



VILLAGE OF BARTLETT
SPECIAL PLANNING & ZONING COMMISSION MEETING
AGENDA

BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
December 8, 2022
7:00 P.M.

- I. Call to Order
- II. Roll Call
- III. Approval of the November 3, 2022 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#22-12) Southwind Business Park Lot 3**
Preliminary/Final Plat of Subdivision
- VI. **(#22-11) Southwind Self Storage**
Site Plan Review
Variations – to increase the floor area ratio and to reduce the perimeter landscaping requirement
PUBLIC HEARING (CONTINUED FROM NOVEMBER 3, 2022)
- VII. **(#22-15) Political Signs**
Text Amendment
PUBLIC HEARING
- VIII. New Business/Old Business
- IX. Adjournment



Village of Bartlett
Planning and Zoning Commission
November 3, 2022

M. Werden, Chairman called the meeting to order at 7:05 pm.

Roll Call

Present: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, M. Werden
Absent: M. Sarwas, J. Miaso

Also Present: Kristy Stone, Interim Planning & Development Services Director, Daniel Harper, Village Planner

Approval of Minutes

A motion was made to approve the October 6, 2022 meeting minutes.

Motioned by: C. Deveaux
Seconded by: M. Hopkins

Roll Call

Ayes: C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, M. Werden
Nays: None
Abstain: B. Bucaro

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



Village of Bartlett
Planning and Zoning Commission
November 3, 2022

**(#22-14) 309 Oakbrook Ct
PUBLIC HEARING**

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Brian Petersen** of 309 Oakbrook Ct came forward and was sworn by **M. Werden**. **B. Peterson** stated that they are requesting a variance to replace the existing screened-in porch/patio and replace it with new screened-in porch/patio, which will be larger and would be an upgrade to the existing porch. **M. Werden** are you changing the footprint of the existing patio? **B. Petersen** we are changing the footprint. This would be 6 feet closer to the property line. **M. Werden** have you received any comments from your neighbors? **B. Petersen** I have not and do know most of our neighbors. **M. Werden** staff, have you heard anything? **K. Stone** we have not. This property does back up to Oak Grove Park, which is heavily wooded. **B. Bucaro** is the property to the left, 316 Oakbrook Ct an unbuildable lot? **B. Petersen** that lot is part of Oak Grove Park and also has a utility easement. **M. Hopkins** were you aware that you had a 35' setback when you drew up the plans? **B. Petersen** no, I was not. It was not until the architect informed me that we would need a variance due to the setback. **G. Koziol** this is a little bit of a strange lot and does back up to a park, so I am not sure that the setback matters that much. **B. Petersen** no one can see my property since it is screened by mature trees and shrubs. I also talked to my neighbor and he has no issues with this. **M. Werden** you would not be encroaching on the neighbors.

J. Miaso arrived at 7:07 pm.

G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#22-14) 309 Oakbrook Ct** for a rear yard variance subject to the findings of fact outlined in the staff report.

M. Werden closed the public hearing portion of the meeting.

Motioned by: G. Koziol

Seconded by: J. Miaso

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: None

The motion carried.



Village of Bartlett
Planning and Zoning Commission
November 3, 2022

(#22-12) Southwind Business Park, Lot 3

K. Stone the petitioner is requesting a continuance until the December 8, 2022 Special Meeting.

M. Hopkins made a motion to continue case **(#22-12) Southwind Business Park, Lot 3** to the December 8, 2022 Planning & Zoning Commission Special Meeting.

Motioned by: M. Hopkins

Seconded by: G. Koziol

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: None

The motion carried.

(#22-11) Southwind Self Storage

PUBLIC HEARING

K. Stone the petitioner is requesting a continuance until the December 8, 2022 Special Meeting because the petitioner failed to mail out the required public notice. However, the notice was published and posted on the property. We are going to re-publish and send out a new public hearing notice. We do not need to open the public hearing. We need to continue the case to the December 8, 2022 Special Meeting.

J. Miaso made a motion to continue case **(#22-11) Southwind Self Storage** to the December 8, 2022 Planning & Zoning Commission Special Meeting.

Motioned by: J. Miaso

Seconded by: B. Bucaro

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden

Nays: None

The motion carried.



**Village of Bartlett
Planning and Zoning Commission
November 3, 2022**

Old Business/ New Business

K. Stone we are happy to welcome our new Village Planner, Daniel Harper. We will have a Special Meeting next month on December 8. We will also be discussing political signs at that meeting with an attorney present for your questions.

M. Werden asked if there was a motion to adjourn.


Motioned by: G. Koziol

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:16 pm.

COMMUNITY DEVELOPMENT MEMORANDUM
22-104

DATE: October 26, 2022
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Devin Kamperschroer, Associate Planner 
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>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
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 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 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. A self-storage facility is proposed for Lot 1 (Case #2022-11). Lot 2 does not have a proposed end-user.
3. These parcels are served by the existing stormwater drainage detention system.
4. Lot 1 will not have access to Route 25.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the

following conditions:

- A. Village Engineer approval of the Final Engineering Plans;
- B. A Public Improvements Completion Agreement (PICA) must be submitted prior to each lot developing and approved by the Village Attorney;
- C. Parkway trees shall be planted, as each lot develops along Benchmark Lane and Southwind Boulevard, spaced not less than forty feet (40') nor more than sixty feet (60') apart.
- D. There shall be no vehicular access to IL Route 25 from Lot 1.

2. Background information is attached for your review and consideration.

djk/attachments

x:\comdev\memos 2022\104_southwind business park resub_pzc.docx



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:

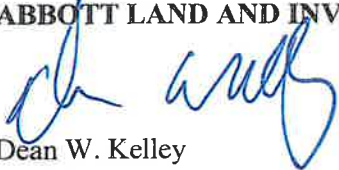
1. Eight (8) copies of the completed Development Application – Findings of Fact are not applicable.
2. Application Fees payable to the Village of Bartlett as required – Bluff City, LLC check no. 2893
3. Legal descriptions of the two (2) proposed new lots being subdivided from the existing Lot 3
4. Eight (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

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

COMMUNITY DEVELOPMENT MEMORANDUM
22-105

DATE: October 25, 2022
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Devin Kamperschroer, Associate Planner 
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 0.84 and to reduce the perimeter landscaping requirement

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
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 feet.
3. The proposed building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow a 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. 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.
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. The interior parkway along Route 25 will be landscaped with a row of sea green juniper shrubs which will reach an average height of 5 feet at maturity and grow together to form a thick hedge. The interior parkway will also include 4 evergreen trees.
9. The landscape, photometric and engineering plans are currently under review.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for, site plan review and special use permits subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. Village Engineer approval of the engineering plans;
 - C. There shall be no access to IL Route 25 from the site;

- D. There shall be a minimum 5-foot tall evergreen hedge maintained along the western edge of the property;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services Department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village;
 - I. A 50-cent per square foot Municipal Building donation is required and due upon issuance of a building permit;
 - J. Findings of fact (site plan):
 - i. That the proposed self-storage facility is a permitted use in the PD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the 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;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
2. According to the provisions of the Zoning Ordinance, the Planning & Zoning Commission should render a decision based upon the following:
- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variations is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variations is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the

- property.
- E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variations 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.
 - G. That the granting of the variances 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.
3. The plans and additional background information are attached for your review.

djk/attachments

x:\comdev\memos 2022\105_southwind self storage_pzc.docx



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

A handwritten signature in black ink, appearing to read "Jeffrey Budgell", is written over the typed name and title. The signature is stylized and somewhat abstract.

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: _____

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 **Land Use:** Existing: Industrial
(Refer to Official Zoning Map)
Proposed: PD 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.)

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)

Land Use: Existing: Industrial

Proposed: PD

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 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

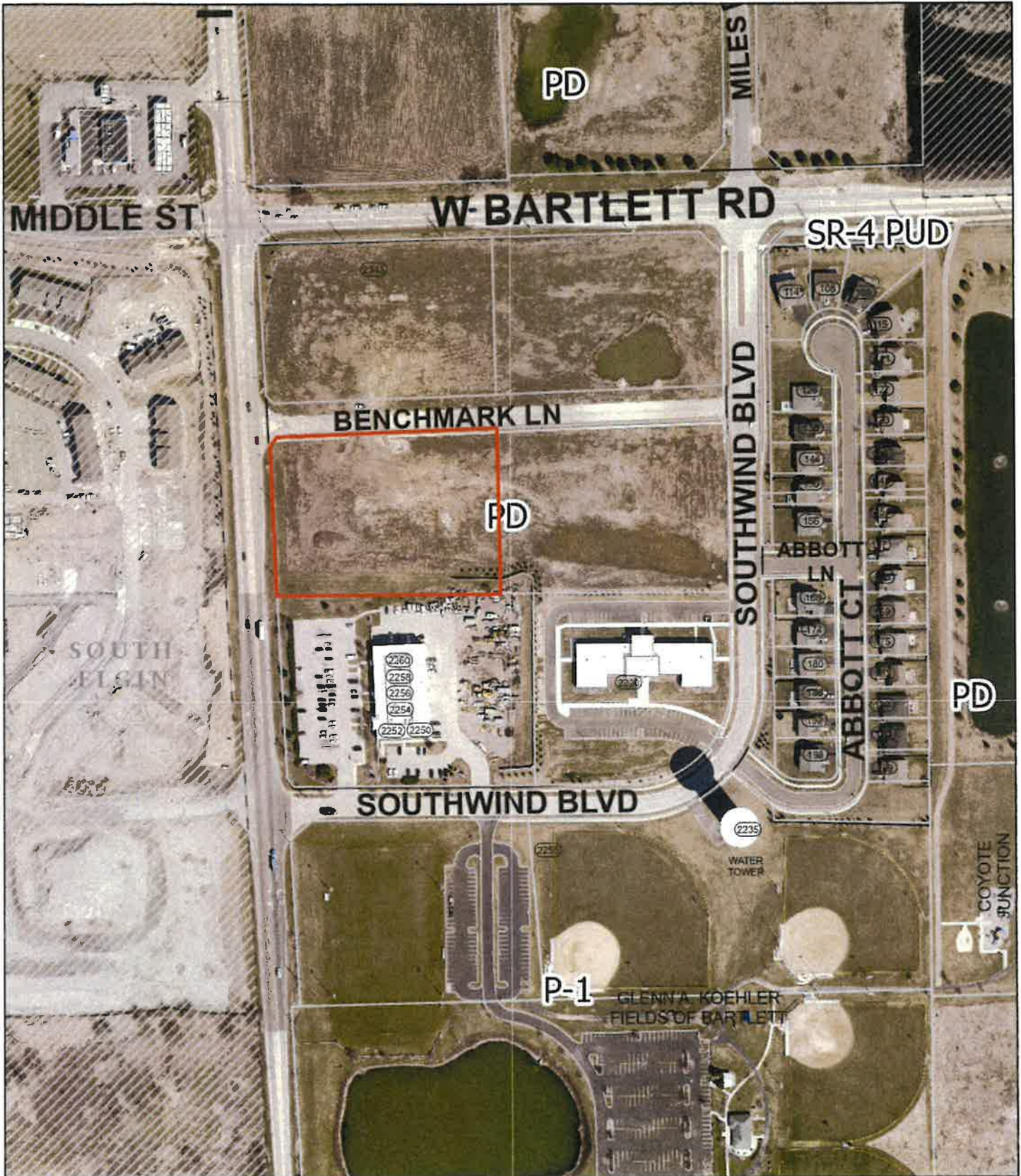
Chicago, IL 60622

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: 7-15-2022



Location Map

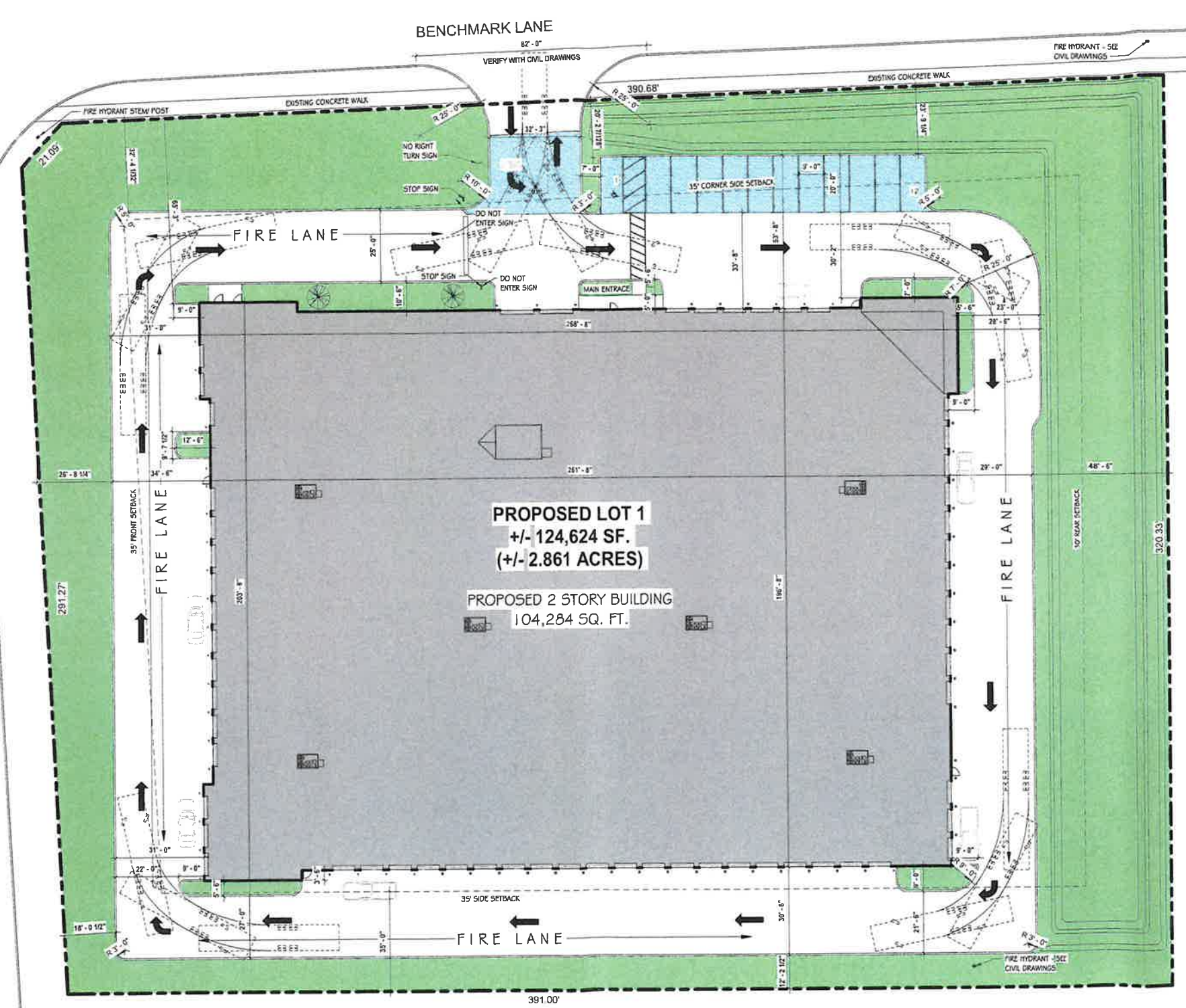
22-11 Southwind
Self Storage

2022



0 70 140 280 US Feet

ROUTE 25



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

PROPOSED 2 STORY BUILDING
 104,284 SQ. FT.

IMPERVIOUS SURFACE	
BENCHMARK LN.	
ZONING DISTRICT	PU (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
IMPERVIOUS SURFACE REQUIRED	24,925 SQ. FT. MIN.
OPEN SPACE (20% 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
 23 WEST AVENUE, SUITE 110
 BARTLETT, IL 60103
 TEL: 630.617.5998
 FAX: 630.617.5999
 LICENSED PROFESSIONAL ARCHITECTS
 LICENSE NO. 014-002114

As design progresses, the architect shall obtain all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals. These drawings and specifications shall not be reproduced in any form without the expressed written permission of Architects' Studio, LLC.
 COPYRIGHT © 2022
 ARCHITECTS' STUDIO, LLC

DATE	DESCRIPTION

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL
 CLIENT: SOUTHWING SELF STORAGE
 2318 N. WALKER ST.
 BARTLETT, IL 60103

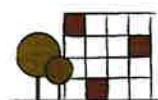
PRELIMINARY VEHICLE CIRCULATION PLAN
 SCALE: AS NOTED
 DRAWN BY: PZMC
 CHECKED BY: JH

DATE: 09/23/22
 ISSUED FOR
 REVIEW

DRAWING
A-0.1B



VIEW FROM SOUTHBOUND ROUTE 25

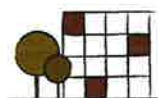


architects' studio

BAKETT STORAGE



VIEW FROM NORTHEBOUND ROUTE 25

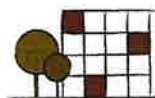


architects' studio

BARTLETT STORAGE



BENCHMARK NORTHEAST BIRD'S EYE VIEW



architects' studio

BARTLETT STORAGE



October 19, 2022

Mr. Devin Kamperschroer
Planning and Zoning Division
The Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RE: Southwind Self Storage – Review #2, Landscape Response

Dear Mr. Kamperschroer:

Please accept this letter as our formal response to your review letter, dated October 10, 2022, issued on behalf of the Village of Bartlett concerning Bartlett Storage LLC's resubmittal for Southwind Self Storage. Listed below is your review comment related to landscape and our response. Concurrent with this letter we are submitting a revised Preliminary Landscape Plan set that incorporate the changes as detailed herein; the plan set is dated with a revision of 10/19/22.

Comment #2: The western perimeter of the property should be landscaped with evergreen trees at least 5 feet in height. The Village Board expressed concerns with the appearance of the building from the residential properties to the west. The landscaping should match the rendering that was presented at the October 4th Committee of the Whole meeting.

Response: *The rendering that was presented at the COW meeting represented a 5 ft. high evergreen hedgerow with taller ornamental trees, within the west internal parkway. Although they resemble small pyramidal trees in the rendering, they are intended to be Sea Green Juniper evergreen shrubs. Sea Green Junipers grow together over time to form a thick, continuous evergreen hedge, reaching the same 5 ft. height at maturity that is represented in the rendering. This approach to screening is consistent with the plantings along the west perimeter parking lot of Bluff City Materials, the neighboring site, directly south of the subject site.*

In order to be more consistent with code and to provide better year-round coverage, we have replaced deciduous shrubs with evergreen and now have replaced four (4) of the ornamental deciduous trees with four (4) full size evergreen trees, which are placed purposely to help keep sight lines open to signage from areas along Route 25, yet block more of the building which will make our coverage more intense at maturity than represented in the rendering.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Torrens'.

Jeff Torrens PLA | ASLA

E: jtorrens@dicksondesignstudio.com | O: 224-241-8181

Enclosure

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 = 4
- ORNAMENTAL TREES = 4
- 100% SHRUB COVERAGE (5 FT. HEIGHT AT MATURITY) OF GARAGE DOORS AND LOADING AREAS LOCATED ADJACENT TO CURB DUE TO UTILITY LOCATIONS.

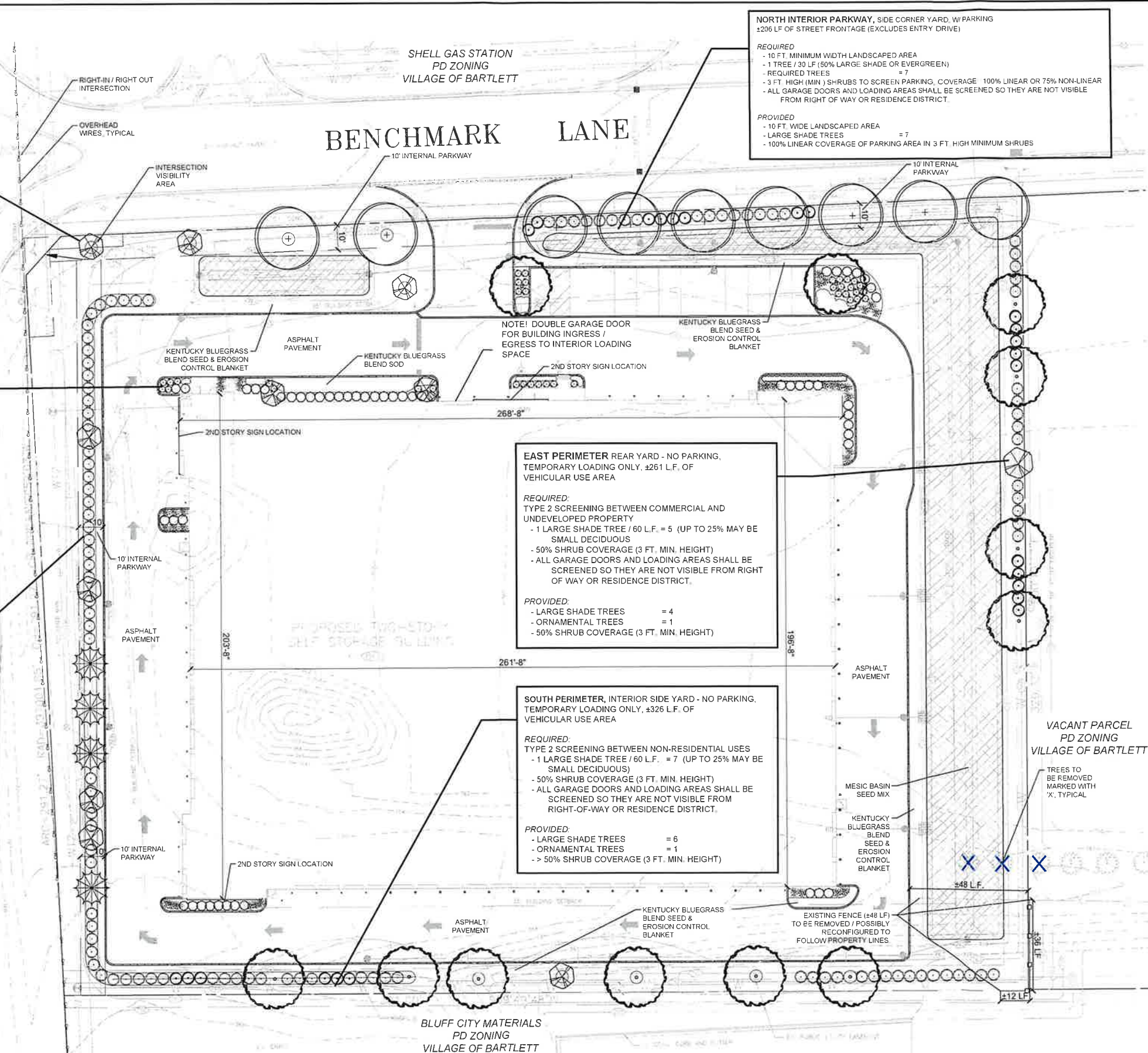
* 10 FT. INTERNAL PARKWAY RELOCATED DUE TO THE PRESENCE OF OVERHEAD WIRES AND OTHER UTILITIES

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

ROUTE 25 ILLINOIS



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 L.F. = 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, ±326 LF, OF VEHICULAR USE AREA

REQUIRED:

- TYPE 2 SCREENING BETWEEN NON-RESIDENTIAL USES
- 1 LARGE SHADE TREE / 60 L.F. = 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)



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

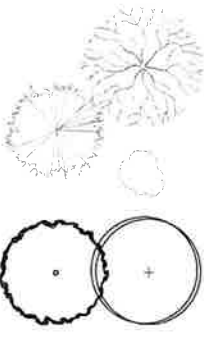
1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	10-19-22 WEST INTERNAL PKWY
4.	10-27-22 SHRUB HEIGHT AT MATURITY NOTE (WEST INT. PKWY)
5.	
6.	
7.	
8.	
9.	
10.	

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

SHEET NUMBER
L1.0

PLANT SYMBOLS KEY & PLANT MIX MATRIX

NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5" CALIPER (QTY: 21)

- ACER VARIETIES / MAPLE VAR.
- CÉLTIS OCCIDENTALIS / COMMON HACKBERRY
- GINGKO BILOBA / GINKGO
- GLEDITSIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEYLOCUST
- GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEETGUM
- LIRIODENDRON TULIPIFERA / TULIP TREE
- METASEQUOIA GLYPTOSTROBILOIDES / DAWN REDWOOD
- PLATANUS ACERIFOLIA 'MORTON CIRCLE' / LONDON PLANETREE
- QUERCUS BICOLOR / SWAMP WHITE OAK
- TILIA TOMENTOSA 'STERLING SILVER' / STERLING SILVER LINDEN
- ULMUS CARPINIFOLIA 'ACCOLADE' / ACCOLADE ELM

EVERGREEN TREES 6'-10" TALL (QTY: 4)

- PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE

ORNAMENTAL TREES, 6'-10" TALL (QTY: 11)

- ALNUS GLUTINOSA / EUROPEAN BLACK ALDER
- AMELANCHIER VARIETIES / SERVICEBERRY VAR.
- BETULA NIGRA / RIVER BIRCH
- CORNUS MAS / CORNELIAN CHERRY
- CRATAEGUS VARIETIES / HAWTHORN VAR.
- HAMAMELIS VARIETIES / WITCH-HAZEL VAR.
- MAGNOLIA VARIETIES / MAGNOLIA VAR.
- MALUS VARIETIES / FLOWERING CRABAPPLE VAR.
- SYRINGA RETICULATA / JAPANESE TREE LILAC

LARGE EVERGREEN SHRUBS, 36"-48" TALL (QTY: 106)

- JUNIPERUS CHINENSIS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEW VAR.

LARGE DECIDUOUS SHRUBS, 36"-48" TALL (QTY: 68)

- AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE
- ARONIA VARIETIES / CHOKEBERRY VAR.
- CORNUS VARIETIES / DOGWOOD VAR.
- FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- HYDRANGEA VARIETIES / HYDRANGEA VAR.
- SYRINGA VARIETIES / LILAC VAR.
- VIBURNUM VARIETIES / VIBURNUM VAR.

MED SMALL, DECIDUOUS SHRUBS, 18"-24" TALL (QTY: 37)

- HYPERICUM KALMIANUM / ST. JOHNSWORT
- RHUS AROMATICA 'GRO-LOW' / GRO LOW SUMAC
- ROSA VARIETIES / SHRUB ROSE VAR.
- SPIRAEA VARIETIES / SPIREA VAR.

SMALL EVERGREEN SHRUBS, 24" TALL / WIDE (QTY: 9)

- BUXUS VARIETIES / BOXWOOD VAR.
- JUNIPERUS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEW VAR.
- THUNIA OCCIDENTALIS HETZ MIDGET / HETZ MIDGET ARBORVITAE

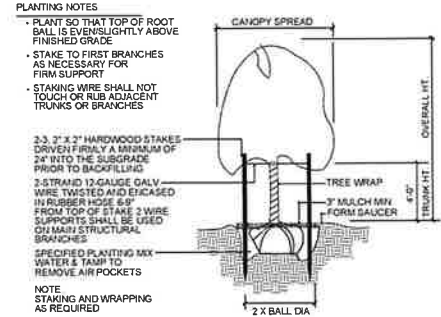
ORNAMENTAL GRASS, 1 GALLON (QTY: 36)

- CALAMAGROSTIS VARIETIES / REED GRASS VAR.
- PANICUM VARIETIES / SWITCH GRASS VAR.
- PENNISETUM VARIETIES / FOUNTAIN GRASS VAR.
- SESLERIA AUTUMNALIS / MOOR GRASS
- SPOROBOLUS HETEROLEPSIS / PRARIE DROPSEED

PERENNIALS, 1 GALLON (QTY: 130)

- MISC. VAR.

PLANTING DETAILS



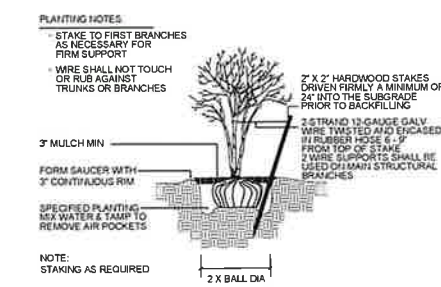
TREE PLANTING & STAKING

NOT TO SCALE



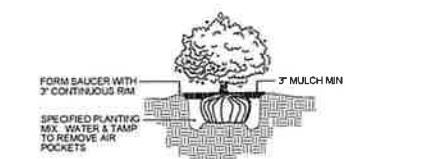
EVERGREEN TREE PLANTING

NOT TO SCALE



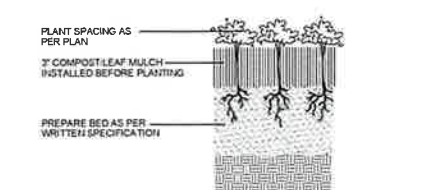
MULTI-TRUNK TREE STAKING

NOT TO SCALE



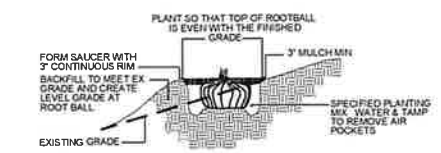
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES
- CALL J U L I E UTILITY LOCATING SERVICE (TEL 800 892 0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING
- GENERAL PLANT NOTES
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES)
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION)
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN)
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
BARTLETT STORAGE, LLC
2121 W. WALTON STREET
CHICAGO, IL 60622
TEL (815) 417-4550

CONTACT: JIM LAPETINA

ARCHITECT:
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dickson design
STUDIO

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224 241 8181

CLIENT NAME AND ADDRESS

BARTLETT STORAGE, LLC

2121 W. WALTON ST.
CHICAGO, IL

PLAN DATE

JUNE 10, 2022

REVISIONS

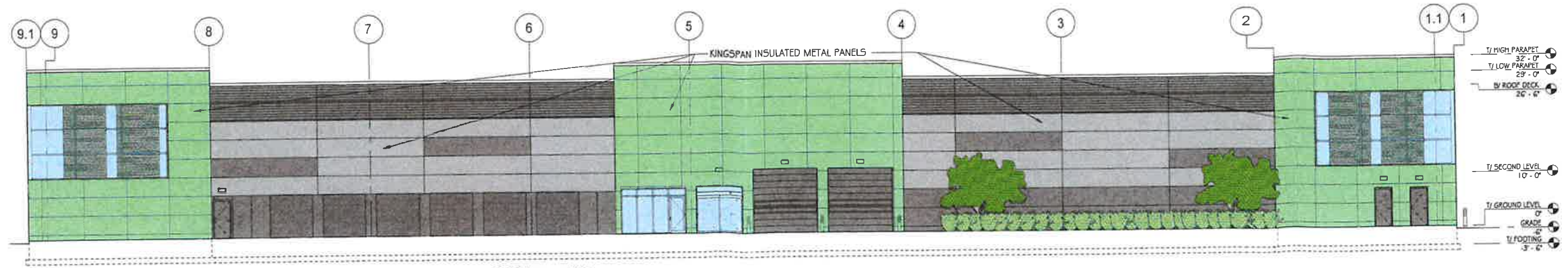
NO.	REVISION
1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	10-19-22 WEST INTERNAL PKWY
4.	10-27-22 SHRUB HEIGHT AT MATURITY NOTE (WEST INT. PKWY)
5.	
6.	
7.	
8.	
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10.	

PROJECT NAME AND SHEET TITLE

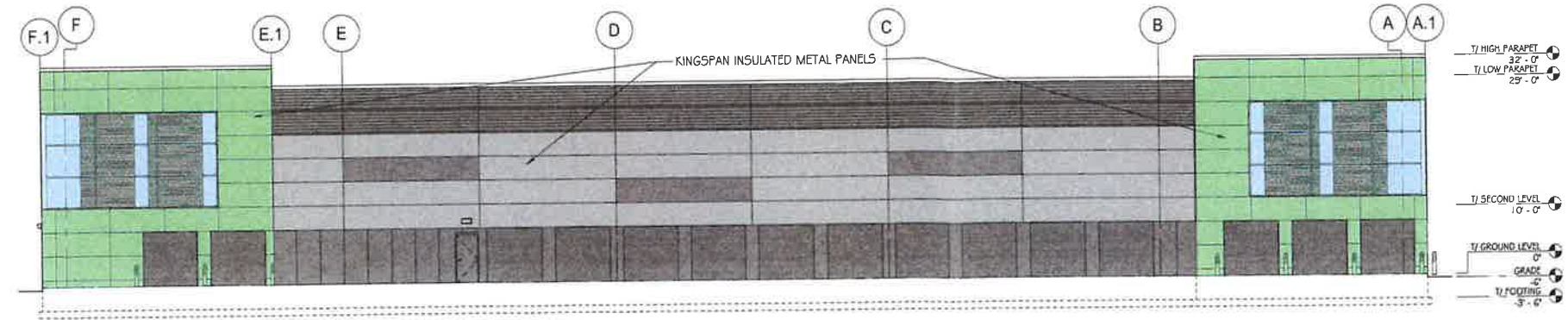
SOUTHWIND SELF STORAGE
BARTLETT, IL
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

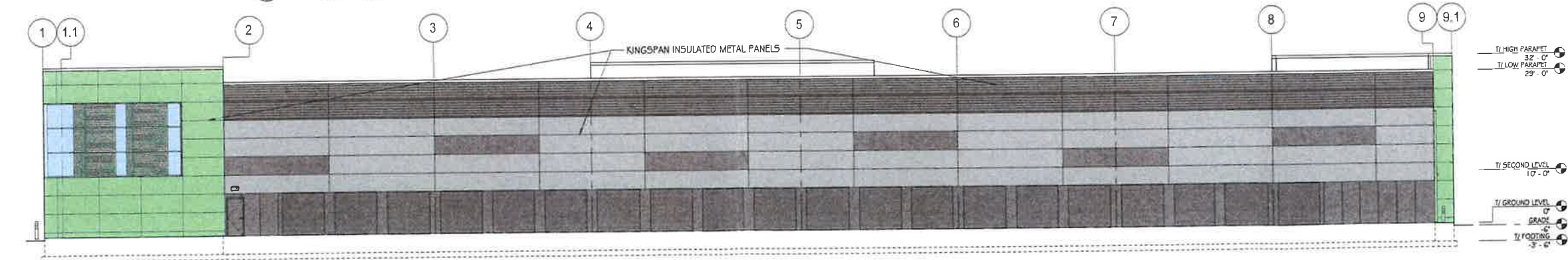
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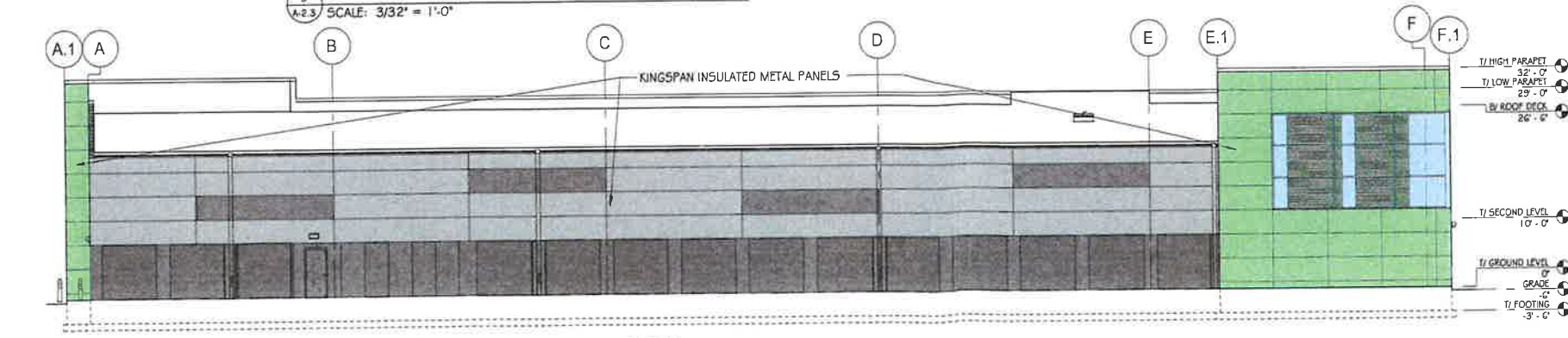
1 PRELIMINARY NORTH ELEVATION (CORNER SIDE)
 A-2.3 SCALE: 3/32" = 1'-0"



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"

The design indicated on these drawings is preliminary and is for informational purposes only. It is not intended to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions on these drawings.

NO.	DATE	REVISION/ISSUE

FOR REVIEW

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL
 CLIENT: SOUTHWING 110
 322 N. WASHINGTON ST.
 CHICAGO, IL 60602

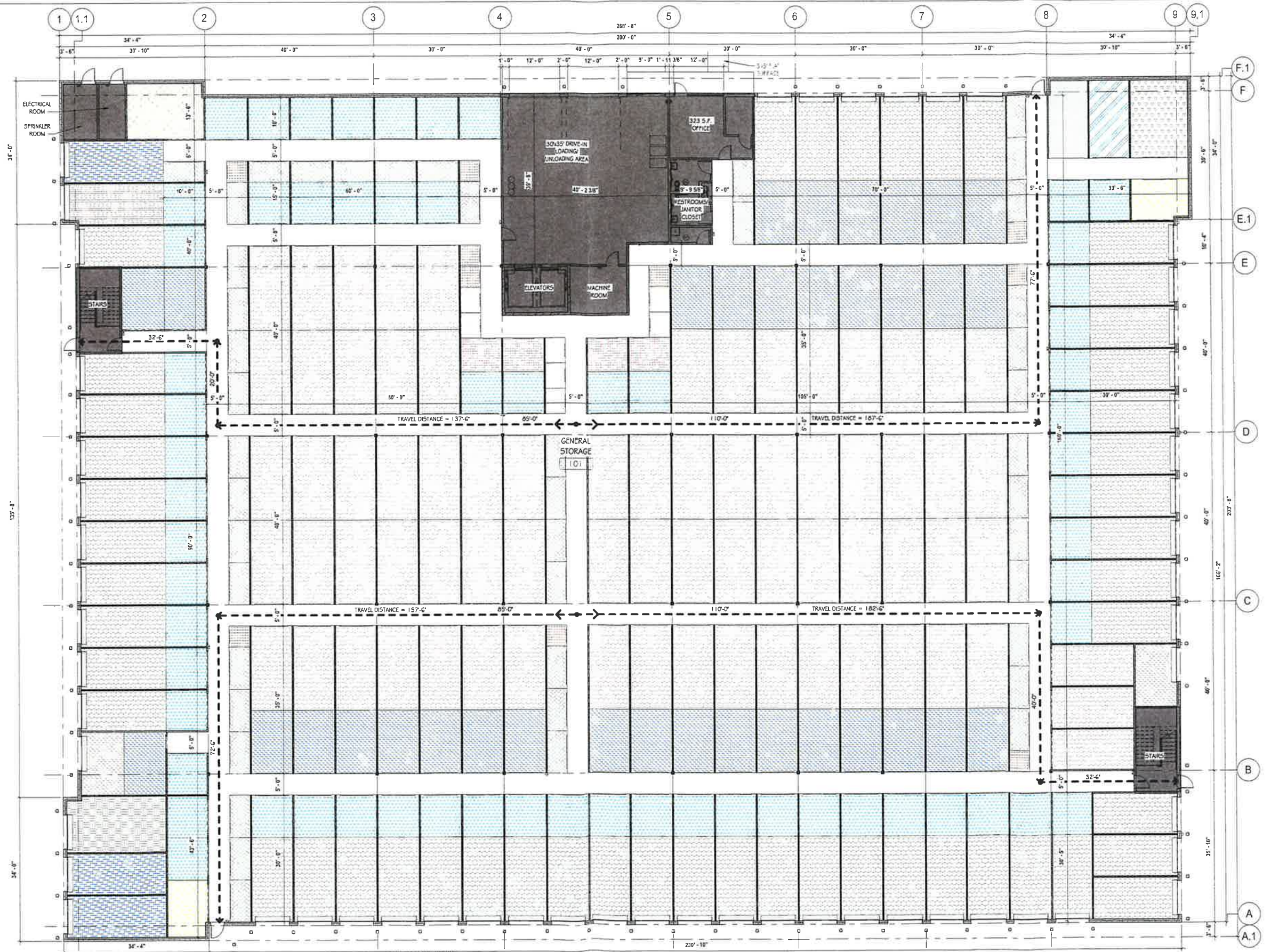
REVISIONS	DATE	BY	CHECKED

PRELIMINARY ELEVATIONS
 SCALE: AS NOTED

DATE: 09/23/22
 ISSUED FOR REVIEW

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING:
A-2.3



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

JOB SITE: BARTLETT SELF STORAGE		UNIT MIX SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	UNIT MIX SCHEDULE	1	UNIT MIX SCHEDULE
2	UNIT MIX SCHEDULE	2	UNIT MIX SCHEDULE
3	UNIT MIX SCHEDULE	3	UNIT MIX SCHEDULE
4	UNIT MIX SCHEDULE	4	UNIT MIX SCHEDULE
5	UNIT MIX SCHEDULE	5	UNIT MIX SCHEDULE
6	UNIT MIX SCHEDULE	6	UNIT MIX SCHEDULE
7	UNIT MIX SCHEDULE	7	UNIT MIX SCHEDULE
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98	UNIT MIX SCHEDULE	98	UNIT MIX SCHEDULE
99	UNIT MIX SCHEDULE	99	UNIT MIX SCHEDULE
100	UNIT MIX SCHEDULE	100	UNIT MIX SCHEDULE

PRELIMINARY
 NOT FOR CONSTRUCTION



architects' studio
 111 WEST WASHINGTON ST., SUITE 1100
 CHICAGO, IL 60602

PROJECT: SOUTHWING SELF STORAGE
 2301 W. WASHINGTON ST.
 CHICAGO, IL 60622

FOR REVIEW

DRAWING TITLE: **PRELIMINARY GROUND FLOOR - UNIT MIX**

SOUTHWING SELF STORAGE
 BENCHMARK LN.
 BARTLETT, IL

DATE: 09/23/22
 ISSUED FOR: REVIEW

DRAWING NO.: AS NOTED
 DATE: 09/23/22

SCALE: 3/32" = 1'-0"

DRAWING NO.: **A-2.2B**



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MEMORANDUM

To: Bartlett Planning & Zoning Commission
Kristy Stone, Planning & Development Services Director

From: Kurt S. Asprooth
Erin M. Monforti

Subject: Regulation of Political Signs on Residential Property

Date: November 28, 2022

I. Introduction

We have asked us to review and analyze the Village of Bartlett Code of Ordinances (the “Village Code”) and provide guidance on the regulation of political signs on residential property within the Village. This memo will provide a summary of the limitations imposed on the Village regarding political signage, along with a proposed amendment to the Village Code to ensure the Village is regulating political signage within those limitations.

II. Statutory Limitation on the Regulation of Political Signs.

In June 2010, the Illinois General Assembly passed Public Act 96-0904 (the “Act”), amending the Illinois Municipal Code, 65 ILCS 5/11-13-1(12). The Act, effective since January 1, 2011, restricts Illinois municipalities’ authority to regulate political signs within their corporate limits:

“[T]he corporate authorities in each municipality have the following powers:

...
(12) to establish local standards solely for the review of the exterior design of buildings and structures, excluding utility facilities and outdoor off-premises advertising signs, and designate a board or commission to implement the review process; *except that, other than reasonable restrictions as to size, no home rule or non-home rule municipality may prohibit the display of outdoor political campaign signs on residential property during any period of time, the regulation of these signs being a power and function of the State, and therefor, this item (12) is a denial and limitation of concurrent home rule powers and functions under subsection (i) of Section 6 of Article VII of the Illinois Constitution.*”

65 ILCS 5/11-13-1(12).

The Act clearly preempts the ability of the Village to prohibit or restrict political signage on residential property during any period of time. Further, the Act includes an express preemption and denial of home rule authority to regulate political signs on residential property in conflict with the Act. As such, the Village is still bound to follow this statutory limitation despite the Village's home rule status.

While the Act preempts the Village from prohibiting political signs on residential property, the Village may still enact "reasonable restrictions as to size." No definition of a "reasonable restriction as to size" was included in the Act. Further, the Act did not specify whether a size restriction could only be applied to individual signs, or whether a size restriction could be applied to the cumulative or aggregate size of all signs on a property.

However, the debates in the Illinois General Assembly on the Act shed light on this issue. Clarifying the purpose and scope of the proposed legislation, the bill sponsor, Representative Mike Tryon, indicated the following:

“[Tryon]: The Supreme Court, the U.S. Supreme Court, has ruled that it's unconstitutional to be able to regulate political signs and content or the timeframe they have . . . So this essentially would codify the Supreme Court ruling.” Ill. Gen. Assemb. 96, H. Deb., 110th Legis. Day, at 28 (Mar. 10, 2010).

Representative Tryon further engaged in a discussion of the bill with Representative Jack Franks:

“[Franks]: [Municipalities] can regulate the size.
[Tryon]: They can regulate size. They have that authority now.
[Franks]: But they cannot . . . but they cannot regulate the time.
[Tryon]: They can't regulate content or time.
[Franks]: Can they regulate how many signs I can have in my yard?
[Tryon]: They cannot regulate how many signs you have in your [yard].
. . .
[Franks]: So you can have as many signs as you want. They can say whatever they want for how long you want.
[Tryon]: That's correct.”
Ill. Gen Assemb. 96, H. Deb. 110th Legis. Day, at 30–31 (Mar. 10, 2010).

Based on this legislative history, the intent of the Act was to allow municipalities to regulate only the size of *individual* political signs. A size restriction cannot be used to directly limit the *number* of signs on a residential property. While not directly expressed in the legislative history, it seems that the General Assembly wanted to ensure that individuals have the right to erect as many signs on their residential property as there are candidates or referendums on the ballot.

So, we believe any size restriction that is applied to the aggregate or cumulative size of all political signs on a property would run afoul of the Act. Such a restriction would indirectly limit the number of signs that a resident could place on their property. Instead, we recommend imposing limitations

on how large individual signs can be, which falls squarely within the Village's authority under the Act.

III. Current Village Code Provisions.

In the Village Code, political signs are defined as “[a]ny sign encouraging the election or defeat of any candidate seeking any political office or encouraging the passage or defeat of any ballot measure.” Bartlett, Ill., Code § 10-12-3. Temporary signs are defined as “[a] sign, banner, or other advertising device or display construction of cloth, canvas, cardboard, wallboard, or other light temporary materials, with or without a structural frame, intended for a temporary period of display, such as decorative displays for holidays or public demonstrations.” *Id.* The Village Code exempts temporary political signs from the Village's sign permit requirements. 10-12-4(L).

Political signs are generally treated as temporary signs, even though the Act limits the ability of any municipality to regulate the time period that such signs are maintained. While temporary political signs are exempt from the Village's permitting requirements, they are still subject to the Village's general temporary sign regulations. The Village's temporary sign regulations (Section 10-12-6(G)) limit the display of temporary signs to (1) a period not to exceed 90 days; (2) no more than six (6) square feet in residential districts; and (3) no more than four (4) signs, none of which may exceed six square feet per sign, or twenty-four (24) feet in the aggregate, on each residential lot.

IV. Proposed Text Amendment

The current temporary sign restrictions on duration (90 days), number (4 signs), and aggregate size (24 square feet) cannot be applied to political signs on residential property, as discussed above. Given the unique status of political signs under the Illinois Municipal Code, we recommended adding a specific provision to the Village Code governing political signs separate and apart from temporary signs. Based on initial discussions of this issue at the Committee of the Whole Meeting of the Village Board, we propose the following text amendment to govern political signs on residential property:

- I. Political Signs on Residential Property:*
 - 1. There will be no limit on the number of political signs that may be erected on a residential lot within the Village.*
 - 2. No political sign on a residential lot within the Village may exceed sixteen (16) square feet in area or six (6) feet in height.*
 - 3. Political signs must be located entirely on private property pursuant to the owner's consent, except as otherwise allowed by law.*

We also recommend including a separate exemption for political signs under Section 10-12-4 that is distinct from the current exemption that includes political signs with temporary signs.

We would also like to note that recent decisions from the Supreme Court have limited the ability of municipalities to enforce sign restrictions based on content. Any distinction between signs based on their content is now subject to strict scrutiny. See *Reed v. Town of Gilbert*, 576 U.S. 155 (2015). The Supreme Court has somewhat backed away from the strict “need to read” test set forth in the *Reed* decision, and has opened the door to municipal regulations that distinguish between off-premises and on-premises signage. *City of Austin v. Regan Nat’l Adver. Of Austin, LLC*, 142 S. Ct. 1464 (2022). However, we still recommend revising the Village’s sign regulations to eliminate any clear content-based distinctions, and instead focus on regulating the physical attributes and location of signs. While the proposed text amendment regarding political signs is a content-based distinction, that content-based distinction is mandated by Illinois law. The Village’s current sign regulations do contain many regulations that legally regulate the size, location, and other physical attributes of signs, regardless of content. However, the current sign regulations still contain several content-based restrictions that could be subject to challenge (such the exemption of “special display” signs for charitable or civic welfare purposes).

Once you have had a chance to review this memorandum and the proposed text amendment, we are happy to discuss this matter further.

VILLAGE OF BARTLETT

ORDINANCE NO. 2022- _____

**AN ORDINANCE AMENDING THE BARTLETT ZONING ORDINANCE
REGARDING SIGN REGULATIONS**

WHEREAS, the Village of Bartlett ("**Village**") is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970, and has the authority to exercise any power and perform any function pertaining to its government and affairs and except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village has exercised its home rule authority to regulate the display of signs within the Village under the Bartlett Zoning Ordinance, codified in in Title 10 of the Bartlett Municipal Code; and

WHEREAS, the Village has an important and substantial governmental interest in preventing the proliferation of large political signs on residential property that may create aesthetic blight and pose a threat to traffic and pedestrian safety; and

WHEREAS, Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1(12)) authorizes the Village to enact reasonable size restrictions on political signs on residential property; and

WHEREAS, the Zoning Administrator has proposed an amendment to the Bartlett Zoning Ordinance to clarify the scope of the Village's regulation of political signs on residential property ("**Amendment**"); and

WHEREAS, pursuant to proper notice published in accordance with Illinois law, the Village of Bartlett Planning and Zoning Commission held a public hearing on December 8, 2022, to consider the proposed Amendment; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission recommended approval of the Amendment; and

WHEREAS, the Village Board of Trustees has duly considered the recommendation of the Planning and Zoning Commission and finds and determines that approving the Amendment in accordance with this Ordinance is in the best interests of the Village and will promote the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970, as follows:

SECTION 1: Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2: Amendment. Chapter 12, entitled “Signs,” of Title 10, entitled “Bartlett Zoning Code,” of the Bartlett Municipal Code is hereby amended as follows (additions in double-underline, deletions in ~~strikethrough~~):

“10-12-4 EXEMPTIONS:

The following shall be exempt from the permit requirements of this chapter:

A. Addresses: address numerals and other signs required to be maintained by law or governmental order, rule, or regulation provided that the content and size of the sign do not exceed the requirements of such law, order, rule, or regulation.

...

~~L. Temporary signs. Temporary signs, including, but not limited to, temporary political signs.~~

...

Q. Signs on Athletic Field Fences, Walls And Scoreboards: Signs are allowed to be placed on the athletic field fences, walls and scoreboards on property within in the P-1 public lands district where athletic fields are installed for the purposes of playing league games. Signs placed on athletic field fences and walls are limited to temporary or seasonal banner type signs not to exceed thirty two (32) square feet in size. Signs mounted on any scoreboard on property zoned P-1 public lands district shall not exceed thirty two (32) square feet in size and must be preapproved by the village board. A sign permit issued by the community development department shall be required for any sign mounted or affixed to any scoreboard.

R. Political Signs: political signs on residential property.

10-12-6 GENERAL STANDARDS:

...

G. Temporary Signs:

1. For the purposes of this Section, the term “temporary sign” shall refer to all temporary signs as defined in this Chapter 12, except no reference to “temporary sign” shall be construed to include any political sign that is erected on residential property.

42. Temporary signs shall be allowed for a period not to exceed ninety (90) days. Time extensions may be granted by the zoning administrator based on his or her inspection of the sign and determination that the sign is in good repair and constructed in such a manner as to remain in good repair for the duration of the extended period.

23. All temporary signs shall be anchored and supported in a manner which reasonably prevents the possibility of the signs becoming hazards to the public health and safety as determined by the zoning administrator.

34. No temporary sign shall cover more than 10% of any wall nor more than 25% of any window.

45. Temporary signs shall be kept in reasonable size relationship to permanent signs permitted on the premises and in no case shall be larger than six (6) square feet in area in residential districts and twenty four (24) square feet in area in commercial, office and/or industrial districts.

56. Not more than four (4) temporary signs, none of which shall exceed six (6) square feet per sign, or twenty four (24) square feet in the aggregate, shall be allowed on each residential lot, except on residential lots with more than eighty (80) linear feet of street frontage.

67. Not more than four (4) temporary signs, none of which shall exceed twenty four (24) square feet per sign or forty eight (48) square feet in the aggregate, shall be allowed on any commercial, office and/or industrial lot with one hundred (100) linear feet or less of street frontage. On commercial, office and/or industrial lots with over one hundred (100) linear feet of street frontage there shall be allowed up to four (4) temporary signs for every one hundred (100) linear feet of street frontage none of which temporary signs shall exceed twenty four (24) square feet per sign, or the lesser of forty eight (48) square feet per one hundred (100) linear feet of street frontage, or ninety six (96) square feet in the aggregate on any commercial, office and or/industrial lot.

...

I. Political Signs on Residential Property:

1. There shall be no limit on the number of political signs that may be erected on a residential lot within the Village.

2. No political sign on a residential lot in the Village may exceed sixteen (16) square feet in area or six (6) feet in height.

3. Political signs must be located entirely on private property pursuant to the owner's consent, except as otherwise allowed by law."

SECTION 3: SEVERABILITY. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications shall remain in effect.

SECTION 4: REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however that nothing in this Ordinance shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

PASSED:

APPROVED:

Kevin Wallace, Village President

Attest:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2022-_____, enacted on _____, 2022 and approved on _____, 2022 as the same appears in the official records of the Village of Bartlett.

Lorna Giles, Village Clerk