  
NAPERVILLE, ILLINOIS 60563  
CIVIL ENGINEER  
ESM CIVIL SOLUTIONS, LLC.  
4320 WINFIELD ROAD, #200  
WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 2**  
BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**



**NATIVE LEGEND**

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	NATIVE AREA PROTECTION SIGN
	WETLAND PROTECTION SIGN

REVISIONS

1	9.23.2022
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DATE: 8.22.2022  
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**NATIVE SEED MIXTURES**

**Temporary Cover Crop**

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	Ibs / 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	Ibs / AC	Plugs / AC
<i>Aconis 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>	Pickering's Weed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.500	988
<i>Scirpus fluviatilis</i>	River Bulrush	1.000	494
<i>Scirpus pungens</i>	Charmaker's Rush	0.250	
<i>Scirpus validus</i>	Great Bulrush	0.500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1.000	494
<b>Total Emergent Wetland Mix</b>		<b>8.750</b>	<b>5434</b>

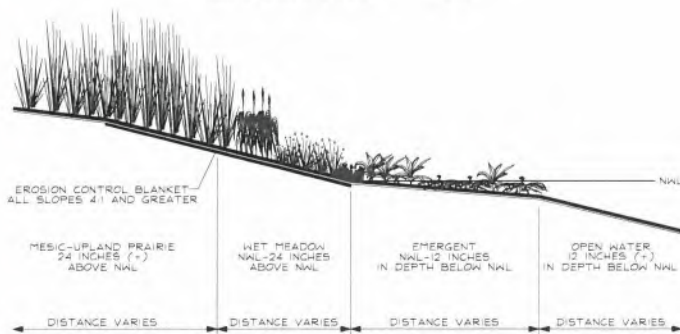
**Wet Meadow Seed Mixture**

Lower slopes of basin

Botanical Name	Common Name	Ibs / 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 scorpana</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glycena striata</i>	Fowl Manna Grass	0.130
<i>Juncus dudleyi</i>	Dudley's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
<b>Total Grasses / Sedges</b>		<b>7.721</b>

**Wildflowers/Broadleaves**

<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>Helianthus 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>Symphoricarpon novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudbeckia fulgida var. sullivantii</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>



**PLANT COMMUNITY SECTION**  
NOT TO SCALE

**Low Profile Prairie with Flowers Seed Mix**

Upper basin slopes

Botanical Name	Common Name	Ibs / AC
<b>Grasses</b>		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Bluestem	6.000
<b>Total Grasses</b>		<b>17.125</b>

**Wildflowers/Broadleaves**

<i>Allium cepa</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<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	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Potentilla arguta</i>	Prairie Cinqufoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia fulgida var. sullivantii</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>Symphoricarpon leave</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohioensis</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>5.840</b>

**Total Low Profile Prairie Seed Mix 22.765**

**SIGN NOTES:**

- SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=26. SIGN FONT AND GRAPHIC COLOR: WHITE.
- FONT STYLE: MYRIAD PRO. FONT SIZE: 1 1/2 PT.
- SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
- CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



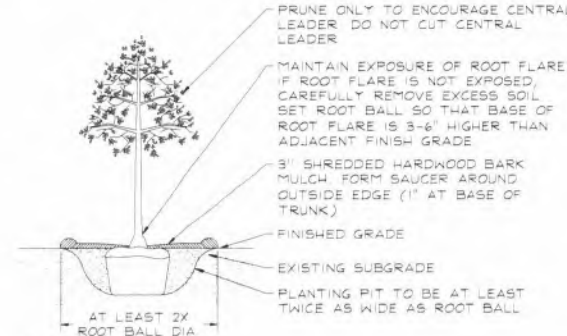
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SCALE: N.T.S.

**PLANTING DETAILS**

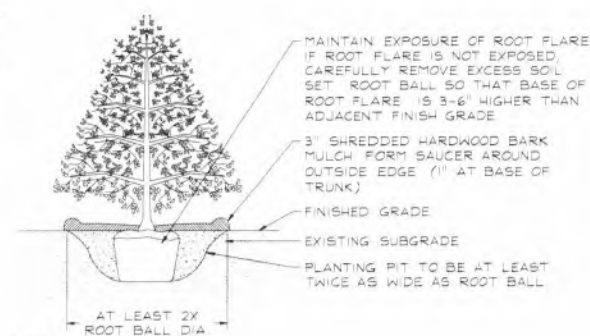


**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE

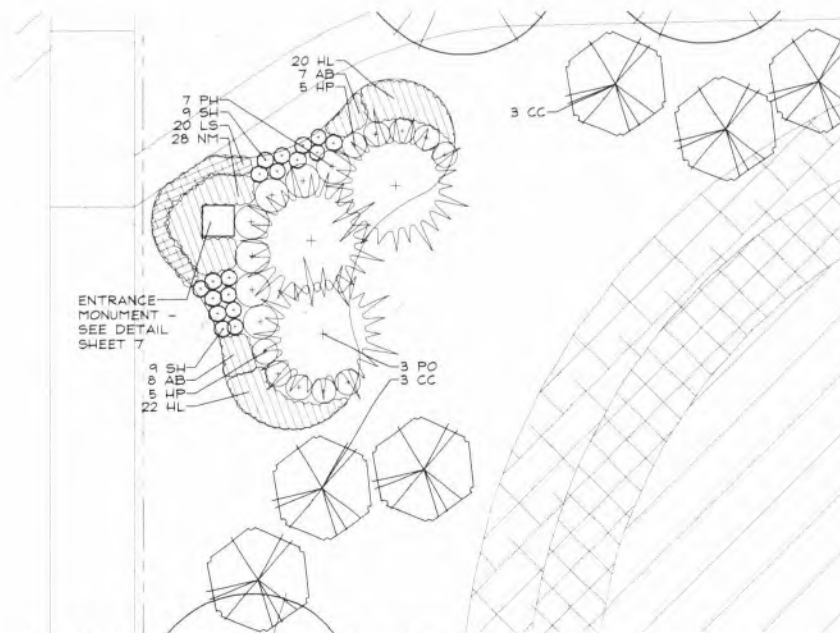
**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



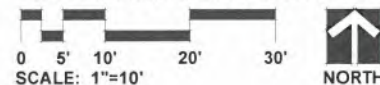
**DECIDUOUS TREES**  
NOT TO SCALE



**EVERGREEN TREES**  
NOT TO SCALE



**ENTRANCE LANDSCAPE DETAIL**



**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 W. WEST DICH. ROAD  
NAPERVILLE, ILLINOIS 60563

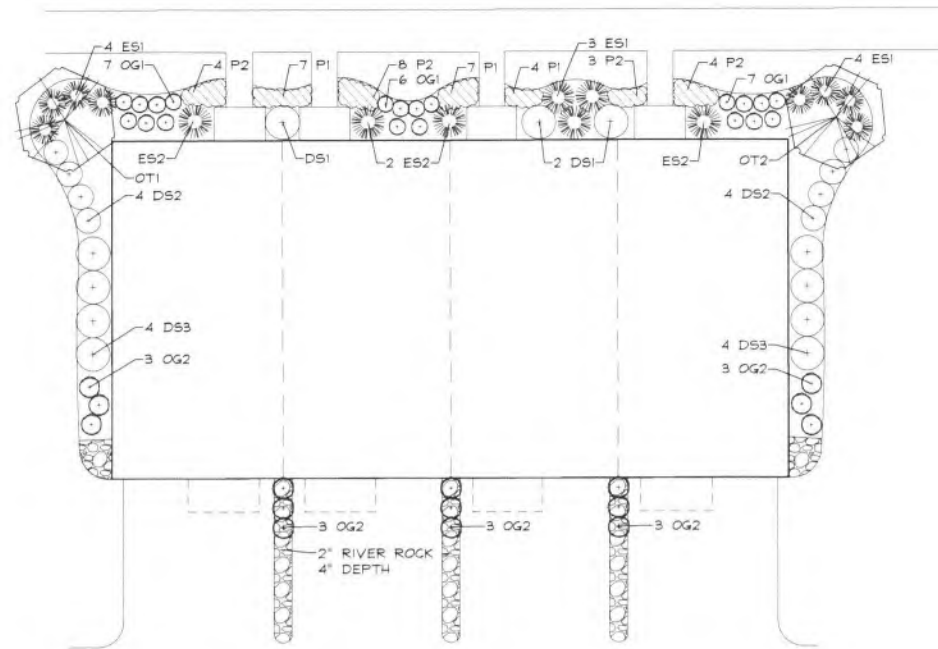
CIVIL ENGINEER:  
**ESM CIVIL SOLUTIONS, LLC.**  
4320 WINFIELD ROAD #200  
WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 2**  
BARTLETT, ILLINOIS  
**LANDSCAPE DETAILS**

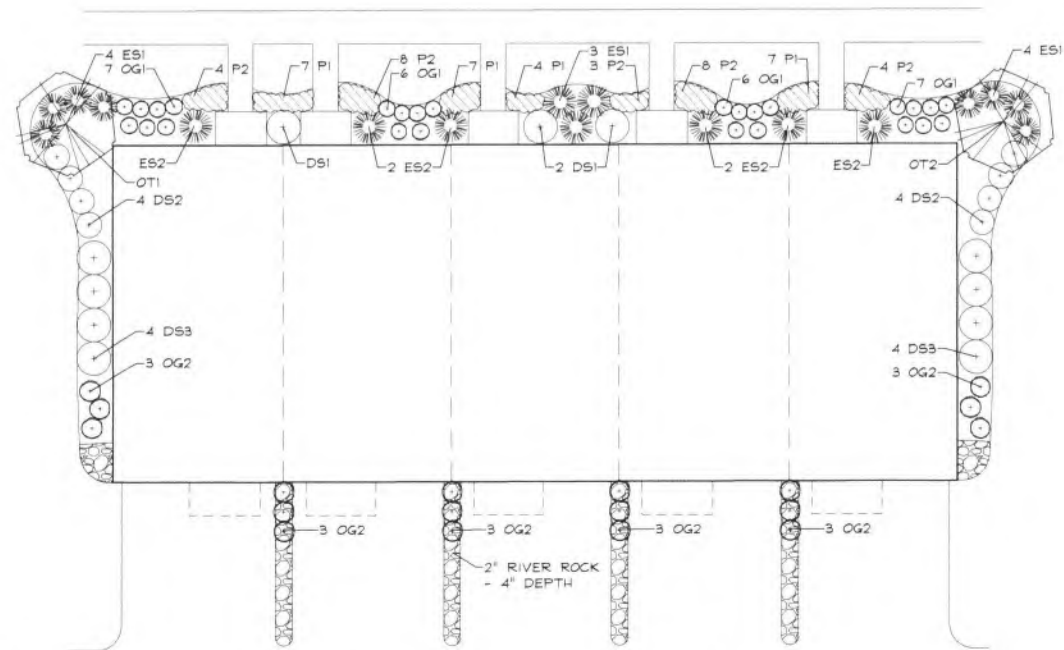
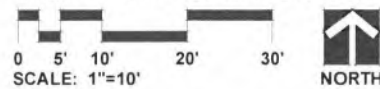
1 9/23/2022  
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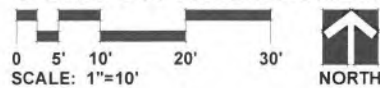




4 UNIT TYPICAL FOUNDATION LANDSCAPE DETAIL



5 UNIT TYPICAL FOUNDATION LANDSCAPE DETAIL



4 UNIT - PLANT LIST A  
(BUILDINGS 222 & 224)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Cornus alternifolia PAGODA DOGWOOD	6' Ht	Multi-Stem
OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht	Multi-Stem
DECIDUOUS SHRUBS				
DS1	3	Hydrangea quercifolia 'Pee Wee' PEE WEE OAKLEAF HYDRANGEA	24' Tall	3' O.C.
DS2	8	Physocarpus opulifolius 'Dora Day' LITTLE DEVIL NINEBARK	24' Tall	3' O.C.
DS3	8	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	30' Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24' Wide	3' O.C.
ES2	4	Taxus x media 'Densiformis' DENSE YEW	24' Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Calamagrostis x acutiflora Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
OG2	15	Panicum virgatum 'RR' RUBY RIBBONS SWITCHGRASS	#1	24' O.C.
PERENNIALS				
P1	18	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18' O.C.
P2	18	Geranium sanguineum 'Max Frei' BLOODY CRANESBILL	#1	18' O.C.
MISC MATERIALS				
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	1	2\"/>		

4 UNIT - PLANT LIST B  
(BUILDINGS 214 & 223)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht	Multi-Stem
OT2	1	Hamamelis virginiana COMMON WITCHHAZEL	6' Ht	Multi-Stem
DECIDUOUS SHRUBS				
DS1	3	Cornus stolonifera 'Farrall' ARCTIC FIRE DOGWOOD	24' Tall	3' O.C.
DS2	8	Hydrangea arborescens 'Abetue' INCREDIBALL HYDRANGEA	24' Tall	3' O.C.
DS3	8	Viburnum carles KOREAN SPICE VIBURNUM	30' Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	11	Pinus mugo 'Sismond' DWARF MOUNTAIN PINE	24' Wide	3' O.C.
ES2	4	Taxus x media 'Densiformis' DENSE YEW	24' Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Bouteloua gracilis BLUE GRAMA GRASS	#1	30' O.C.
OG2	15	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24' O.C.
PERENNIALS				
P1	18	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18' O.C.
P2	18	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18' O.C.
MISC MATERIALS				
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	1	2\"/>		

5 UNIT - PLANT LIST A  
(BUILDINGS 207, 209, 210, 212, 215, 217, 225, 226, & 227)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Malus 'Saxatilis' RED JEWEL CRABAPPLE	6' Ht	Multi-Stem
OT2	1	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht	Multi-Stem
DECIDUOUS SHRUBS				
DS1	3	Hydrangea quercifolia 'Pee Wee' PEE WEE OAKLEAF HYDRANGEA	24' Tall	3' O.C.
DS2	8	Weigela florida 'Brammelli' FINE WINE WEIGELA	24' Tall	3' O.C.
DS3	8	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	30' Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24' Wide	3' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24' Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	26	Calamagrostis x acutiflora Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
OG2	18	Panicum virgatum 'RR' RUBY RIBBONS SWITCHGRASS	#1	24' O.C.
PERENNIALS				
P1	25	Geranium sanguineum 'Max Frei' BLOODY CRANESBILL	#1	18' O.C.
P2	27	Hosta 'Patriot' PATRIOT HOSTA	#1	18' O.C.
MISC MATERIALS				
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	15	2\"/>		

5 UNIT - PLANT LIST B  
(BUILDINGS 208, 211, 213, 216, 220, & 221)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht	Multi-Stem
OT2	1	Cornus alternifolia PAGODA DOGWOOD	6' Ht	Multi-Stem
DECIDUOUS SHRUBS				
DS1	3	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	30' Tall	3' O.C.
DS2	8	Fothergilla gardenii DWARF FOTHERGILLA	24' Tall	3' O.C.
DS3	8	Hydrangea quercifolia 'Fleming's' SNOWQUEEN OAKLEAF HYDRANGEA	30' Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	11	Ilex glabra 'Shamrock' SHAMROCK HICKBERRY	24' Wide	3' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24' Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	26	Bouteloua gracilis BLUE GRAMA GRASS	#1	30' O.C.
OG2	18	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24' O.C.
PERENNIALS				
P1	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
P2	27	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18' O.C.
MISC MATERIALS				
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	15	2\"/>		

**GRWA**  
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PHONE: 630-668-7197

DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
1751 N. WEST DICH. ROAD  
WAPERVILLE, ILLINOIS 60553  
CIVIL ENGINEER  
ESM CIVIL SOLUTIONS, LLC.  
4320 WINFIELD ROAD, #200  
WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 2**  
BARTLETT, ILLINOIS  
**TYPICAL FOUNDATION PLANS**

1	9.23.2022
REVISIONS	

DATE 8.22.2022  
PROJECT NO. CRN2001  
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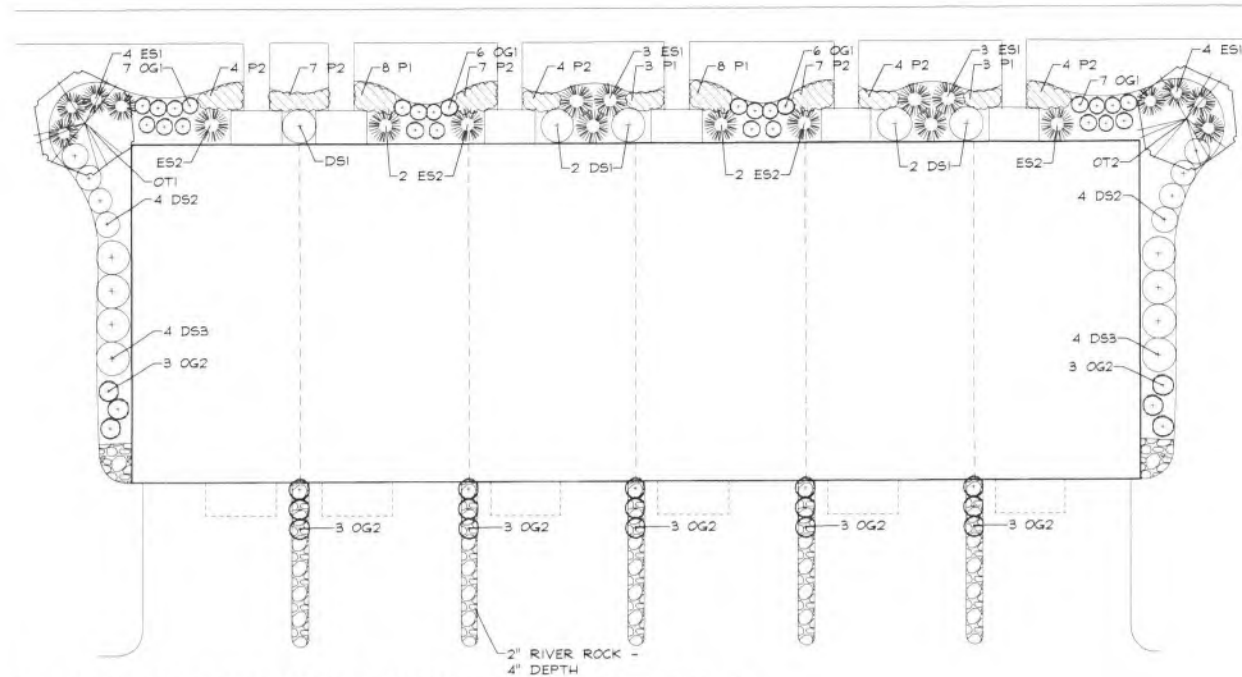
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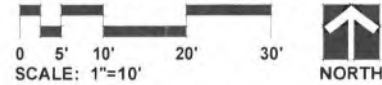


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DEVELOPER  
CROWN COMMUNITY  
DEVELOPMENT  
1751 A WEST DIEL ROAD  
NAPERVILLE, ILLINOIS 60563  
CIVIL ENGINEER  
ESM CIVIL SOLUTIONS, LLC.  
4320 WINFIELD ROAD #200  
WARRENVILLE, ILLINOIS 60555



6 UNIT TYPICAL FOUNDATION LANDSCAPE DETAIL



6 UNIT - PLANT LIST A  
(BUILDINGS 205, & 219)

Key	Qty	Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>				
OT1	1	Magnolia virginiana SWEETBAY MAGNOLIA	6' Ht.	Multi-Stem
OT2	1	Cornus alternifolia PAGODA DOGWOOD	6' Ht.	Multi-Stem
<b>DECIDUOUS SHRUBS</b>				
DS1	5	Aronia melanocarpa 'Marion' IRIDIUM BEAUTY CHOKEBERRY	30" Tall	3' O.C.
DS2	6	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
DS3	6	Hydrangea quercifolia 'Fleming's' SNOWQUEEN OAKLEAF HYDRANGEA	30" Tall	4' O.C.
<b>EVERGREEN SHRUBS</b>				
ES1	14	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	3' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>				
OG1	26	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	21	Festuca ovina 'Hemlock' DWARF FOUNTAIN GRASS	#1	24" O.C.
<b>PERENNIALS</b>				
P1	22	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
P2	37	Heisteria macrodon 'Palace Purple' PALACE PURPLE CORAL BELLS	#1	18" O.C.
<b>MISC. MATERIALS</b>				
8		SHREDDED HARDWOOD MULCH	C.Y.	
2		2" RIVER ROCK - 4" DEPTH	C.Y.	

6 UNIT - PLANT LIST B  
(BUILDINGS 206, & 218)

Key	Qty	Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>				
OT1	1	Malus 'Red Jewel' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
<b>DECIDUOUS SHRUBS</b>				
DS1	5	Cornus stolonifera 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3' O.C.
DS2	6	Heigela florida 'Bramwell' FINE WINE HEIGELA	24" Tall	3' O.C.
DS3	6	Viburnum carlesii KOREAN SPICE VIBURNUM	30" Tall	4' O.C.
<b>EVERGREEN SHRUBS</b>				
ES1	14	Pinus mugo 'Staumound' DWARF MOUNTAIN PINE	24" Wide	3' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>				
OG1	26	Bouteloua gracilis BLUE GRAMA GRASS	#1	30" O.C.
OG2	21	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24" O.C.
<b>PERENNIALS</b>				
P1	22	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	37	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>				
8		SHREDDED HARDWOOD MULCH	C.Y.	
2		2" RIVER ROCK - 4" DEPTH	C.Y.	

THE GRASSLANDS - PHASE 2  
BARTLETT, ILLINOIS

TYPICAL FOUNDATION PLANS

1 9/23/2022  
REVISIONS

DATE 8/22/2022  
PROJECT NO. CRN2001  
DRAWN TRC  
CHECKED GFB  
SHEET NO.





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

DESIGNER  
**CROWN COMMUNITY DEVELOPMENT**  
 131 W. WEST DICH. ROAD  
 NAPERVILLE, ILLINOIS 60563  
 CIVIL ENGINEER  
**ESM CIVIL SOLUTIONS, LLC.**  
 4320 WINFIELD ROAD, #200  
 WARRENVILLE, ILLINOIS 60556

**THE GRASSLANDS - PHASE 2**  
 BARTLETT, ILLINOIS

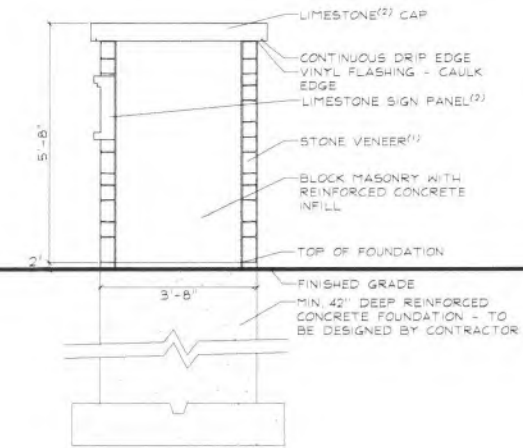
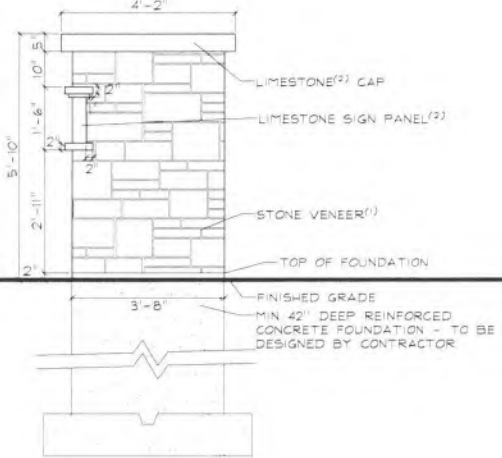
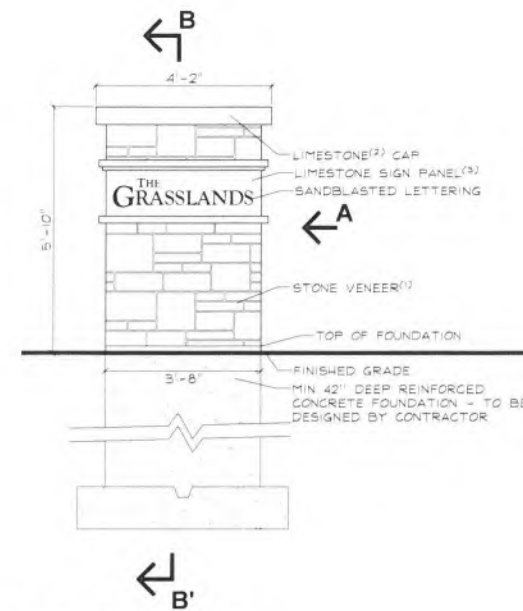
**MONUMENT DETAILS**

1 9.23.2022  
 REVISIONS

DATE 8.22.2022  
 PROJECT NO. CRN2001  
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**7 OF 10**



- (1) NATURAL STONE VENEER:  
 BJECHTEL STONE  
 FOND DU LAC RUSTIC ASHLAR PATTERN  
 SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (2) INDIANA LIMESTONE  
 PRECAST CONCRETE ALLOWED AS ALTERNATE  
 SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (3) SANDBLASTED SIGN LETTERING FONT:  
 COPPERPLATE GOTHIC BOLD  
 PAINTED BLACK
- (4) LANDSCAPE ARCHITECT TO PROVIDE GRAPHIC  
 UPON REQUEST

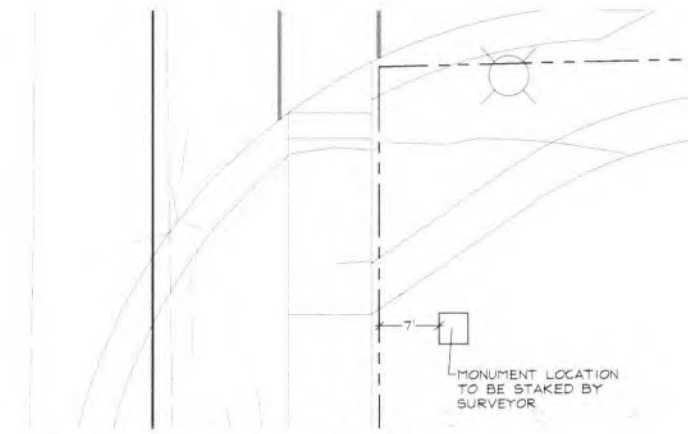
**MONUMENT DETAILS**  
 SCALE: 1/2"=1'-0"

**ELEVATION A**

**SECTION B-B'**



**SIGN PANEL DETAILS**  
 SCALE: 1"=1'-0"



**MONUMENT LAYOUT DETAIL**  
 SCALE: 1"=10'  
 NORTH

**ENTRANCE MONUMENT SPECIFICATIONS**

- 1.0 DESCRIPTION OF WORK**
- A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
    1. Submission of color and material samples.
    2. Submission of shop drawings.
    3. Submission of construction schedule.
    4. Verification of existing conditions and underground utilities.
    5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
    6. Comply with all applicable codes.
- 2.0 QUALITY ASSURANCE**
- A. Construction shall conform to @Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
  - B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
  - C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
  - D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
  - E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.
- 3.0 JOB CONDITIONS**
- A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
  - B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations, and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
  - C. All streets and curbs must be cleaned at the end of each working day.
  - D. All OSHA requirements for safety must be adhered to at all times.

- 4.0 GUARANTEES**
- A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
  - B. Where failures have occurred resulting from the concrete not meeting the specified design strength or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.
- 5.0 SUBMITTALS**
- A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
    1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
  - B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
  - C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
  - D. Provide certificate of insurance per the owner's requirements.
  - E. Provide names and contact information for any subcontractors and suppliers.
  - F. Shop Drawings:
    1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work.
    2. Submit one (1) set prints with following items in detail:
      - a) Sizes
      - b) Sections
      - c) Dimensions and numbering of stone and brick
      - d) Arrangements of joints and band
    3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
    4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

- 6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING**
- A. Loading and Shipment:
    1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
    2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
  - B. Unloading and Storage:
    1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
    2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
    3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.
- 7.0 INSTALLATION**
- A. Mortar:
    1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
    2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
    3. Lime: Hydrated, conforming to ASTM-C207, Type S.
    4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
  - B. Foundation:
    1. Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
  - C. Mortar Beds:
    1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
    2. Provide sufficient mortar on ends of brick to completely fill head joints.
    3. Rack closure into place with head joints thrown against two adjacent bricks in place.

- D. Mortar Joints: Horizontal and vertical face joints:
    1. Nominal thickness: 3/8 inch
    2. Construct uniform joints.
    3. Shove vertical joints tight.
    4. Tool concave joints in exposed surfaces when thumbprint hard.
    5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
    6. Movement joints: Keep clean of all mortar and debris.
  - E. Flashing:
    1. Install complete and continuous under stone copings and other projections.
    2. Lap joints 6". Seal entire contact surface with mastic.
    3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
    4. Cover flashing with mortar.
  - F. Weepholes:
    1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
    2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
    3. Keep weepholes and area above flashing free of mortar droppings.
- 8.0 CLEAN UP AND PROTECTION**
- A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
  - B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
  - C. During work, store materials and equipment as directed by the owner.
  - D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- 9.0 INSPECTION AND ACCEPTANCE**
- A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
  - B. Notify the Owner's representative when completed, for final design conformance review.

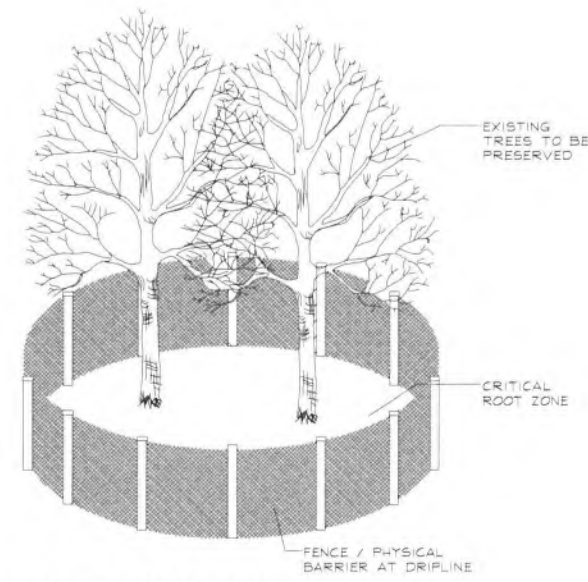




**GARY R. WEBER ASSOCIATES, INC.**  
 LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630-668-7197

DEVELOPER:  
**CROWN COMMUNITY DEVELOPMENT**  
 151 A WEST DIEHL ROAD  
 NAPERVILLE, ILLINOIS 60563  
 CIVIL ENGINEER:  
**ESM CIVIL SOLUTIONS, L.L.C.**  
 1320 WINFIELD ROAD #200  
 WARRENVILLE, ILLINOIS 60555

**THE GRASSLANDS - PHASE 2**  
 BARTLETT, ILLINOIS  
**TREE PRESERVATION PLAN**



**TREE PRESERVATION DETAIL**

**TREE PRESERVATION NOTES**

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 6' of a preserved tree trunk, they must be augered if possible.

**LEGEND**

- REMOVED TREE
- PRESERVED TREE

1 9.23.2022  
 REVISIONS

DATE 8.22.2022  
 PROJECT NO. CRV2001  
 DRAWN TRC  
 CHECKED GFB  
 SHEET NO.



Table with 11 columns: TAG NO., SCIENTIFIC NAME, COMMON NAME, DBH (inches), DESCRIPTION, RATING, NOTES, PROPOSED ACTION. Contains 100 rows of tree inventory data.

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

DESIGNED BY CROWN COMMUNITY DEVELOPMENT 151 W. WEST DIEHL, ROAD NAPERVILLE, ILLINOIS 60563

BY: ESM CIVIL SOLUTIONS, LLC 4320 WINFIELD ROAD #200 WARRENVILLE, ILLINOIS 60555

THE GRASSLANDS - PHASE 2 EXISTING TREE INVENTORY BARTLETT, ILLINOIS

REVISIONS 9/23/2022

DATE: 8/22/2022 PROJECT NO.: CRN2001 DRAWN: TRC CHECKED: GFB SHEET NO.







**COMMUNITY DEVELOPMENT MEMORANDUM**  
**22-88**

DATE: September 26, 2022  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, Interim PDS Director *KS*  
RE: **(#22-12) Southwind Business Park Lot 3 Subdivision**

---

**PETITIONER**

Dean Kelley on behalf of Abbott Land and Investment Corporation

**SUBJECT SITE**

Southeast corner of IL Route 25 and Benchmark Lane

**REQUESTS**

Preliminary/Final Plat of Subdivision

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial/Mixed Use Business Park</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

\*South Elgin- Multiple Dwelling Unit District

**ZONING HISTORY**

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200 acre parcel through a series of eminent domain proceedings.

In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65 and allowed for the development of the Bartlett Pointe Single Family Subdivision. (This amended agreement refers to the area as the Southwind Business Park Property and encompasses the property south of West Bartlett Road, east of Route 25 and north of Kohler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the 8.97 acres east of Southwind Blvd as multi-family uses (Bartlett Pointe West).

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).

In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the single-family Bartlett Pointe West Subdivision Preliminary/Final PUD.

In 2018, the Petitioner submitted the Southwind Business Park Subdivision application and Circle K submitted a separate development application for Lot 4 of the proposed Southwind Business Park Subdivision. The subdivision was presented to the Village Board Committee on November 6, 2018 and was forwarded to the Plan Commission for their review. Prior to being scheduled on a Plan Commission agenda, the Petitioner requested that the review of the subdivision be placed on hold until Circle K moved forward with their application. Revised plans for Circle K were never submitted to the Staff for review.

Ordinance #2020-93 approved the 5 lot Preliminary/Final Subdivision for the Southwind Business Park.

### **CURRENT DISCUSSION**

1. The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** to resubdivide Lot 3 in Southwind Business Park to create two (2) lots. Lot 1 will be 2.86 acres and Lot 2 will be 3.79 acres.
2. Lot 1 of the resubdivision would be used for a proposed self-storage facility as case #2022-11. Lot 2 does not have a proposed end-user.
3. These parcels are served by the existing stormwater drainage detention system currently constructed.
4. Lot 1 will no have access to Route 25.

### **RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's request to the Planning and Zoning Commission for further review.
2. Background information is attached for your review and consideration.

djk/attachments

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**ABBOTT LAND AND INVESTMENT CORP.**  
Commercial and Industrial Real Estate

August 11, 2022

SENT VIA EMAIL & HAND DELIVERY

Village President and the Village Board of Trustees  
c/o Kristy Stone, Assistant Village Planner  
Village of Bartlett  
228 S. Main St.  
Bartlett, IL 60103

RE: Southwind Business Park Lot 3 Resubdivision

Dear Village President and Members of the Board of Trustees,

Enclosed is a completed Development Application with respect to the Resubdivision of Lot 3 in our Southwind Business Park in Bartlett. As part of this application, we are including the following:

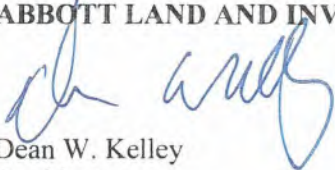
1. Eight (8) copies of the completed Development Application – Findings of Fact are not applicable.
2. Application Fees payable to the Village of Bartlett as required – Bluff City, LLC check no. 2893
3. Legal descriptions of the two (2) proposed new lots being subdivided from the existing Lot 3
4. Eight (8) copies and one (1) reduction of the Preliminary/Final Plat of Subdivision
5. Acknowledgment and Reimbursement of a consultant Fees Agreement (page 13 of item #1)

We are requesting to divide Lot 3 into two parcels in order to sell 2.9-acres to a buyer, who is ready to develop that property.

Thank you for your consideration.

Sincerely,

**ABBOTT LAND AND INVESTMENT CORPORATION**

  
Dean W. Kelley  
President

DWK/dse

Enclosures

RECEIVED  
PLANNING & DEVELOPMENT

AUG 11 2022

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 22-12

**PROJECT NAME** Southwind Business Park Lot 3 Resubdvsn

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Abbott Land and Investment Corporation

**Street Address:** 2250 Southwind Blvd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email



**PROPERTY OWNER INFORMATION**

**Name:** Bluff City, LLC

**Street Address:** 2250 Southwind Blvd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** [REDACTED]

**Date:** 8/10/2022

*(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:** SE corner of IL Rte 25 & Benchmark Lane

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-36-427-001-0000 & 06-36-427-005-0000

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

**Land Use:** Existing: Commercial

Proposed: PD

Proposed: Commercial

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

**Acreage:** 6.646

**For PUD's and Subdivisions:**

No. of Lots/Units: 1 / Lot 3

Minimum Lot: Area 2.861 Width 390.68' Depth 320.33'

Average Lot: Area 3.323 Width 444.58' Depth 320.33'

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

**Attorney** Guerard, Kalina & Butkus - Rich Guerard and Mary Krasner  
310 S. County Farm Road, Suite H, Wheaton, IL 60187-2409  
[REDACTED]

**Engineer** Mackie Consultants, LLC, Greg Flowers  
9575 W. Higgins Rd, Suite 500  
Rosemont, IL 60018; [REDACTED]

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

**\*\*NOT APPLICABLE\*\***

**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



**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: Dean W. Kelley

DATE: 8/10/2022

**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: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd.

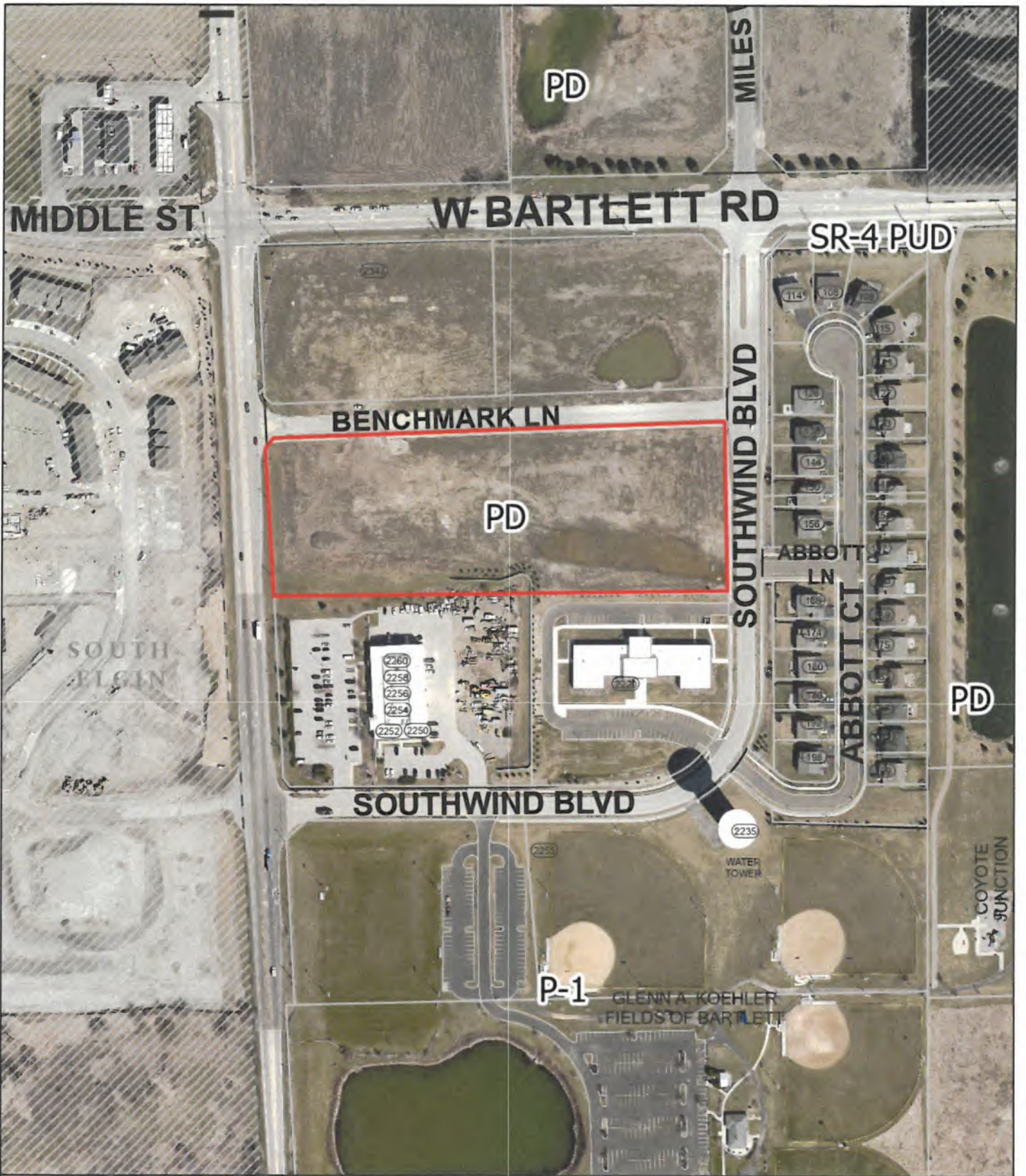
Bartlett, IL 60103

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

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

DATE: 8/10/2022



# Location Map

22-12 Southwind  
Business Park Lot 3

2022



0 70 140 280 US Feet

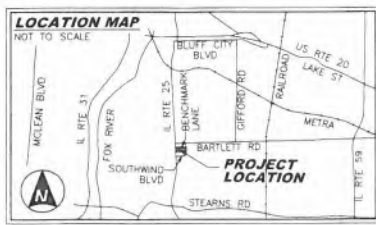


# PRELIMINARY/FINAL PLAT OF RESUBDIVISION SOUTHWIND BUSINESS PARK LOT 3

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

**P.I.N.'s:**  
05-36-427-001  
06-36-427-005

**AREA:**  
PROPERTY CONTAINS 289,516 SQUARE FEET OR 6.646 ACRES MORE OR LESS



- LEGEND:**
- BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - PROPOSED LOT LINE
  - UNDERLYING TAX PARCEL LINE
  - BUILDING SETBACK LINE (BSL)
  - EXISTING EASEMENT LINE
  - CHORD BEARING
  - CHORD LENGTH
  - ARC LENGTH
  - RADIUS
  - PUBLIC UTILITY, SIDEWALK & BIKEPATH EASEMENT
  - PUE PUBLIC UTILITY & DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - SF SQUARE FEET

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

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

**PLANNING AND ZONING COMMISSION CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN  
ATTEST: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION SECRETARY

**VILLAGE TREASURER CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
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 IN THE SUBJECT PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

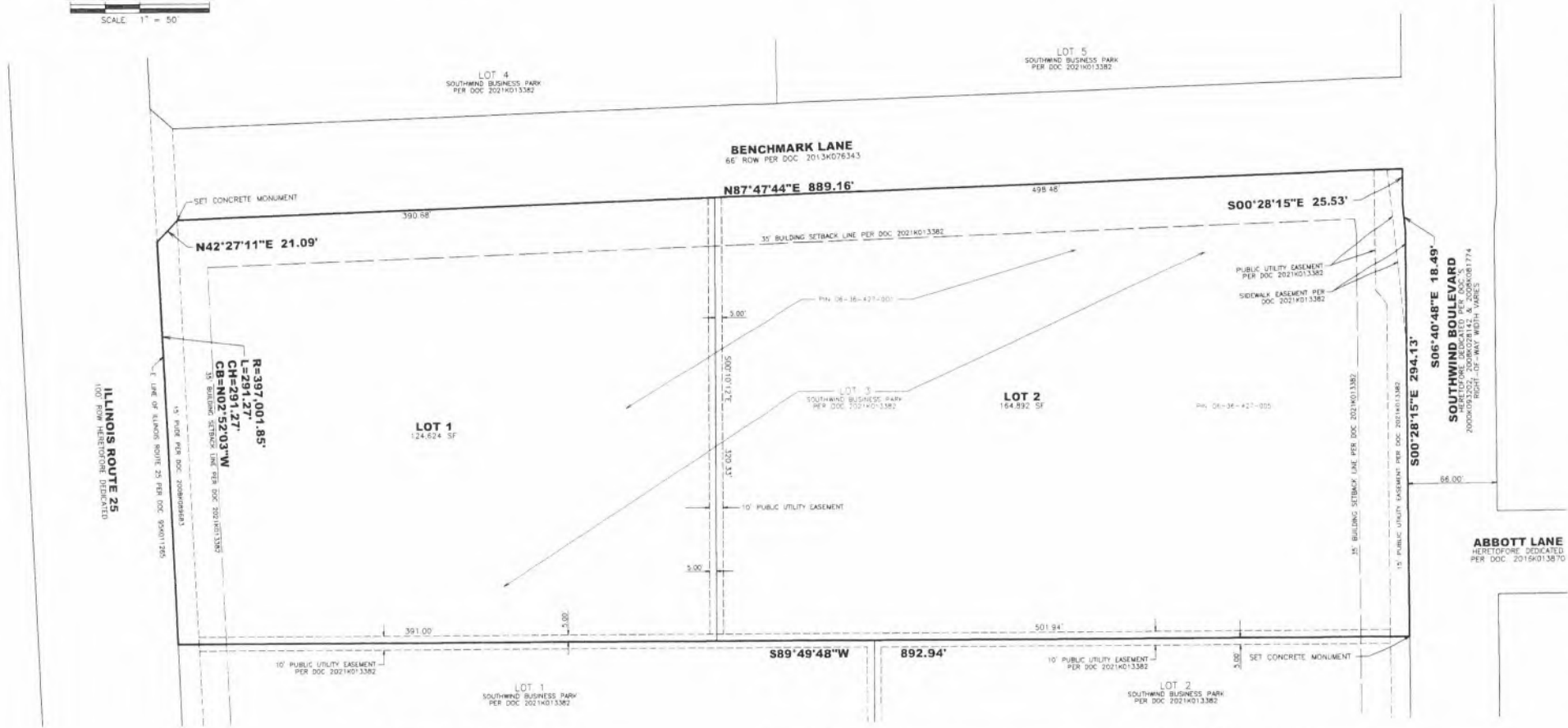
BY: \_\_\_\_\_  
VILLAGE TREASURER

**VILLAGE ENGINEER CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
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 \_\_\_\_\_ A.D. 20\_\_\_\_

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

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

**AFTER RECORDING, MAIL TO:**  
VILLAGE OF BARTLETT  
ATTN: COMMUNITY DEVELOPMENT  
228 S. MAIN  
BARTLETT, IL 60103



**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ ILLINOIS

JOSE RIOS, P.E.  
REGION ONE ENGINEER

**PLAT PREPARED FOR & MAIL TAX BILL TO:**  
CLIENT: \_\_\_\_\_  
**ABBOTT LAND AND INVESTMENT CORP.**  
Commercial and Industrial Real Estate  
2250 SOUTHWIND BOULEVARD  
BARTLETT, ILLINOIS 60103

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF A PORTION 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-45 SCHOOL DISTRICT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
BLUFF CITY LLC  
2250 SOUTHWIND BOULEVARD  
BARTLETT, IL 60103

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF KANE) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ ILLINOIS

NOTARY PUBLIC

**EASEMENT PROVISIONS**  
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEEES.  
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MOOIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, pedestals, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PUE" (OR SIMILAR DESIGNATION), "THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SPRINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PUE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.  
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.  
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.  
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSES 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, NET 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 CARPONS, 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.  
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

**EASEMENT PROVISIONS**  
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PUE", "PUBLIC UTILITY & DRAINAGE EASEMENT", "U.D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS AND TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY ADJACENT OR OTHERWISE AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.  
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH 765, SEC 605/2(E), AS AMENDED FROM TIME TO TIME.  
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSES 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, NET 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 CARPONS, 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.

**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 PURPOSES 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, NET 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 CARPONS, 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.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

**UTILITY EASEMENTS APPROVED AND ACCEPTED**  
COMMONWEALTH EDISON  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
SBC  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
NICOR  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
COMCAST  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**NOTES:**  
1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.  
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.  
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.  
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.  
6. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 1/2 ROUTE 25 FROM LOT \_\_\_\_\_.  
7. ALL ACCESS TO THE SOUTHWIND BUSINESS PARK RESUBDIVISION FROM 1/2 ROUTE 25 SHALL BE VIA WEST BARTLETT ROAD, BENCHMARK LANE, AND SOUTHWIND BOULEVARD.  
8. ALL AREAS ARE MORE OR LESS.  
9. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.

**AUTHORIZATION TO RECORD CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF COOK) SS  
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT OF SUBDIVISION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2022

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS) SS  
COUNTY OF COOK) SS  
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.  
LOT 3 IN SOUTHWIND BUSINESS PARK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED FEBRUARY 19, 2021 AS DOCUMENT NUMBER 2021K013382, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THAT HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17088C0260, WITH A MAP REVISED DATE OF AUGUST 3, 2009, SUBJECT TO MAP INTERPRETATION AND SCALING.  
GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IN ROSEMONT, ILLINOIS.

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2022

9/8/2022 3:50:15 PM  
N:\3482\Survey\Project\1462-Plat of Resubdivision of Lot 3.plt

**Mackie Consultants, LLC**  
9575 W Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

**ABBOTT LAND AND INVESTMENT CORP.**  
Commercial and Industrial Real Estate  
2250 SOUTHWIND BOULEVARD  
BARTLETT, ILLINOIS 60103

DESIGNED	SMC
DRAWN	SMC
APPROVED	GKF
DATE	08-04-22
09-08-22	GKF
DATE	BY
SCALE	1" = 50'

## PRELIMINARY/FINAL PLAT OF RESUBDIVISION SOUTHWIND BUSINESS PARK LOT 3 BARTLETT, ILLINOIS

SHEET  
**1** OF **1**  
PROJECT NUMBER: 3462  
© MACKIE CONSULTANTS LLC, 2022  
ILLINOIS FIRM LICENSE 184-002694





# Agenda Item Executive Summary

Item Name Southwind Self-Storage

Committee  
or Board Committee

## BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what  
fund N/A

## EXECUTIVE SUMMARY

The petitioner is requesting a **site plan review** for a proposed two-story self-storage facility at the southeast corner of corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.

The proposed 104,284 square foot building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow the floor area ratio of 0.84 for this site.

Traffic will circulate the building clockwise on the one-way drive aisle. Curbed islands are provided at the corners of the building to protect vehicles loading and unloading at the drive-in doors and to ensure parked vehicles do not obstruct the flow of traffic around the building.

The petitioner is also requesting a **variation** to reduce the perimeter landscaping requirement. The Landscape ordinance requires a minimum 4-foot-wide landscape area around the perimeter of the building. The landscape plan identifies 5.5 to 12.5 foot-wide landscape areas at the corners of the building only.

## ATTACHMENTS (PLEASE LIST)

PDS memo, cover letter, application, location map, site plan, landscape plan, elevations, floor plan

## ACTION REQUESTED

- For Discussion only- *To review and forward to the Planning & Zoning Commission for further review and to conduct the required public hearing.*
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, Interim PDS Director

Date: 09.26.2022



**COMMUNITY DEVELOPMENT MEMORANDUM**

**22-89**

DATE: September 26, 2022  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, Interim PDS Director *KS*  
RE: **(#22-11) Southwind Self Storage**

---

**PETITIONER**

Jim Lapetina on behalf of Berman-Lapetina Enterprises, LLC

**SUBJECT SITE**

Southeast corner of IL Route 25 and Benchmark Lane

**REQUESTS**

**Site Plan Review**

**Variations** – to increase the floor area ratio to 84 and to reduce the perimeter landscaping requirement

**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>Commercial/Mixed Use Business Park</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

\*South Elgin- Multiple Dwelling Unit District

**ZONING HISTORY**

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

Ordinance #2020-93 approved the Preliminary/Final Subdivision for the Southwind Business Park.

### CURRENT DISCUSSION

1. The petitioner is requesting a **site plan review** for a proposed two-story 104,284 square foot self-storage facility at the southeast corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.
2. The exterior of the building would be finished with gray and green Kingspan insulated metal panels. The maximum building height is 32'.
3. The proposed building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow the floor area ratio of 0.84 for this site.
4. The petitioner is also requesting a **variation** to reduce the perimeter landscaping requirement. The Landscape ordinance requires a minimum 4-foot-wide landscape area around the perimeter of the building. The landscape plan identifies 5.5 to 12.5 foot-wide landscape areas at the corners of the building only.
5. The facility would be accessed by a single curb cut on the north side of the lot on Benchmark Lane.
6. The site plan identifies 12 parking spaces, including 1 handicap accessible space, which exceeds the Zoning Ordinance requirement of one parking space per 2 employees.
7. The site plan identifies overhead drive-in doors along the majority of the east, west, and south sides of the building and part of the north side of the building.
8. Traffic will circulate the building clockwise on the one-way drive aisle. Curbed islands are provided at the corners of the building to protect vehicles loading and unloading at the drive-in doors and to ensure parked vehicles do not obstruct the flow of traffic around the building.
9. The landscape, photometric and engineering plans are currently under review.

### RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's requests to the Planning and Zoning Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review and consideration.





architects' studio

July 19, 2022

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

RECEIVED

JUL 21 2022

PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

**RE: Berman-Lapetina Enterprises, LLC  
Development Application for Two-Story Climate Controlled Self-Storage Facility**

I represent the contract-purchaser and applicant, Berman-Lapetina Enterprises, LLC. The seller of the property is the developer, Bluff City, LLC. Berman-Lapetina has been building climate controlled self-storage facilities in the Chicago area for more than a decade.

Berman-Lapetina intends to build a state-of-the-art two-story climate controlled self-storage facility. To do this, we require an increase in the allowable FAR and a reduction in the amount of required building perimeter landscaping for the reasons more fully described in our Development Application.

My contact information is in the Development Application so please reach out to me with any questions.

Sincerely yours,

Architects' Studio, LLC

  
Jeffrey Budgell, Architect  
FALA, NCARB, LEED-AP

An Illinois Licensed Professional Design Firm #184.002314



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 22-11  
RECEIVED  
PLANNING & DEVELOPMENT  
JUL 21 2022  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Bartlett Self-Storage

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Berman-Lapetina Enterprises, LLC

**Street Address:** Attn: Tracey Dale, 2121 West Walton St.

**City, State:** Chicago, IL

**Zip Code:** 60622

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

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

**PROPERTY OWNER INFORMATION**

**Name:** Bluff City, LLC c/o Dean W. Kelley

**Street Address:** 2250 Southwind Blvd.

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** [REDACTED]

**Date:** 7-15-2022

*(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):  
Climate Controlled Self-Storage Facility (119,000 SF Building)
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: [REDACTED]



**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:** Part of Lot 3 of the Southwind Business Park

**Property Index Number ("Tax PIN"/"Parcel ID"):** Not Available at this time

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

**Land Use:** Existing: Industrial  
Proposed: Industrial

**Comprehensive Plan Designation for this Property:** Mixed use Business Park  
(Refer to Future Land Use Map)

**Acreage:** 2.8 Acres

**For PUD's and Subdivisions:**

No. of Lots/Units: Not Applicable

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

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

**Attorney** Charles C. Snyder P.C. / Charles Snyder [REDACTED]  
[REDACTED]

**Engineer** Civil - Northwest Engineering / Dan Havlir  
675 N. North Court, Palatine, IL 60067, [REDACTED]  
[REDACTED]

**Other** Architect - Architects' Studio, LLC / Jeff Budgell  
257 N. West Ave., Suite 100 Elmhurst, IL 60126  
[REDACTED]

**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.)

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(Refer to Official Zoning Map)  
Proposed: PD Proposed: Industrial

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No. of Lots/Units: Not Applicable  
Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** Charles C. Snyder P.C. / Charles Snyder 630-215-5207  
CSnyder@CCSPCLaw.com

**Engineer** Civil - Northwest Engineering / Dan Havlir  
675 N. North Court, Palatine, IL 60067, 847-496-4807  
DanHavlir@gmail.com

**Other** Architect - Architects' Studio, LLC / Jeff Budgell  
257 N. West Ave., Suite 100 Elmhurst, IL 60126  
630-617-5990, JBudgell@ArchitectsStudioLLC.com



**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 use use is a permitted use in the district in which the property is located.

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

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

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.

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic within the site and on adjacent roadways. Access to the site is from Benchmark Street, onsite a fire lane surrounds the building and the minimal daily trips to this building provide for a safe and efficient use. Ample, accessible parking is provided at the front of the building.



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

Pedestrians are provided a safe path from parking to the building entrance and loading area and direct, safe access is provided to the building perimeter storage units.

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 included landscape plan shows a mix of grass, trees and shrubs within the interior and perimeter (including the public right-of-way) of the site keeping the proposed development in harmony with the adjacent land uses per the provided landscape plan. With the exception of the requested reduction in building perimeter landscaping all landscaping is in accordance with Chapter 10-11A, Landscape Requirements.

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

All storage contemplated in this project is located inside the building. There is no outside storage.

## FINDINGS OF FACT FOR VARIATIONS

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

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

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

Without the requested relief, this project is not economically feasible on this site.

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

FAR - Available property size creates the need for relief from the allowable FAR.

Perimeter Landscaping - Perimeter landscaping has been provided in the front of the building. Exterior access to perimeter storage units prevents full compliance.

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

These facilities are formula based. A smaller building does not make economic sense. this is not an attempt to make more moeny. Rather, this is required to make the project make economic sense.



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

The applicant is working with the owner of the lot that is being purchased. The requested relief is necessary for this project to work on this site.

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

FAR & Perimeter Landscaping - This is a very nice looking facility with a very low daily visit rate. We believe that this project will not be detrimental in any way to the public welfare or injurious in any way to other properties or improvements in this or adjacent areas.

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

FAR & Perimeter Landscaping - The size and location of the proposed building will in no way impair the adequate supply of light and air to adjacent properties. This facility typically has one employee on-site at a time and history shows that this facility typically has no more than 8-10 customer visits per day on a busy day. The impact on congestion will be negligible. The building will comply with fire sprinkler and fire alarm codes. This facility supplies a service to citizens which is in demand and we believe it is harmonious with adjacent residential neighborhoods.

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

Other than the inherent relief in granting the two minor variances we see no special privilege that would be conferred to the applicant that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

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: Jim Lapetina

DATE: 7-15-2022

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: Berman -Lapetina Enterprises, LLC /Jim Lapetina

ADDRESS: 2121 W. Walton Street

Chicago, IL 60622

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

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

DATE: 7-15-2022





# Location Map

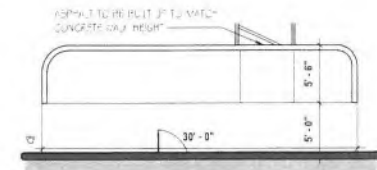
22-11 Southwind  
Self Storage

2022

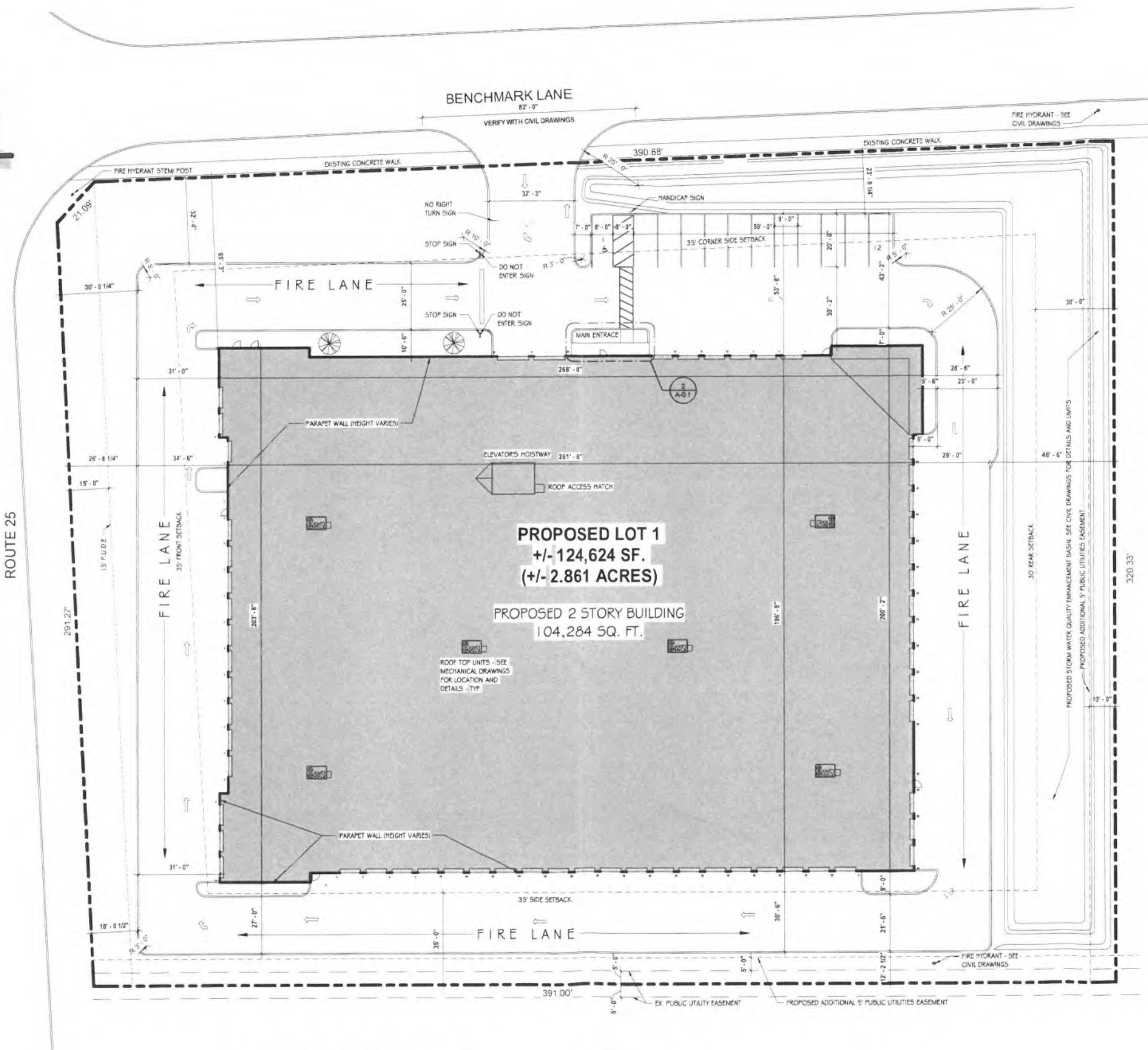


0 70 140 280 US Feet





2 ENLARGED ENTRANCE WALK  
SCALE: 1/8" = 1'-0"



**PROPOSED LOT 1**  
+/- 124,624 SF.  
(+/- 2.861 ACRES)

**PROPOSED 2 STORY BUILDING**  
104,284 SQ. FT.

1 PRELIMINARY ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

ZONING DATA	
BENCHMARK LN.	
ZONING DISTRICT	PU (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
FAR REQUIRED 5 MAX	62,312 SQ. FT.
PROPOSED 8	104,284 SQ. FT.
MAXIMUM LOT COVERAGE	
OPEN SPACE (20% MIN.)	24,925 SQ. FT. MIN.
PROPOSED	40,222 SQ. FT. (32%)
BUILDING HEIGHT ALLOWABLE	45 FT. MAX.
PROPOSED	27 FT.
SET BACKS	
FRONT	35 FT. MIN.
SIDE YARDS	35 FT. MIN.
REAR YARD	30 FT. MIN.
PARKING SET BACKS	
FRONT	20 FT. MIN.
SIDE YARDS	10 FT. MIN.
REAR YARD	15 FT. MIN.
PARKING REQUIRED	
ONE PARKING SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER VEHICLE USED.	
PROPOSED:	
# OF EMPLOYEES PER SHIFT	1 EMPLOYEE
# OF VEHICLES	0 VEHICLES
ACCESSIBLE SPACES	1 SPACE
PARKING SPACES	11 SPACES
TOTAL PROVIDED	12 SPACES

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**architects' studio**  
255 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
TEL: (954) 575-1111  
WWW.ASSTUDIO.COM

CLIENT: SOUTHWEST ARCHITECTURAL  
220 N. W. 10th St.  
Fort Lauderdale, FL 33304

DRAWING TITLE: PRELIMINARY ARCHITECTURAL SITE PLAN  
SCALE: AS NOTED  
DRAWN BY: PZAR  
CHECKED BY: JH

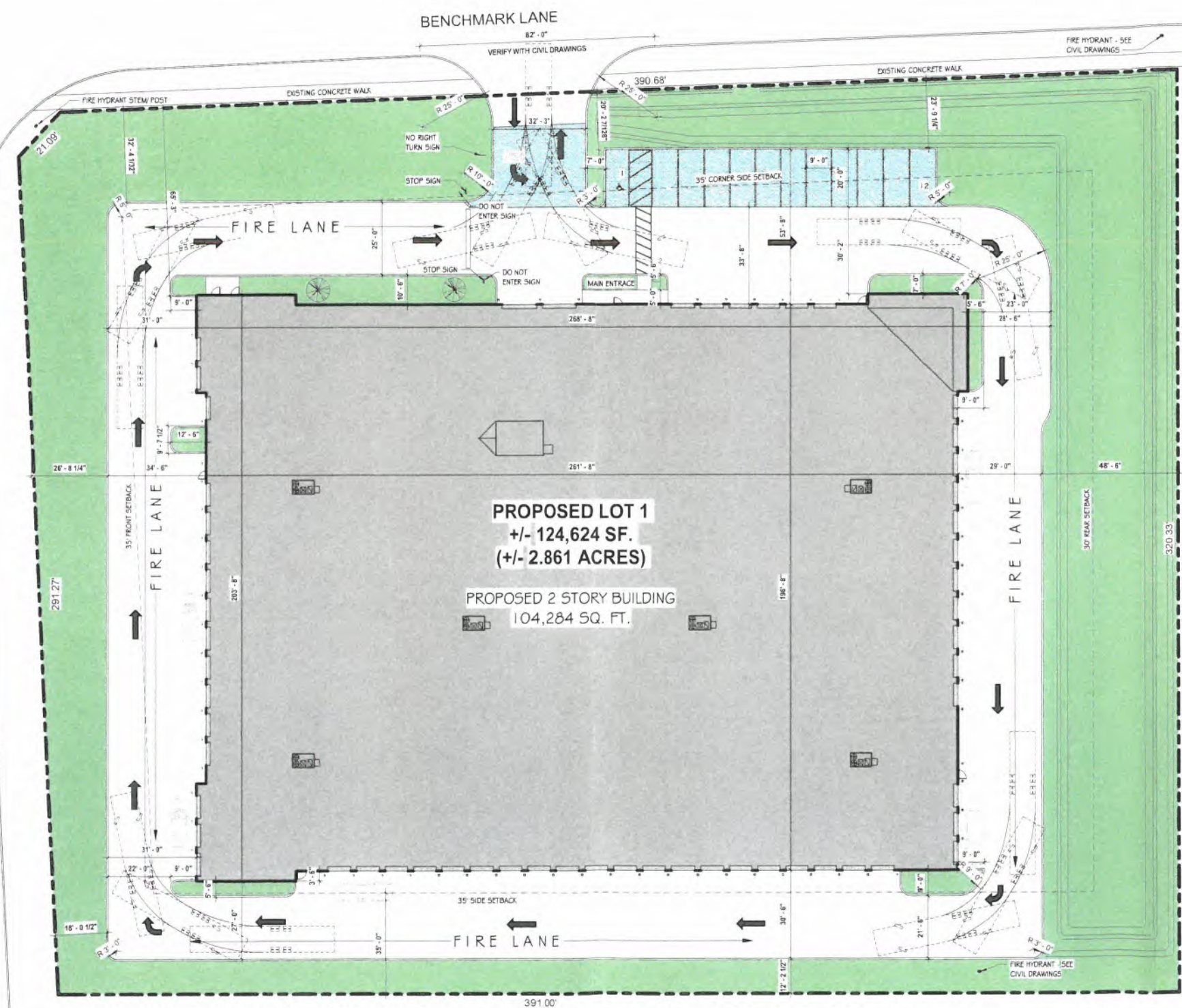
DATE: 09/23/22  
ISSUED FOR: REVIEW

DRAWING: **A-0.1**

FOR REVIEW



ROUTE 25



**PROPOSED LOT 1**  
 +/- 124,624 SF.  
 (+/- 2.861 ACRES)

**PROPOSED 2 STORY BUILDING**  
 104,284 SQ. FT.

IMPREVIOUS SURFACE	
BENCHMARK LN	
ZONING DISTRICT	PJ (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
IMPREVIOUS SURFACE REQUIRED	
OPEN SPACE (20% MIN.)	24,925 SQ. FT. MIN.
PROPOSED	
LANDSCAPE	37,204 SQ. FT.
PERMEABLE PAVERS	3,267 SQ. FT.
TOTAL	40,471 SQ. FT. (32%)

PRELIMINARY VEHICLE CIRCULATION PLAN  
 SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION



ARCHITECTS' STUDIO  
 1000 S. W. 10TH ST.  
 MIAMI, FL 33135  
 TEL: 305.441.1111  
 WWW.ARCHITECTSSTUDIO.COM

---

FOR REVIEW

---

SOUTHWING SELF STORAGE  
 BENCHMARK LN,  
 BARTLETT, IL

CLIENT: SOUTHWING SELF STORAGE LLC  
 202 W. WILSON ST.  
 BARTLETT, IL 60010

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PRELIMINARY VEHICLE CIRCULATION PLAN

DATE: 09/23/22  
 ISSUED FOR: REVIEW

---

SCALE: AS NOTED

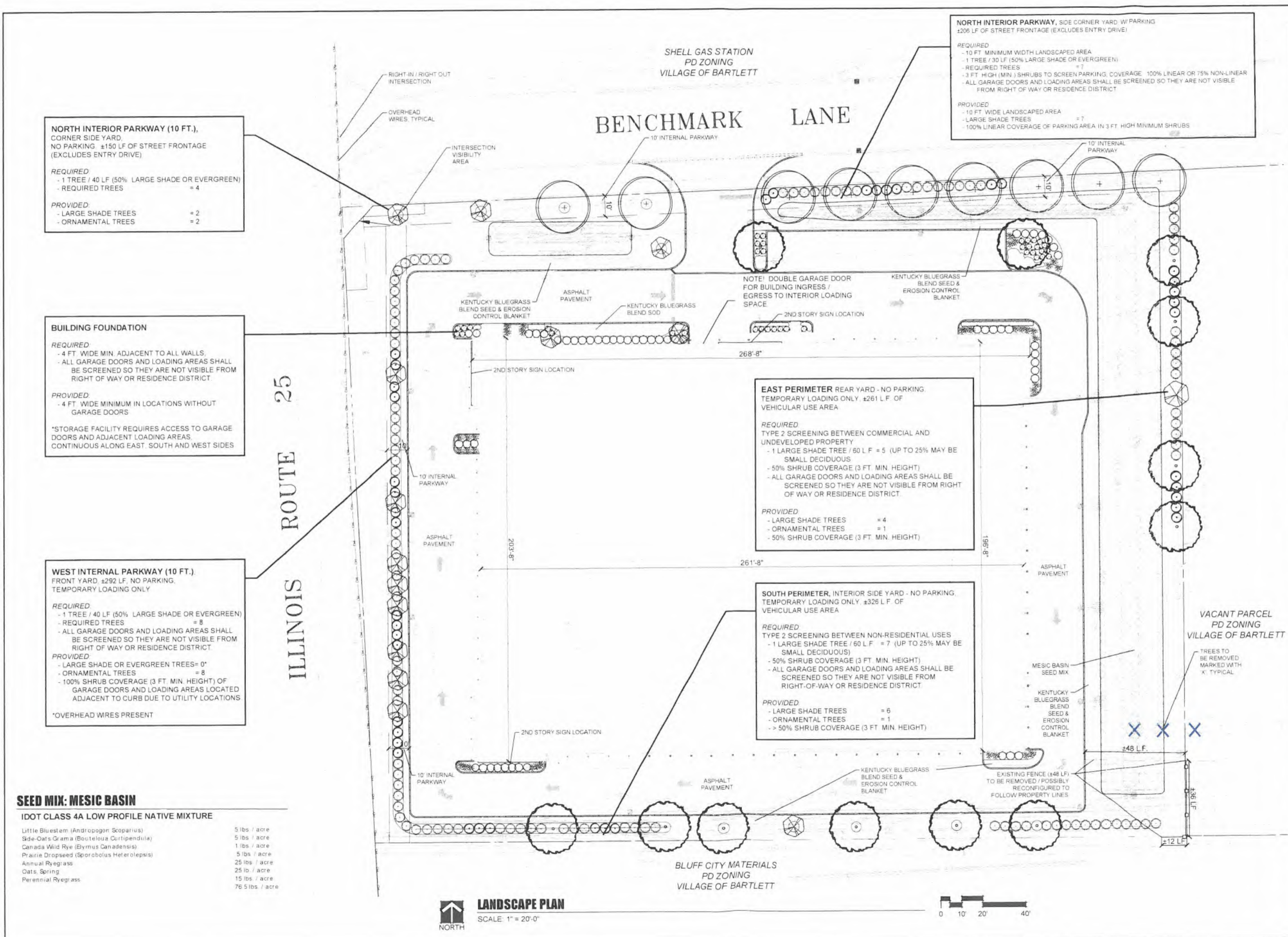
DATE: 09/23/22

ISSUED FOR: REVIEW

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DRAWING: A-0.1B





**NORTH INTERIOR PARKWAY (10 FT.),**  
CORNER SIDE YARD.  
NO PARKING. ±150 LF OF STREET FRONTAGE  
(EXCLUDES ENTRY DRIVE)

**REQUIRED**  
- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)  
- REQUIRED TREES = 4

**PROVIDED**  
- LARGE SHADE TREES = 2  
- ORNAMENTAL TREES = 2

**BUILDING FOUNDATION**

**REQUIRED**  
- 4 FT. WIDE MIN. ADJACENT TO ALL WALLS.  
- ALL GARAGE DOORS AND LOADING AREAS SHALL  
BE SCREENED SO THEY ARE NOT VISIBLE FROM  
RIGHT OF WAY OR RESIDENCE DISTRICT.

**PROVIDED**  
- 4 FT. WIDE MINIMUM IN LOCATIONS WITHOUT  
GARAGE DOORS

\*STORAGE FACILITY REQUIRES ACCESS TO GARAGE  
DOORS AND ADJACENT LOADING AREAS.  
CONTINUOUS ALONG EAST, SOUTH AND WEST SIDES

**WEST INTERNAL PARKWAY (10 FT.),**  
FRONT YARD. ±292 LF. NO PARKING.  
TEMPORARY LOADING ONLY

**REQUIRED**  
- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)  
- REQUIRED TREES = 8  
- ALL GARAGE DOORS AND LOADING AREAS SHALL  
BE SCREENED SO THEY ARE NOT VISIBLE FROM  
RIGHT OF WAY OR RESIDENCE DISTRICT.

**PROVIDED**  
- LARGE SHADE OR EVERGREEN TREES = 0\*  
- ORNAMENTAL TREES = 8  
- 100% SHRUB COVERAGE (3 FT. MIN. HEIGHT) OF  
GARAGE DOORS AND LOADING AREAS LOCATED  
ADJACENT TO CURB DUE TO UTILITY LOCATIONS

\*OVERHEAD WRES PRESENT

**NORTH INTERIOR PARKWAY, SIDE CORNER YARD W/ PARKING**  
±206 LF OF STREET FRONTAGE (EXCLUDES ENTRY DRIVE)

**REQUIRED**  
- 10 FT. MINIMUM WIDTH LANDSCAPED AREA  
- 1 TREE / 30 LF (50% LARGE SHADE OR EVERGREEN)  
- REQUIRED TREES = 7  
- 3 FT. HIGH (MIN.) SHRUBS TO SCREEN PARKING. COVERAGE: 100% LINEAR OR 75% NON-LINEAR  
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE SCREENED SO THEY ARE NOT VISIBLE  
FROM RIGHT OF WAY OR RESIDENCE DISTRICT.

**PROVIDED**  
- 10 FT. WIDE LANDSCAPED AREA = 7  
- LARGE SHADE TREES = 7  
- 100% LINEAR COVERAGE OF PARKING AREA IN 3 FT. HIGH MINIMUM SHRUBS

**EAST PERIMETER REAR YARD - NO PARKING.**  
TEMPORARY LOADING ONLY. ±261 LF OF  
VEHICULAR USE AREA

**REQUIRED**  
TYPE 2 SCREENING BETWEEN COMMERCIAL AND  
UNDEVELOPED PROPERTY  
- 1 LARGE SHADE TREE / 60 LF = 5 (UP TO 25% MAY BE  
SMALL DECIDUOUS)  
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)  
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE  
SCREENED SO THEY ARE NOT VISIBLE FROM RIGHT  
OF WAY OR RESIDENCE DISTRICT.

**PROVIDED**  
- LARGE SHADE TREES = 4  
- ORNAMENTAL TREES = 1  
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)

**SOUTH PERIMETER, INTERIOR SIDE YARD - NO PARKING.**  
TEMPORARY LOADING ONLY. ±325 LF OF  
VEHICULAR USE AREA

**REQUIRED**  
TYPE 2 SCREENING BETWEEN NON-RESIDENTIAL USES  
- 1 LARGE SHADE TREE / 60 LF = 7 (UP TO 25% MAY BE  
SMALL DECIDUOUS)  
- 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)  
- ALL GARAGE DOORS AND LOADING AREAS SHALL BE  
SCREENED SO THEY ARE NOT VISIBLE FROM  
RIGHT-OF-WAY OR RESIDENCE DISTRICT.

**PROVIDED**  
- LARGE SHADE TREES = 6  
- ORNAMENTAL TREES = 1  
- > 50% SHRUB COVERAGE (3 FT. MIN. HEIGHT)

**SEED MIX: MESIC BASIN**  
IDOT CLASS 4A LOW PROFILE NATIVE MIXTURE

Little Bluestem (Andropogon Scoparius)	5 lbs / acre
Side-Oats Grama (Bouteloua Curtipendula)	5 lbs / acre
Canada Wild Rye (Elymus Canadensis)	1 lbs / acre
Prairie Dropseed (Sporobolus Heterolepis)	5 lbs / acre
Annual Ryegrass	25 lbs / acre
Oats, Spring	25 lb / acre
Perennial Ryegrass	15 lbs / acre
	76.5 lbs / acre

**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**dickson design**  
**STUDIO**  
9 CRYSTAL LAKE ROAD,  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
224 241 8181

CLIENT NAME AND ADDRESS  
**BARTLETT STORAGE, LLC**  
2121 W. WALTON ST.  
CHICAGO, IL

PLAN DATE  
**JUNE 10, 2022**

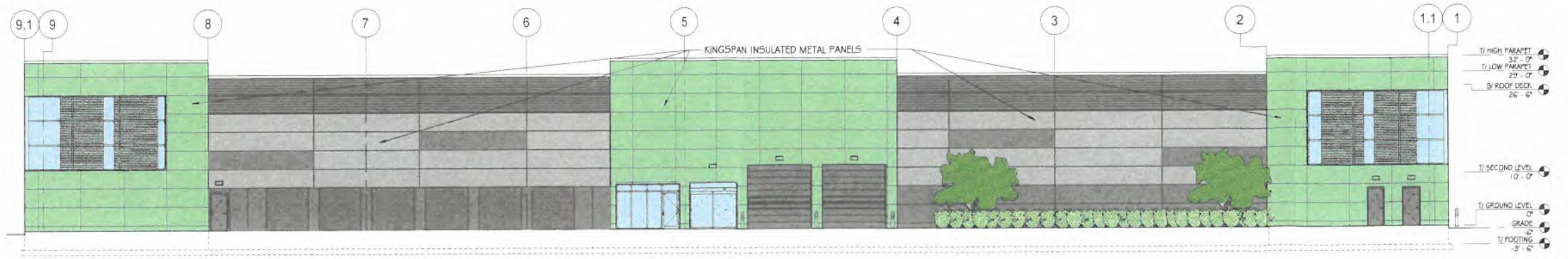
REVISIONS

1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

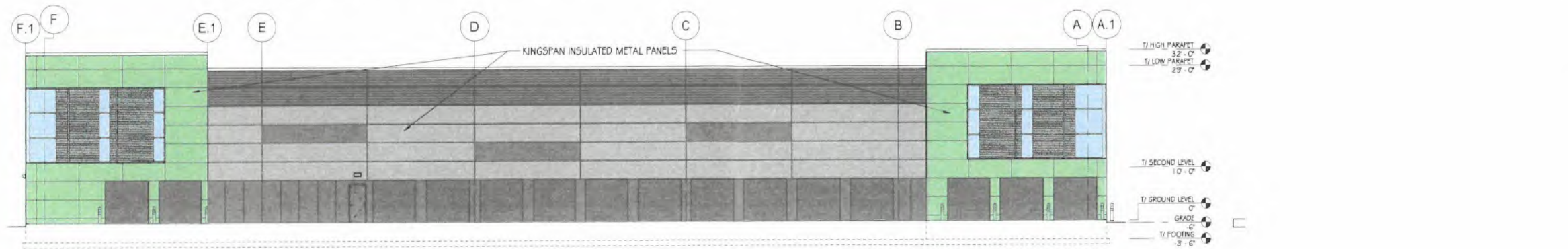
PROJECT NAME AND SHEET TITLE  
**SELF STORAGE FACILITY**  
**BARTLETT, IL**  
**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER  
**L1.0**

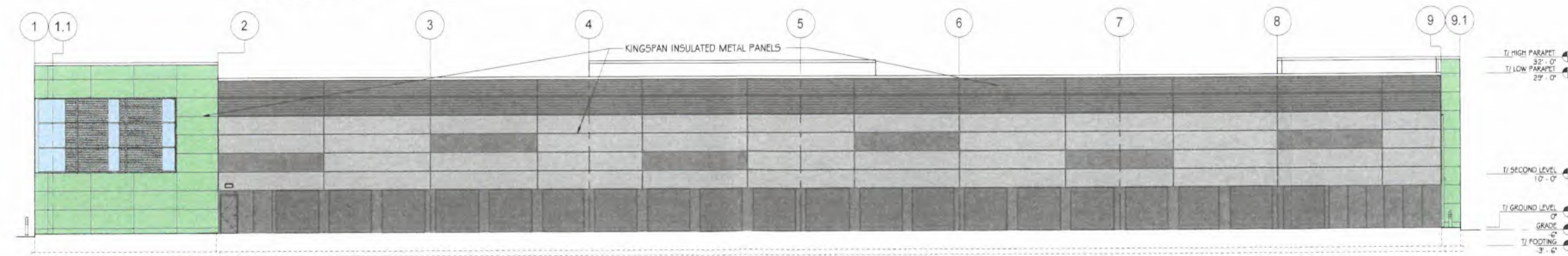




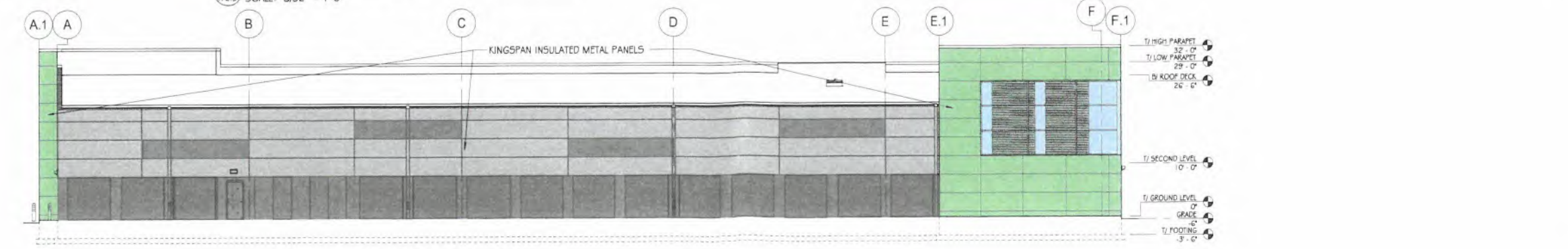
1 PRELIMINARY NORTH ELEVATION (CORNER SIDE)  
 A-2.3 SCALE: 3/32" = 1'-0"



2 PRELIMINARY WEST ELEVATION (FRONT)  
 A-2.3 SCALE: 3/32" = 1'-0"



3 PRELIMINARY SOUTH ELEVATION (SIDE)  
 A-2.3 SCALE: 3/32" = 1'-0"



4 PRELIMINARY EAST ELEVATION (REAR)  
 A-2.3 SCALE: 3/32" = 1'-0"

**architects' studio**  
 25 WEST AVENUE, SUITE 100  
 HANDBURY, IL 60120  
 TEL: 630.615.5000  
 WWW.ARCHITECTSSTUDIO.COM

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 ARCHITECTS' STUDIO, LLC

DATE	09/23/22
ISSUED FOR	REVIEW

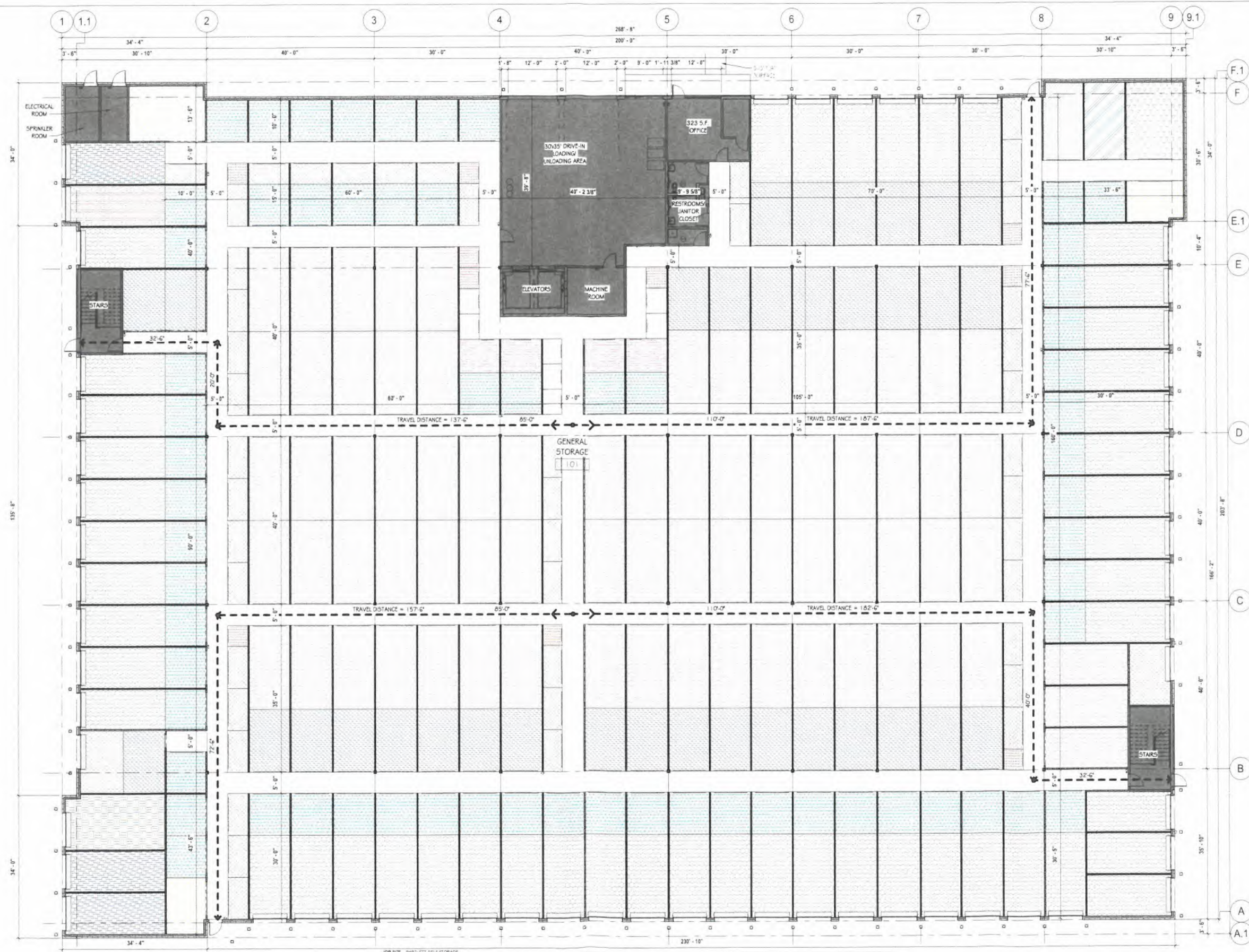
**SOUTHWING SELF STORAGE**  
 BENCHMARK LN,  
 BARTLETT, IL  
 CURRY  
 BARTLETT STORAGE, LLC  
 2100 W. W. IL 60127

DRAWING TITLE	PRELIMINARY ELEVATIONS
SCALE	AS NOTED
DATE	09/23/22
ISSUED FOR	REVIEW

DATE: 09/23/22  
 ISSUED FOR: REVIEW  
 DRAWING: A-2.3  
 OF

**PRELIMINARY**  
 NOT FOR CONSTRUCTION





1 PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX  
 A-2.2B SCALE: 3/32" = 1'-0"

JOB SITE: BARTLETT SELF STORAGE		UNIT MIX SCHEDULE																						
COORDED CONSTRUCTION	GRAND TOTAL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	# OF UNITS	NET AREA	SQUARE FOOTAGE
BASEMENT	51,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1ST FLOOR	52,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2ND FLOOR	52,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3RD FLOOR	52,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	158,573	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**architects' studio**  
 155 WEST WASHINGTON ST. SUITE 100  
 CHICAGO, IL 60604  
 TEL: 312.527.1000  
 WWW.ARCHITECTSSTUDIO.COM

---

**FOR REVIEW**

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**SOUTHWING SELF STORAGE**  
 BENCHMARK LN.  
 BARTLETT, IL

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**PRELIMINARY GROUND FLOOR - UNIT MIX**

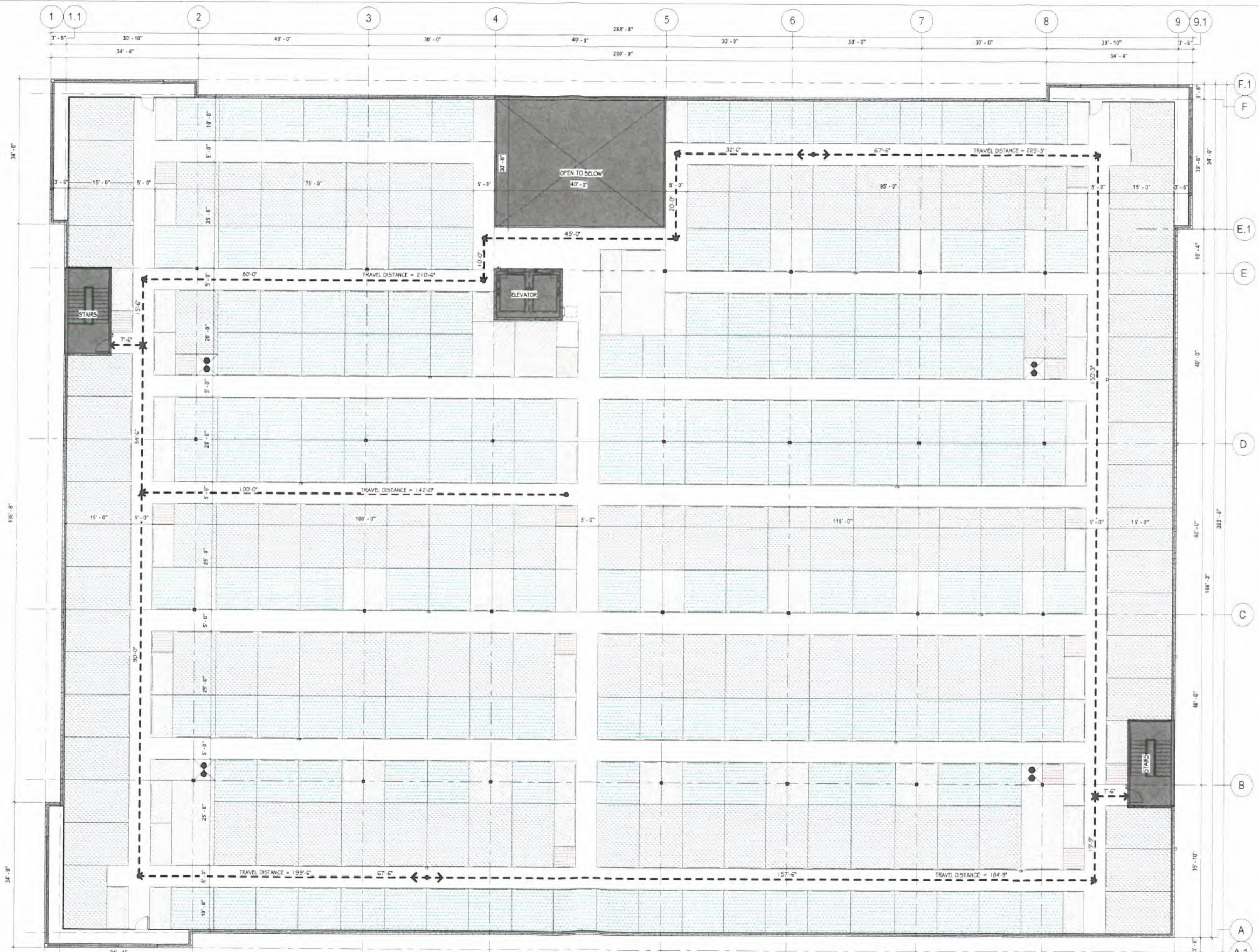
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DATE: 09/23/22  
 ISSUED FOR REVIEW

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DRAWING: A-2.2B





PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX  
 SCALE: 3/32" = 1'-0"

JOB SITE: BARTLETT SELF STORAGE

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE																							
UNIT TYPE	AREA (SQ FT)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
TOTAL BUILDING	130,380	0.85%	0.05%	0.05%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	
AVERAGE UNIT SIZE: 137.75 SQ FT																									

PRELIMINARY  
 NOT FOR CONSTRUCTION

**architects' studio**  
 25 W WASHINGTON ST STE 100  
 CHICAGO, IL 60604

FOR REVIEW

**SOUTHWING SELF STORAGE  
 BENCHMARK LN  
 BARTLETT, IL**

DRAWING TITLE: PRELIMINARY SECOND LEVEL - UNIT MIX  
 DATE: 09/23/22  
 ISSUED FOR REVIEW

DRAWING NUMBER: AS NOTED

DRAWING TITLE: PRELIMINARY SECOND LEVEL - UNIT MIX  
 DATE: 09/23/22  
 ISSUED FOR REVIEW

DRAWING NUMBER: A-2.2C

DRAWING NUMBER: AS NOTED





# Agenda Item Executive Summary

Item Name Community Branding RFP Committee or Board Committee

BUDGET IMPACT			
Amount:	TBD	Budgeted	Yes
List what fund	Advertising		
EXECUTIVE SUMMARY			
<p>One of the short-term complex goals in the village's Strategic Plan is to develop a community branding plan. Other elements of the Strategic Plan also apply to this goal including enhancing public awareness, enhancing community events, continuing business recruitment, and working to improve the retail business profile in the village.</p> <p>With these goals in mind, staff began working on a Request for Proposals (RFP) to hire a firm with expertise in municipal branding. We discussed it with the EDC last year and determined that we should add funds to the village's Advertising budget to hire an agency for the rebranding campaign.</p> <p>Attached is a DRAFT RFP, which would be promoted via the village's communication channels as well as sent directly to agencies in the Chicago area with expertise and experience in municipal branding campaigns.</p> <p>Please review this DRAFT document and provide suggestions to staff for improvements prior to releasing this RFP.</p>			
ATTACHMENTS (PLEASE LIST)			
Staff Memo, DRAFT Request for Proposals (RFP) for Community Branding			

## ACTION REQUESTED

- For Review - please review this and provide any suggestions to staff before issuance of the Community Branding RFP.

Staff: Tony Fradin, Economic Development Coordinator Date: September 26, 2022



## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** September 26, 2022  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Tony Fradin, Economic Development Coordinator  
**RE:** Community Branding RFP

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### BACKGROUND:

Several elements of the village's Strategic Plan are related to marketing, business attraction, and the development of a community branding plan:

#### Short-Term Routine - 1 to 3 Years

1. Enhance public awareness via an education campaign to increase residents' awareness of village services, activities, funding, etc.
2. Enhance community events.
3. Maintain checks and balances to ensure financial stewardship.
4. Maintain or enhance village standards for service delivery.

#### Short-Term Complex - 1 to 3 Years

5. Continue the business development strategy focused on attracting and incentivizing an additional grocery store to town.
6. Continue the business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett.
7. Continue to act on strategies for developing Railroad Avenue vacancies.
8. Develop a community branding plan.
9. Work to improve retail business profile in the village.
10. Revisit, refine and execute the village's overall economic development incentives.
11. Develop strategy to connect east and west sides of Bartlett.
12. Improve village bike and pedestrian pathways and routes.
13. Determine the need for a TIF district in a portion of the downtown and along Lake Street.

With this in mind, staff requested funding in this fiscal year's budget for a branding campaign that would address several of the above goals.

Attached is a draft Request for Proposals (RFP) that has previously been presented to the Economic Development Commission for comments and has gone through multiple revisions.

The goals of the branding campaign are wide-ranging, including business attraction and retention, and the promotion of local businesses, events, and amenities to village residents and those in surrounding communities.

Bartlett has a compelling story to tell, and having a brand that accurately represents our community's strengths should result in positive impacts on many things including community pride, marketing, promotion, and economic development.

The four most important benefits of a successful branding campaign are an increase in community recognition, an increase in tourism, attractiveness for expanding and relocating businesses, and attractiveness for investors and developers across retail, industrial, office, and residential sectors.

**REQUEST:**

Staff is requesting that the Committee review and comment on this draft RFP, and then give the go-ahead for staff to publish it on the village website, social media channels, with regional business organizations, as well as sending it directly to multiple municipal branding firms.

An attractive cover page will be created, and the time span from when the RFP is issued to the date that it is due will be approximately six to eight weeks.



## **Project Overview:**

The Village of Bartlett, Illinois, seeks qualifications and quotes from a consulting firm with experience in marketing research and municipal branding/identity marketing, and graphic design to coordinate a branded marketing campaign to drive business attraction and retention, energize and inform current residents and position the village as a desirable place for relocation and generally enhance the image of the village as a desirable community.

The village wants a campaign that has viability over multiple years and can be evaluated and adapted as necessary throughout the term.

The marketing agency will be tasked with producing campaign core creative materials (video, digital, and social media assets), to launch the campaign on various social media platforms.

While the village welcomes a fresh and creative look for the campaign, the creative must align with the village's existing brand standards, which can be provided upon request, including primary and secondary logos and brand uses, brand colors and typefaces, and templates for print collateral.

Applicants should have the capability to produce videos focused on Bartlett as a regional dining and business destination and promotion of local events and execute a social media campaign to accompany their launches, alongside existing village communications that will be managed by village staff.

In addition, the village expects ownership of a library of photographic and digital assets that align visually with the overall campaign to be used in this and future marketing endeavors.

To support the video launch and social media campaign, village staff will manage traditional media and existing social media platforms.

## **Community Profile:**

The Village of Bartlett is a community of over 40,000 residents located within Cook, DuPage and Kane counties, roughly thirty-six miles from Chicago in the northwest suburbs. Illinois Route 59 bisects the village, and Bartlett also features a historic downtown area comprised of small businesses.

Bartlett's elected village government consists of a Village President and six Trustees. The day-to-day management of the village includes a Village Administrator, an Assistant Village Administrator, a Community Relations Coordinator, Information Technology Coordinator and five department directors along with three golf directors.

Since the village's incorporation in 1891, Bartlett continues to grow while maintaining its unique hometown feel. Through the efforts of the Village President and Board of Trustees, volunteer commissioners, business owners, village staff, residents, and Chamber of Commerce, the village is an open and welcoming place for commercial ventures of all sizes ranging from sole proprietorships in the downtown area to Fortune 500 companies located in the business parks.

Bartlett's harmonious mix of dining, shopping, business, educational and recreational resources create an ideal community in which to live and work.

The downtown business district has been expanding over the past several years with numerous new eating and drinking establishments. The former Bartlett Plaza has been redeveloped and rebranded the Streets of Bartlett, attracting numerous new businesses and reinvigorating the downtown.

In 2023, the village expects the new apartment building, the Residences at Bartlett Station, to be constructed along Railroad Avenue. More Brewing is also constructing a multi-level microbrewery with a restaurant further west along Railroad Avenue.

Brewster Creek Business Park and the Blue Heron Business Park continue attracting tens of millions of dollars' worth of new investment, attracting numerous expanding businesses into new state-of-the-art industrial facilities and strengthening the village's reputation as an up-and-coming industrial location.

Bartlett is regularly ranked as one of the safest communities in the state and Bartlett's schools are consistently rated highly.

### **Project Requirements:**

With the contract resulting from this RFP, the Village of Bartlett intends to develop a community branded marketing campaign and related creative elements in support. The initiative will be used both in an effort to attract



additional businesses and economic development to the village and to promote the high quality of life and amenities offered in Bartlett.

The village seeks a firm that has demonstrated success in developing brand identities for other municipalities.

Expected services include: conducting community research and analyzing results, strategic planning, presenting to the Economic Development Commission, and creative development.

Creating items to be utilized to attract and retain commercial, industrial, and office businesses and developers and also further engage residents from Bartlett and the surrounding area to build brand awareness of businesses and events in the village.

**Primary Objectives:**

- Lay the foundation for a multi-year village marketing campaign with limited, planned content updates throughout the next several years. The village estimates allocating funds from its marketing and advertising budget to refresh creative in each of the next four fiscal years.
- Promote Bartlett as a regional shopping, dining, and recreational destination in the northwest suburbs.
- Increase regional awareness of Bartlett businesses and restaurants, with a focus on broadening reach beyond Bartlett residents
- Enhance the village's social media presence and increase overall social media engagement with current platforms being utilized and explore the possibility of expanding into additional ones.
- Produce branded advertorial content that the village can reuse beyond the scope of the campaign to continue to promote the village. Consider incorporating local influencers and bloggers to further promote the village's brand.
- Design updated marketing materials to be utilized at trade shows and local business events.
- Promote Bartlett to prospective businesses and developers.

**Scope:**

- Develop campaign concepts in collaboration with the village
- Produce core creative:
- Core videos with a maximum of one minute in length promoting tourism to the village & Bartlett businesses in general, which can be reused and "remixed" by the village as needed for future social media or web-based content
- Digital artwork, including social media images for posts and stories as determined by the agency.
- Digital media marketing campaign: coordinate social media-driven campaign with cross-promotion via Facebook, LinkedIn, and Instagram.
- Evaluate and recommend additional social media networks for use during the campaign, if required. Please note that the village does not currently maintain an active social media presence on networks apart from Facebook and Twitter. YouTube is used in a limited capacity for recording village meetings.

**Submittal Requirements:**

- A cover letter on company letterhead including the name and title of the person(s) who are authorized to answer questions about the RFP. The letter should be brief and summarize the company's length of experience in branding and marketing, outline of core competencies, as well as, the company's design philosophy and methodology.
- A portfolio of work as evidence of substantial knowledge and experience - should include a summary of projects that are similar in scope with examples of logo designs and mottos.
- References – provide the name, address, phone number and email address for three references, preferably municipalities or other government entities (i.e. school, library, county) where your company has provided branding that has been completed and implemented.
- Process – describe how your company will facilitate the design and branding process



- Cost – provide a “not to exceed” cost for the following: 1) 3 Village of Bartlett branding logo designs; 2) 3 Village mottos; 3) Hourly rate for additional logo designs and Village mottos created over 3 (not including slight design variations). 4) Hourly rate for design and creation of print and social media digital advertisements
- Contact information including Contact name, address, phone number(s), email address and website address.

### **Evaluation Criteria:**

Proposals will be evaluated by the village using the following criteria:

1. Qualifications and experience of the firm and individuals to be assigned to this project in providing requested services.
2. Specific plans or methodology to be used to perform the services.
3. Reference letters from other clients.
4. Quality of illustrative examples.
5. Proposed budget and contract fees.
6. All qualified submissions received by the deadline will be analyzed by the village according to the criteria outlined in this RFP. Failure to comply with the provisions of the RFP may cause a proposal to be rejected.
7. The village reserves the right to (a) accept or reject any/or all submissions of proposals; (b) to waive any irregularity, technicality, informality or discrepancy in a proposal; (c) accept any alternative submission of proposals presented, which in its opinion, would best serve the interests of the village; (d) give full and proper evaluation of the Vendor or team presenting the proposal.
8. The village shall be the sole judge of the proposals, and the resulting negotiated agreement that is in its best interest, and its decision shall be final

### **Evaluation & Metrics:**

In coordination with the agency, the village will identify key marketing metrics to evaluate the campaign's and the marketing agency's success. The Village will also work with business owners to obtain information about performance relative to prior years.

**Posted:** Friday, \_\_\_\_\_, 2022

**Updated:** Friday, \_\_\_\_\_, 2022

**Submittal & Questions:** [tfradin@bartlettill.gov](mailto:tfradin@bartlettill.gov)

**Submittal Deadline:** 4:30 PM, Friday, \_\_\_\_\_, 2022

**Contents of Submittal:**

- Agency background and qualifications
- Quote for work as described herein
- Three samples of relevant work
- Three references





**Village of Bartlett  
Finance Department Memo  
2022 - 17**

**DATE:** September 27, 2022

**TO:** Paula Schumacher, Village Administrator

**FROM:** Todd Dowden, Finance Director

**SUBJECT:** 2022 Proposed Property Tax Levy

Below is a chart showing the proposed 2022 levy compared to the estimated 2021 extension. The proposed property tax levy for 2022 totals \$11,788,712 and is \$4,322 or 0.04% less than the prior year extended amount. The General corporate levy is 1.18% less than the 2021 estimated extension and is the same as last year's actual levy amount. The prior year was increased to fund the semi-annual brush pickup program. The proposed Police Pension levy is 6.44% or \$143,493 over the prior year extension. This reflects using \$150,000 of the prior year surplus in the General Fund to offset the required annual contribution increase. The increase is partly due to the lowering of the assumed rate of return by 0.125% to 6.75% to reflect the movement of investments to the new consolidated fund. The Debt Service levy is lower from the prior year estimated extended amount by \$70,019 or 2.36%.

<b>Proposed Levy Compared to Prior Year's Extension</b>				
	<b>2022</b>	<b>2021</b>		
	<b>Proposed</b>	<b>Estimated</b>	<b>Increase</b>	<b>Percent</b>
	<b>Levy</b>	<b>Extension</b>	<b>(Decrease)</b>	<b>Change</b>
General Corporate	6,519,094	6,596,890	(77,796)	-1.18%
Police Pension	2,372,796	2,229,303	143,493	6.44%
Subtotal	8,891,890	8,826,193	65,697	0.74%
Debt Service	2,896,822	2,966,841	(70,019)	-2.36%
<b>TOTAL</b>	<b>11,788,712</b>	<b>11,793,034</b>	<b>(4,322)</b>	<b>-0.04%</b>



### Abatements

There are three abatements being proposed for the total amount of \$1,756,134. The 2017 bond issue requires an estimated payment in the amount of \$39,204 for the Fire District's share of bonds attributable to the construction of the fire station. Also, the amount of \$29,880 is to be transferred from the Brewster Creek TIF Municipal fund to the Debt Service fund to pay for its portion of the bonds. The second abatement of \$557,150 is the Sewer Fund's portion of the 2019 bond issue related to the Devon Avenue excess flow project. The third abatement of \$1,128,900 is the Water Fund's portion of the 2021A bonds for the DuPage Water Commission loan refunding. Abatement ordinances will be presented with the tax levy for final approval on December 6, 2022. The chart below itemizes the proposed debt service levy and abatement for 2022.

<b>Proposed Debt Service Levy and Abatements</b>			
<b>Bond Issue</b>	<b>2022 Levy</b>	<b>Proposed Abatement</b>	<b>Net Levy</b>
2016 GO Bonds	765,775	0	765,775
2017 GO Bonds	315,400	(69,084)	246,316
2019 GO Bonds	1,542,400	(557,150)	985,250
2021A GO Bonds	1,129,900	(1,129,900)	0
2021B GO Bonds	532,808	0	532,808
2022A GO Bonds	366,673	0	366,673
<b>TOTAL</b>	<b>4,652,956</b>	<b>(1,756,134)</b>	<b>2,896,822</b>

**2022A Refunding Bonds** – This bond issue was sold in February of 2022 to partially refinance the 2016 bonds used to fund the construction of the Police Station. The issue will mature in 2036.

**2021A GO Bonds** – This bond issue was sold in January of 2021 to refinance the loan with the DuPage Water Commission for the construction of the Lake Michigan water transmission line and metering station. The issue will mature in 2039.

***2021B Refunding Bonds*** – This bond issue was sold in January of 2021 to refund the 2012 GO Bonds. The 2012 bonds were used to fund street improvements and the Village’s portion of flood mitigation along South Prospect Avenue. The issue will mature in 2031.

***2019 Sewer and 2009 Refunding*** – This bond issue was sold in November 2019 to finance the Devon Avenue excess flow project and to refund the 2009 bonds issued that refunded the 2002 and 2005 bonds. The 2002 bonds were used to fund the ball fields, W. Bartlett/Naperville Road bike path, and W. Bartlett Road widening. The 2005 bonds were issued to finance the water meter change out program and most of the construction of the Village Hall. The issue will mature in 2039.

***2017 Fire Station Refunding*** – This bond issue was sold in July 2017 to refund the 2007 bonds issued to finance the construction of a fire station on the west side. Abatements are based upon revenues from the Brewster Creek TIF Municipal Account and the Fire District’s share of the annual debt service. The issue will mature in 2026.

***2016 Police Station Bonds*** – This bond issue was sold in November 2016. The 2016 bonds were used to fund the construction of the new Police Station. The final maturity on these bonds will be in 2036.



### Equalized Assessed Value (EAV)

Below is a chart showing the actual EAV for the last 10 years along with the estimate for 2022. The overall EAV estimate for 2022 assumes that EAV will increase by 5%.

In DuPage County, the estimate for EAV is an increase of 4%. In 2021, EAV increased in DuPage County by 2.76%. The estimate for Cook County assumes a 3% 2021 increase and a 7% 2022 increase in EAV. This year will be the tri-annual assessment. The last re-assessment in 2019 for the county resulted in a 11.88% increase. Cook County has not released the 2021 EAV reports as of these estimates.

<b>Equalized Assessed Value (EAV) History</b>			
<b>Year</b>	<b>EAV</b>	<b>Change</b>	<b>% Change</b>
2012	1,097,765,218		
2013	959,330,352	(138,434,866)	-12.61%
2014	950,037,843	(9,292,509)	-0.97%
2015	957,991,785	7,953,942	0.84%
2016	1,051,280,552	93,288,767	9.74%
2017	1,079,697,040	28,416,488	2.70%
2018	1,098,395,911	18,698,871	1.73%
2019	1,166,637,184	68,241,273	6.21%
2020	1,192,392,648	25,755,464	2.21%
*2021	1,226,608,304	34,215,656	2.87%
*2022	1,288,559,617	61,951,313	5.05%

\*Estimate

**Estimated Tax Rates**

Below is a chart showing an estimate of the 2022 Cook County rate. The rate is anticipated to decrease in Cook County by 6.80 cents.

<b>Estimated 2022 Property Tax Rate - Cook County</b>				
Burden	38.83%			
EAV	457,443,572			
	<b>Total Levy</b>	<b>Loss Allowance</b>	<b>County Burden</b>	<b>Tax Rate</b>
General Corporate	6,519,094	195,573	2,607,305	0.5700
Police Pension	2,372,796	71,184	948,997	0.2075
Subtotal	8,891,890	266,757	3,556,302	0.7774
Debt Service	2,896,822	144,841	1,181,078	0.2582
<b>TOTAL</b>	<b>11,788,712</b>	<b>411,598</b>	<b>4,737,380</b>	<b>1.0356</b>
			2021 Rate Estimate	1.1036
			Rate Decrease	(0.0680)

The chart below shows the estimated 2022 tax rate for DuPage County. The DuPage County tax rate is anticipated to decrease by 1.55 cents.

<b>Estimated 2022 Property Tax Rate - DuPage County</b>				
Burden	60.74%			
EAV	824,662,756			
	<b>Total Levy</b>	<b>Loss Allowance</b>	<b>County Burden</b>	<b>Tax Rate</b>
General Corporate	6,519,094	65,191	3,999,295	0.4850
Police Pension	2,372,796	23,728	1,455,649	0.1765
Subtotal	8,891,890	88,919	5,454,944	0.6615
Debt Service	2,896,822	28,968	1,777,125	0.2155
<b>TOTAL</b>	<b>11,788,712</b>	<b>117,887</b>	<b>7,232,069</b>	<b>0.8770</b>
			2021 Rate	0.8925
			Rate Decrease	(0.0155)



The chart below shows the total EAV for the entire Village along with the total levy for all funds (General, Police Pension and Debt Service). The proposed dollar levy along with the estimate for the 2022 EAV will decrease the combined rate 2.94 cents.

<b>Estimated 2022 Property Tax Rate - Total</b>			
EAV	1,288,559,617		
		<b>Loss</b>	
	<b>Total Levy</b>	<b>Allowance</b>	<b>Tax Rate</b>
General Corporate	6,519,094	65,191	0.5110
Police Pension	2,372,796	23,728	0.1860
Subtotal	8,891,890	88,919	0.6970
Debt Service	2,896,822	28,968	0.2271
<b>TOTAL</b>	<b>11,788,712</b>	<b>117,887</b>	<b>0.9240</b>
		2021 Rate	0.9534
		Rate Decrease	(0.0294)

### Schedule

In order to comply with state statute regarding deadlines to file a tax levy with the County Clerk's office of each county, I am recommending the time table below. The schedule includes a public hearing on October 18, 2022. The Village is not required to hold a public hearing because our increase over the prior year's extension is less than 5%. However, the Village has traditionally held a public hearing to allow for public input and I recommend we continue to do so.

Advertise public hearing	10/05/22
Hold public hearing	10/18/22
Village Board reviews estimated levy	10/18/22
Adopt levy	12/06/22
File levy - on or before	12/27/22

# Village of Bartlett



# 2022 Property Tax Levy



# Village of Bartlett

## 2022 Property Tax Levy Background

- Village levies a Property Tax for 3 purposes:
  - ✓ To help fund General Fund operating expenditures
  - ✓ To pay for Principal and Interest on General Obligation Bonds
  - ✓ To pay for the Villages contribution to the Police Pension Fund
  
- Village is a multi-county municipality and levies a tax that is distributed to 3 counties.
  - ✓ Cook (38.83% of “burden”)
  - ✓ DuPage (60.74% of “burden”)
  - ✓ Kane (0.43% of “burden”)

# Village of Bartlett

## 2022 Property Tax Levy Background

- The current years budget process drives the tax levy. The following chart shows the timeline for this tax levy:

Date	Levy Cycle
April 2022	Village Board approves budget
May 1, 2022	Budget year begins
Fall 2022	Village Board conducts public hearing and approves tax levy
March 2023 through December 2023	Village receives Cook County taxes
June 2023 through November 2023	Village receives DuPage and Kane County taxes

- The tax levy **MUST** be filed with the County Clerks office by no later than the last Tuesday in December.



# 2022 Property Tax Levy



## Proposed Levy Compared to Prior Year's Extension

	2022	2021		
	Proposed	Estimated	Increase	Percent
	Levy	Extension	(Decrease)	Change
General Corporate	6,519,094	6,596,890	(77,796)	-1.18%
Police Pension	2,372,796	2,229,303	143,493	6.44%
Subtotal	8,891,890	8,826,193	65,697	0.74%
Debt Service	2,896,822	2,966,841	(70,019)	-2.36%
<b>TOTAL</b>	<b>11,788,712</b>	<b>11,793,034</b>	<b>(4,322)</b>	<b>-0.04%</b>

## Village of Bartlett

# 2022 Property Tax Levy



## Proposed Levy Compared to Prior Year's Levy

2022

	Proposed Levy	2021 Levy	Increase (Decrease)	Percent Change
General Corporate	6,519,094	6,519,094	0	0.00%
Police Pension	2,372,796	2,203,621	169,175	7.68%
Subtotal	8,891,890	8,722,715	169,175	1.94%
Debt Service	2,896,822	2,887,584	9,238	0.32%
<b>TOTAL</b>	<b>11,788,712</b>	<b>11,610,299</b>	<b>178,413</b>	<b>1.54%</b>

## Village of Bartlett



# 2022 Property Tax Levy



## Proposed Debt Service Levy and Abatements

2022

Bond Issue	Proposed		Net Levy
	Levy	Abatement	
2016 GO Bonds	765,775	0	765,775
2017 GO Bonds	315,400	(69,084)	246,316
2019 GO Bonds	1,542,400	(557,150)	985,250
2021A GO Bonds	1,129,900	(1,129,900)	0
2021B GO Bonds	532,808	0	532,808
2022A GO Bonds	366,673	0	366,673
<b>TOTAL</b>	<b>4,652,956</b>	<b>(1,756,134)</b>	<b>2,896,822</b>

## Village of Bartlett

# 2022 Property Tax Levy



## Levy History

Year	General	Police Pension	Debt Service
2012	7,058,094	1,208,649	1,524,538
2013	6,558,094	1,152,526	1,680,000
2014	6,433,094	1,231,270	1,680,000
2015	6,433,094	1,152,049	1,680,334
2016	6,433,094	1,254,636	2,866,547
2017	6,433,094	1,377,155	3,122,938
2018	6,433,094	1,583,071	3,133,855
2019	6,433,094	1,730,426	3,085,405
2020	6,433,094	2,067,903	2,942,475
2021	6,519,094	2,203,621	2,887,584
2022	6,519,094	2,372,796	2,896,822

# Village of Bartlett



# 2022 Police Pension Tax Levy



<b>Levy History</b>		
<b>Fiscal Yr</b>	<b>\$ Amount</b>	<b>Annual Return</b>
2012	1,208,649	9.20%
2013	1,152,526	8.90%
2014	1,231,270	7.70%
2015	1,152,049	7.25%
2016	1,254,636	4.18%
2017	1,377,155	7.75%
2018	1,583,071	6.06%
2019	1,730,426	8.87%
2020	2,067,903	4.36%
2021	2,203,621	25.68%
2022	2,372,796	-3.77%

## Village of Bartlett



# 2022 Police Pension Tax Levy

- Annual Required Contribution \$2,522,796:
  - ✓ Total increase of \$319,175 to contribution from prior year
  - ✓ Proposing to use \$150,000 from General Fund
  - ✓ \$133,087 increase due to assumed investment rate reduction
  - ✓ Six service and one disability retirements
  - ✓ Seven new hires to Tier 2, 30 out of 58 actives are tier 2
  - ✓ Assets transferred to the State consolidated fund March 1, 2022



# 2022 Property Tax Levy



## Equalized Assessed Value (EAV) History

Year	EAV	Increase	% Change
2012	1,097,765,218		
2013	959,330,352	(138,434,866)	-12.61%
2014	950,037,843	(9,292,509)	-0.97%
2015	957,991,785	7,953,942	0.84%
2016	1,051,280,552	93,288,767	9.74%
2017	1,079,697,040	28,416,488	2.70%
2018	1,098,395,911	18,698,871	1.73%
2019	1,166,637,184	68,241,273	6.21%
2020	1,192,392,648	25,755,464	2.21%
*2021	1,226,608,304	34,215,656	2.87%
*2022	1,288,559,617	61,951,313	5.05%

\*Estimate

# Village of Bartlett

# 2022 Property Tax Levy



Estimated 2022 Property Tax Rate - Cook County					
			Loss	County	
Burden		Total Levy	Allowance	Burden	Tax Rate
EAV	38.83%	457,443,572			
General Corporate		6,519,094	195,573	2,607,305	0.5700
Police Pension		2,372,796	71,184	948,997	0.2075
Subtotal		8,891,890	266,757	3,556,302	0.7774
Debt Service		2,896,822	144,841	1,181,078	0.2582
<b>TOTAL</b>		<b>11,788,712</b>	<b>411,598</b>	<b>4,737,380</b>	<b>1.0356</b>
			2021 Rate Estimate		1.1036
			Rate Decrease		(0.0680)

Cook County

Rate Estimate

Village of Bartlett



# 2022 Property Tax Levy



## DuPage County

### Estimated 2022 Property Tax Rate - DuPage County

Burden 60.74%  
 EAV 824,662,756

	Total Levy	Loss Allowance	County Burden	Tax Rate
General Corporate	6,519,094	65,191	3,999,295	0.4850
Police Pension	2,372,796	23,728	1,455,649	0.1765
Subtotal	8,891,890	88,919	5,454,944	0.6615
Debt Service	2,896,822	28,968	1,777,125	0.2155
<b>TOTAL</b>	<b>11,788,712</b>	<b>117,887</b>	<b>7,232,069</b>	<b>0.8770</b>

2021 Rate 0.8925  
 Rate Decrease (0.0155)

## Rate Estimate

# Village of Bartlett

# 2022 Property Tax Levy



## Estimated 2022 Property Tax Rate - Total

EAV	1,288,559,617		
		<b>Loss</b>	
	<b>Total Levy</b>	<b>Allowance</b>	<b>Tax Rate</b>
General Corporate	6,519,094	65,191	0.5110
Police Pension	2,372,796	25,228	0.1861
Subtotal	8,891,890	90,419	0.6971
Debt Service	2,896,822	28,968	0.2271
<b>TOTAL</b>	<b>11,788,712</b>	<b>119,387</b>	<b>0.9241</b>
		2021 Rate	0.9534
		Rate Decrease	(0.0293)

Rate Estimate

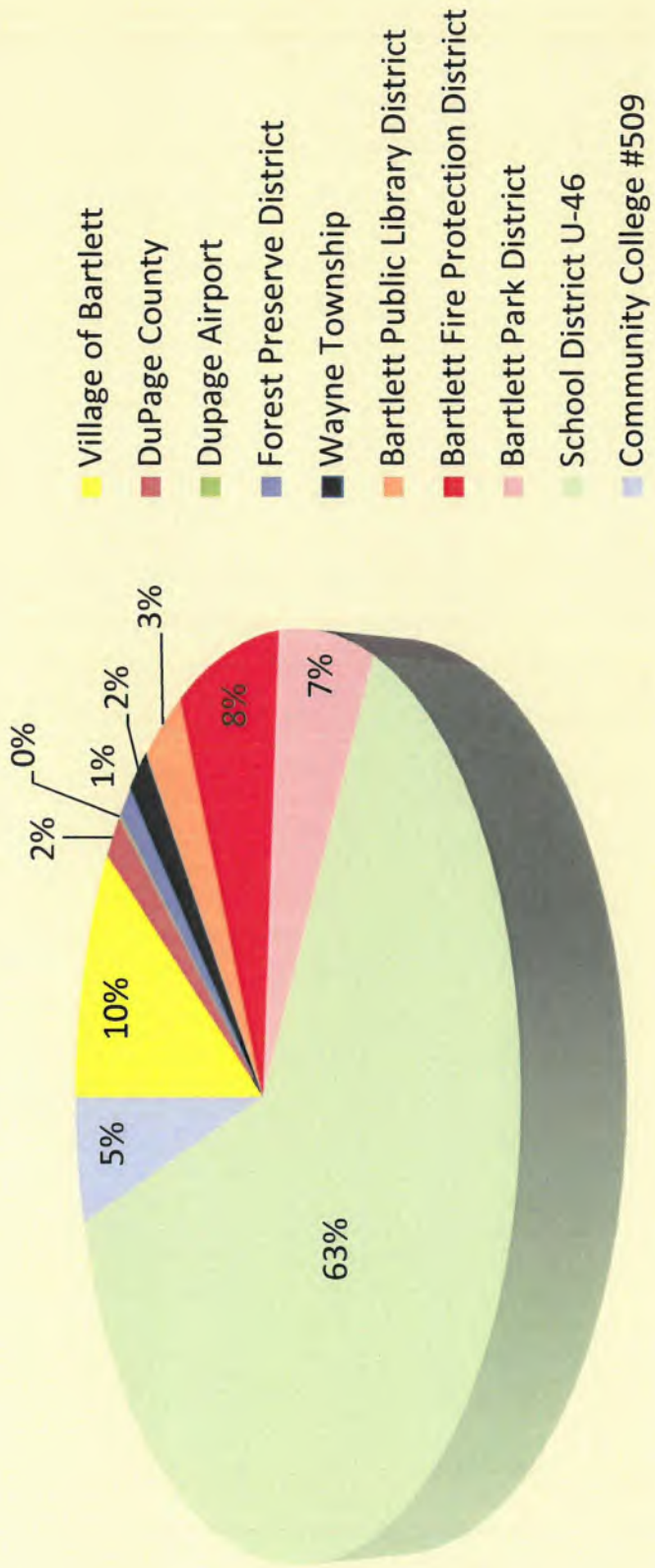
## Village of Bartlett



# 2022 Property Tax Levy



## DuPage Tax Rates 2021

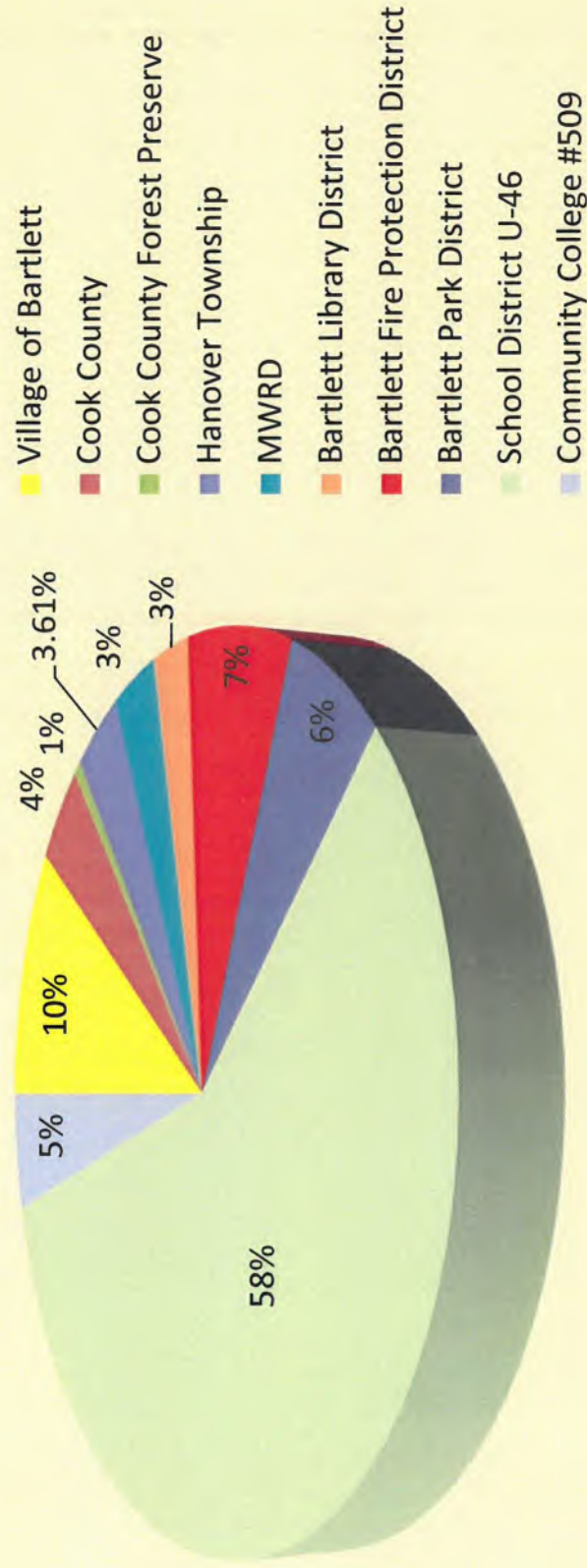


# Village of Bartlett

# 2022 Property Tax Levy



## Cook Tax Rates 2020



# Village of Bartlett



# 2022 Property Tax Levy



Advertise public hearing – 10/05/22



Hold public hearing – 10/18/22



Village Board reviews estimated levy – 10/18/22



Adopt levy – 12/06/22



File levy – 12/27/22

## Village of Bartlett