

# Bartlett's Development Potential - July 2024

An overview of current projects,  
available infill sites and potential  
annexations

# Business Park Development Sites

New buildings are being constructed in the Village's business parks and only a few sites remain.

# Blue Heron & Southwind Business Parks

## Sites Under Development

**A. 2305-2325 Kenyon Rd** – *under construction*

175,000 sq.ft. speculative building

**B. Great Lakes 2** – *construction completed June 2024*

Multi-tenant industrial building with truck parking/storage

**C. Alan Horticulture** – *under construction*

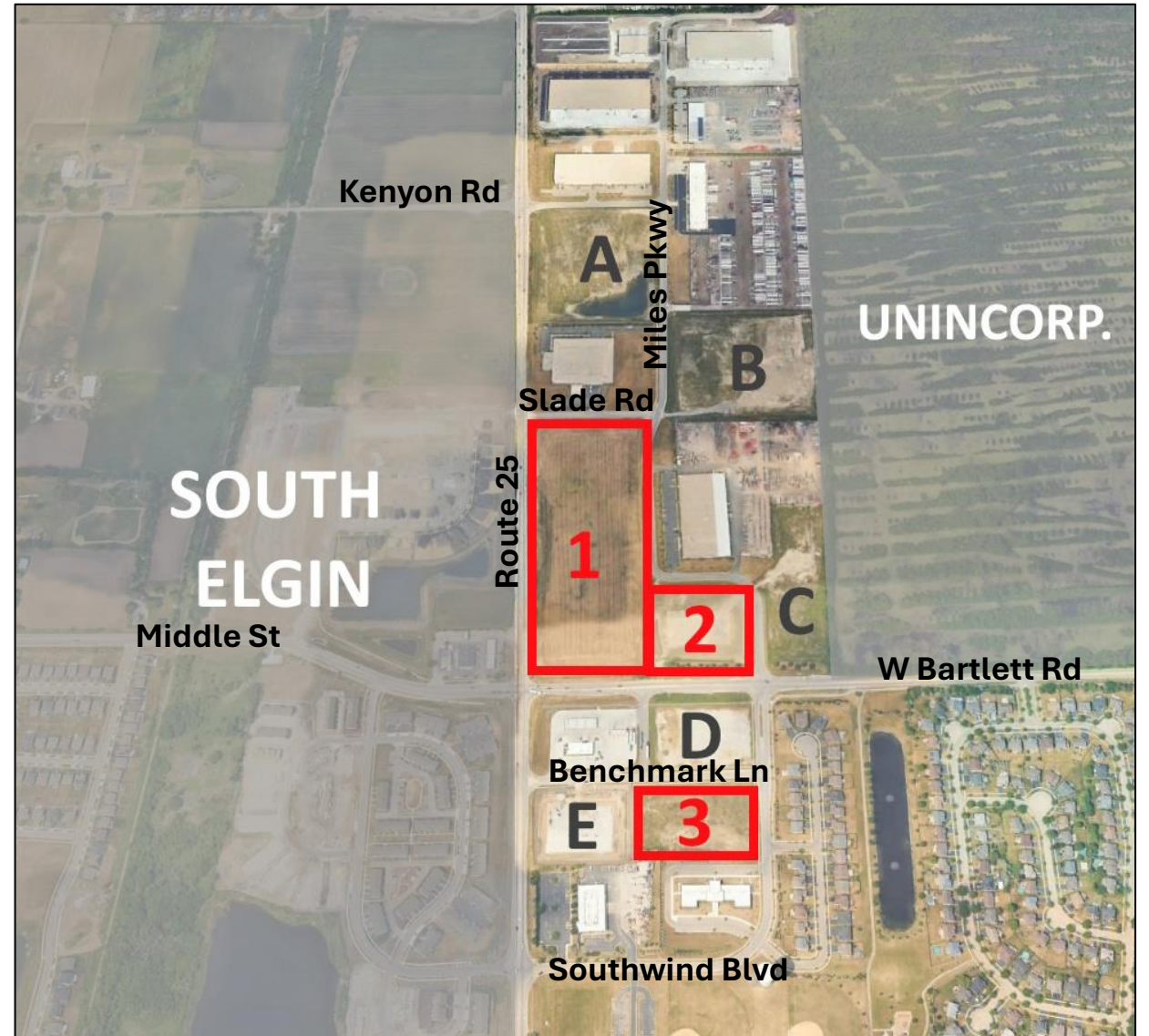
Landscape contractor building and storage yard

**D. Southwind Retail** – *petitioner revising, needs to complete public hearing process*

Multi-tenant commercial center development application submitted in Jan 2024, review letter sent in Feb 2024

**E. Southwind Self Storage** – *construction complete*

105,000 sq.ft. self storage building



# Blue Heron & Southwind Business Parks

## Remaining Sites

### 1. 14.7 acres “Kenyon Property”

Zoned PD for commercial, office and light industrial uses (Ord 2001-65)

**FLUP designates south 1/3 as commercial uses, rest as Mixed Use Business Park**

[View CBRE Listing](#)

### 2. 4.2 acres Blue Heron Business Park

Zoned PD for commercial uses (Ord 2003-104)

FLUP designates as Mixed Use Business Park

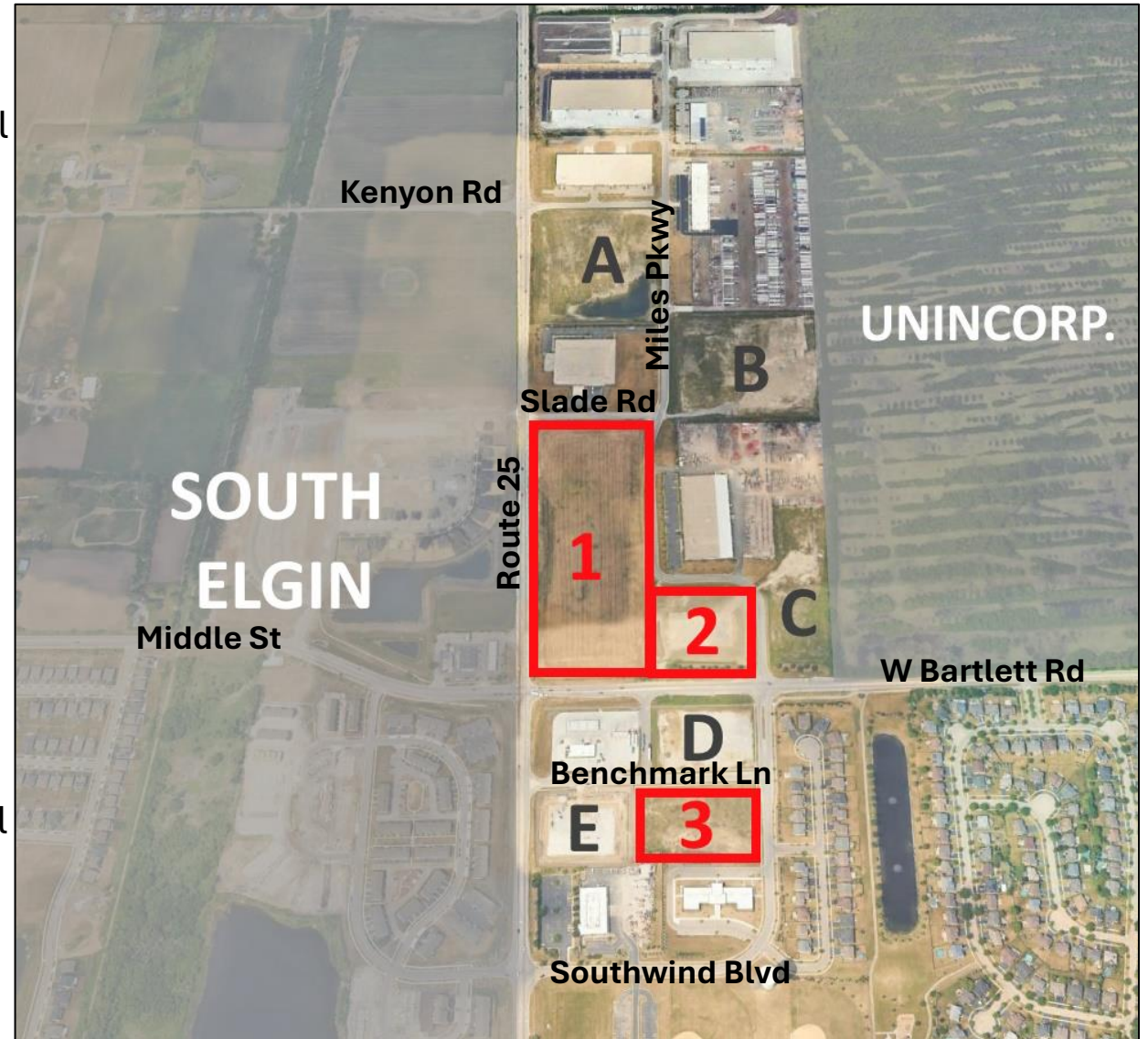
**Developer has expressed interest in modifying zoning to allow light industrial uses**

### 3. 3.8 acres Southwind Business Park

Zoned PD for office, commercial and light industrial (Ord 2001-65)

FLUP designates as Mixed Use Business Park

**Developer has said there has been interest by a daycare facility at this site**



# Brewster Creek Business Park

## Sites Under Development

**A. 300 Spitzer Rd** – *under construction*

375,000 sq.ft. production building for Rana

**B. 1201 Humbracht Cir** – *under construction*

207,000 sq.ft. building for Axiom Plastics

**C. 1210 Hardt Cir** – *under construction*

YLM Logistics building and trailer parking

**D. 1200 Humbracht Cir** – *under permit review*

100,000 sq.ft. cold storage facility

**E. 1220 Hardt Cir** – *under permit review*

AGI Logistics building and trailer parking

**F. 1228 Humbracht Cir** – *construction completed June 2024*

39,000 sq.ft. building for Active Wireworks

**G. 1250 Hardt Cir** – *construction completed June 2024*

50,000 sq.ft. facility for Packaging By Design

**H. 1350 Munger Road** – *development application under review*

Owner looking to subdivide property to construct a 150,000 sq.ft. building



# Brewster Creek Business Park

## Remaining Sites

1. **4.9 acres (Cook County)** – owned by MDM Real Estate LLC
2. **3.93 acres** – owned by REIF LLC
3. **18.68 acres** – staff has been contacted by broker, site was recently regraded for future development
4. **3.85 acres** – owned by Elmhurst Chicago Stone
5. **2.98 acres** – owned by Hermann Property USA for future expansion



# Infill Development Opportunities

There are numerous vacant or underdeveloped properties within the Village. Are the current zoning and future land use plan (FLUP) designations appropriate for these sites?

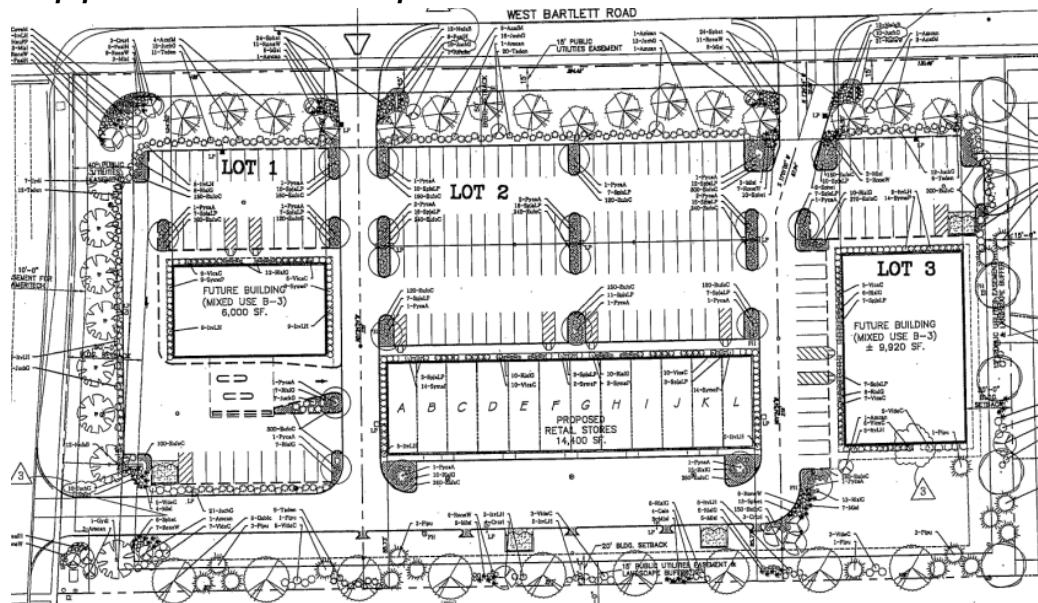
# Westridge Commercial Outlot

5 acres at SEC of Westridge & W. Bartlett Rd

**Current Zoning** – PD allows B-4 uses  
(Ord #1988-59, 1993-16)

**Future Land Use Plan Designation** –  
Commercial

**Background** – A Final PUD Plan was approved  
by Ord #2006-83 for a 3 building commercial  
development but it was never constructed and  
*approvals have expired*





# Castle Creek Outlot

12.2 acres on west side of Lambert Lane owned by the Village of Bartlett

**Current Zoning** – PD for commuter station/other public uses

**Future Land Use Plan Designation** - Municipal/Institutional

**Background** – Property was donated to the Village as part of Spaulding Springs/Castle Creek approval (Ord 2002-99) with the intent to sell the property to Metra for a passenger transfer station and parking lots that would have served the proposed STAR line and Milwaukee District West line. Metra stopped pursuing the Star Line in 2008 when CN purchased the EJ&E railroad.

The Village entered into an agreement with Eagle Z to sell a portion of the property and grant a parking easement in order for the Village to establish a Quiet Zone (Ord 2016-65). To date, the sale of the portion of property has not occurred.



# Liberty Elementary School outlet

Southeast corner of West Bartlett Road and Naperville Road

**Size** – 2.83 acres

**Current Zoning** – ER-2 Estate Residential

**Future Land Use Plan Designation** - Open Space

**Background** – U-46 purchased 13 acres for Liberty Elementary School from the Nee Moran Building Group in 2000, at that time a declaration of covenants was recorded (Doc #00902462) and list of prohibited uses was recorded as a restrictive covenant for the property (Doc #00902461). Per the August 9, 2001 Plan Commission minutes, U-46 had wanted to purchase the outlet as well but could not agree on a price. *The Village is not a party to either of these documents and was not approached about commercial uses when the school's site plan was approved by Ordinance 2001-107.*

The property owner has advertised the land for commercial development over the years. Staff has directed numerous inquiries to submit a concept plan since commercial uses are not permitted under the current zoning designation and are not consistent with the FLUP. A concept plan has never been submitted.

Cook County has jurisdiction for curbcuts to the site, a shared access easement is recorded but there are concerns with traffic flow during the school's peak hours.



[View LoopNet Listing](#)

# West Bartlett & Route 59

**Size** – Grasslands outlot – 6 acres, East lot – 1.8 acres

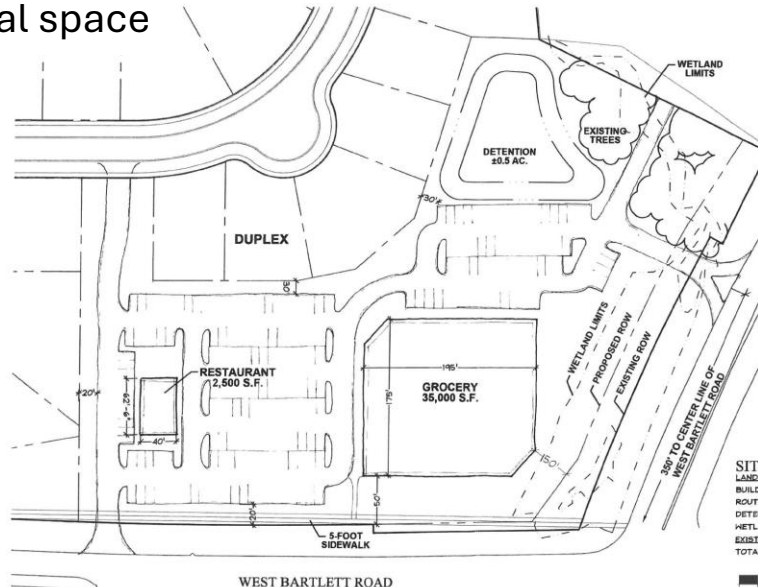
**Current Zoning** – Grasslands outlot - PD with B-3 uses

East lot – ER-2

**Future Land Use Plan Designation** – Grasslands outlot - Commercial

East lot - Office (Surrounding site was dedicated to the Park District as part of the Grasslands Development)

**Background** – To date, staff has primarily received interest on the Grasslands outlot for truck stop establishments. Per the current regulations, truck stops are a prohibited use for this site. The Preliminary PUD Plan below showed 37,500 sq.ft. of commercial space



[View Grasslands outlot listing](#)

[View East lot listing](#)

# Route 59, south of Lake Street

4 parcels – total 45 acres, largest two are currently for sale

Entire property is within ta TIF District,

**Future Land Use Plan** – Commercial

Large jurisdictional wetland on portion of properties

1. 20.15 acres Zoned B-4 as part of the Eagle's Ridge Subdivision, has access to Horizon Drive

Current listing shows townhome layout

[View LoopNet listing](#)

2. 22.89 acres Zoned ER-1

[View CBRE listing](#)

The other 2 properties are not currently listed for sale.



# Eastpointe Estates Outlot

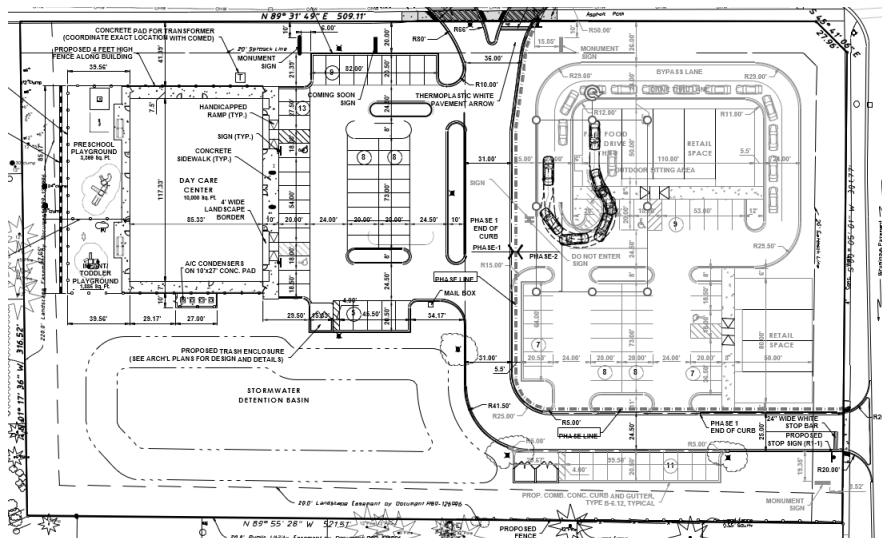
**Location** – Southwest corner of Devon & Prospect Ave

**Size** –

**Current Zoning** – B-2

**Future Land Use Plan Designation** - Commercial

**Background** – In 2016, a motion to approve a banquet hall & chapel failed to pass. In 2018, a development application was received for a day care and retail center but was later withdrawn prior to any public hearings.



# 995 E Devon Ave

**Size** – 1.7 acre lot

**Current Zoning** – I-1 Light Industrial

**Future Land Use Plan Designation** -  
Mixed Use Business Park

**Background** – Property was cleared in 2023 and a fence was installed along the south property. A building permit application was submitted but the application expired and the property has been relisted.

[View Realtor.com listing](#)



# The Promenade

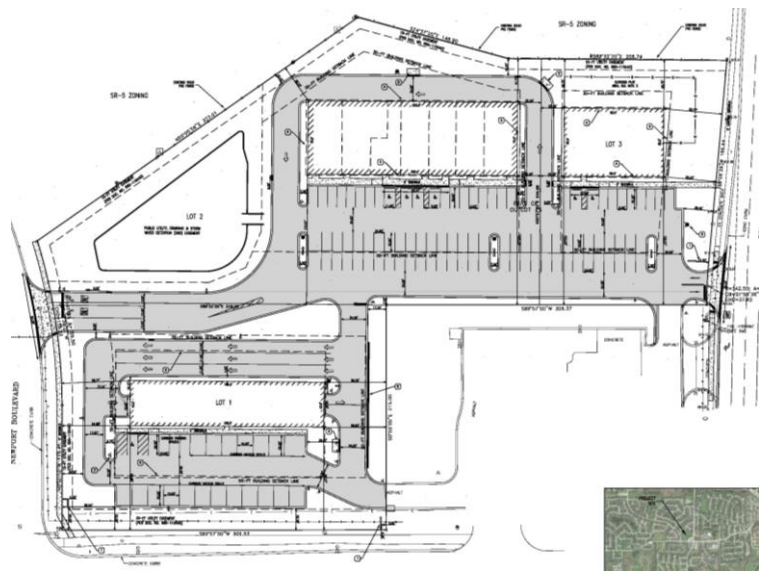
NWC County Farm & Stearns

**Size** – 4.62 acres

**Current Zoning** – B-3 PUD

**Future Land Use Plan Designation** - Commercial

**Background** – Ordinance 2024-01 approved the plat, PUD, special uses and site plan for a retail center, daycare and carwash. The applicant has until January 16, 2025 to start construction or the approvals will expire.



# Route 59 & Norwood

**Size** – 2.88 acres

**Current Zoning** – B-3 Neighborhood Shopping

**Future Land Use Plan Designation** - Commercial and Open Space (wetland portion of site)

**Background** – This lot was created as part of the Brewster Creek Centre Unit 2. A majority of the site is designated stormwater detention and utility easements.



[View CBRE listing](#)





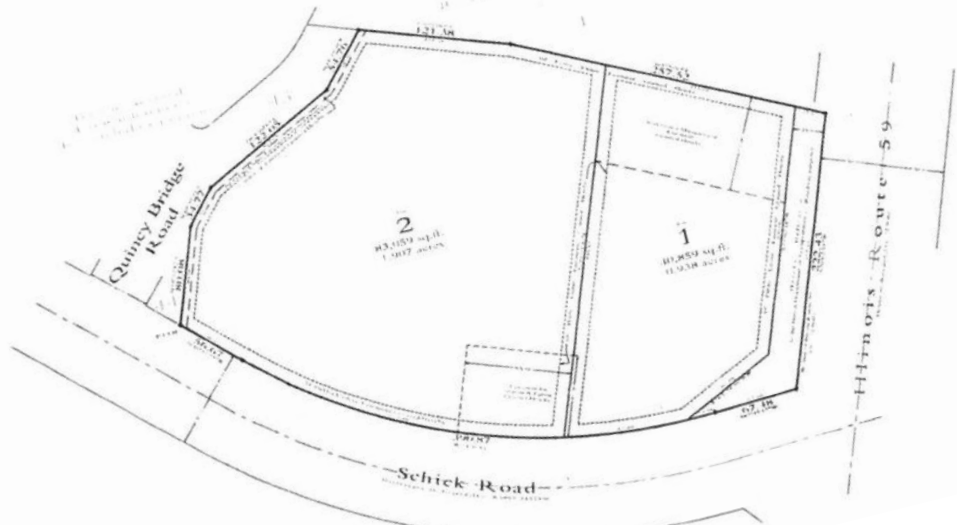
# West side of Route 59, north of Schick Rd

**Size** – 2 acres

**Current Zoning** – B-3 Neighborhood Shopping District

**Future Land Use Plan Designation** - Commercial

**Background** – Ord 2022-94 approved a 2-lot subdivision with a Dunkin Donuts on the Lot 1. The petitioner has submitted a building permit application but the project cannot proceed until the conditions in the ordinance have been met and the plat of subdivision is recorded.



[View CBRE listing](#)

# West side of Route 59, south of Schick Road

**Size** – 10.16 acres

**Current Zoning** – B-3 Neighborhood Shopping District

**Future Land Use Plan Designation** - Commercial

**Background** – Ord 2007-05 approved a commercial development, but the project was never constructed. The COW has reviewed a concept plan in 2018 for a senior living community and 12,000 sq.ft retail center. The COW reviewed a concept plan in 2021 for 119-unit senior apartment building. The COW expressed their preference for commercial uses along Route 59.

Staff has recently been contacted by a potential buyer that proposed outdoor soccer field and a domed 100,000 sq.ft. soccer field. Staff has recommended that a concept plan be submitted since the use would not be considered commercial.



# Durwood Forest Outlot

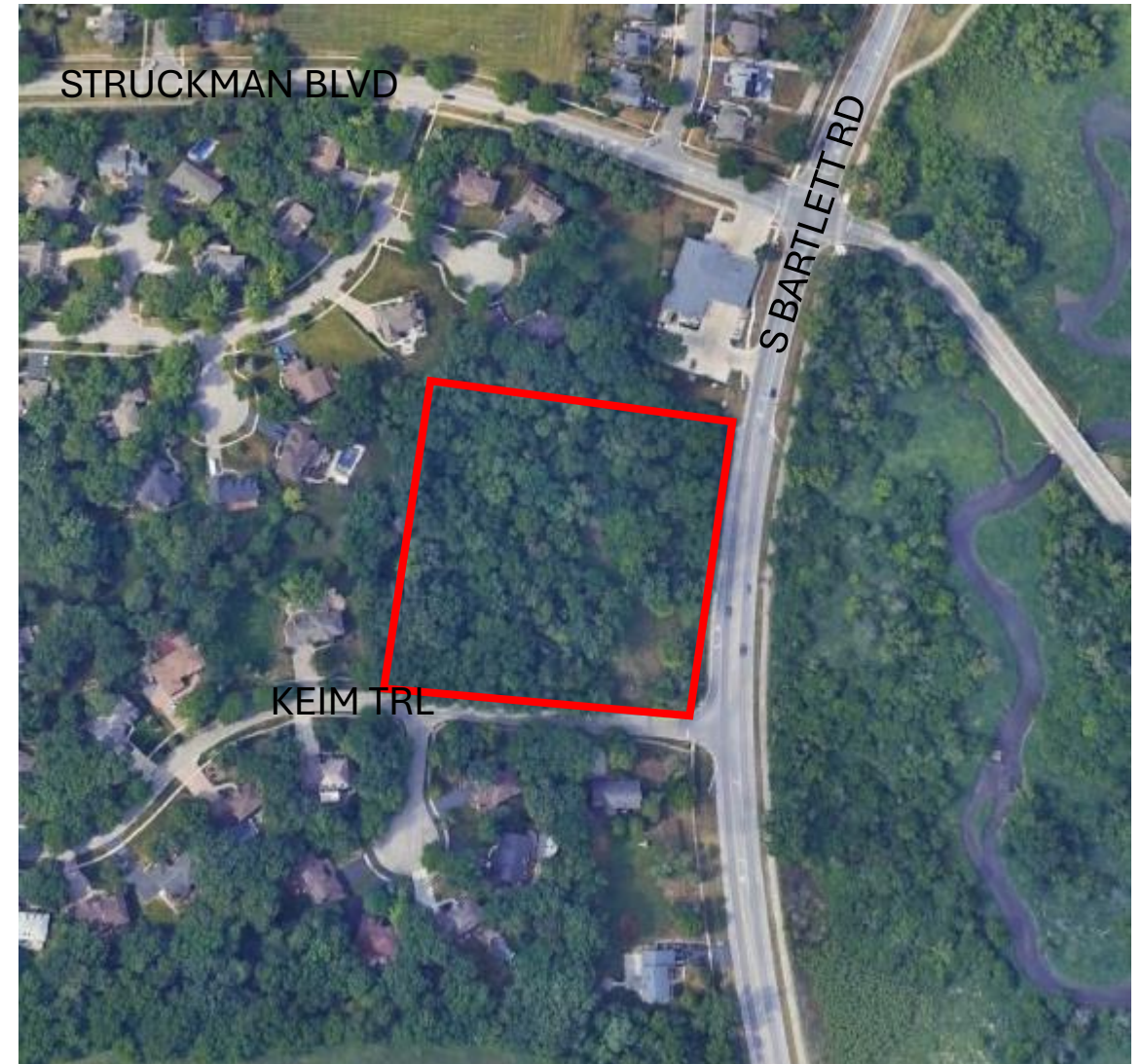
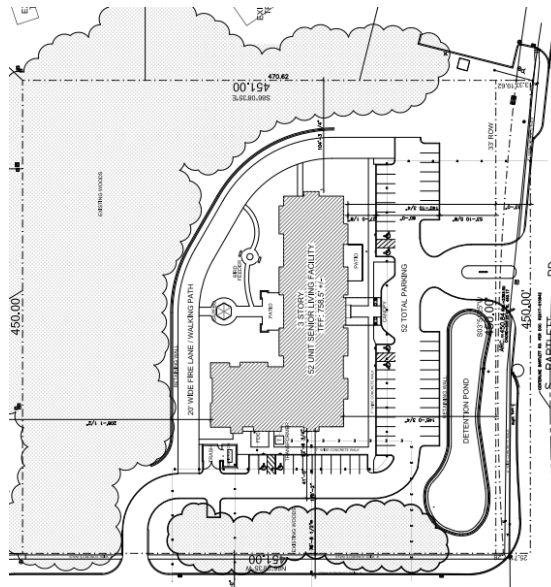
**Location** – NWC Keim Trl & S. Bartlett Rd

**Size** – 5 acres

**Current Zoning** – ER-3 PUD

**Future Land Use Plan Designation** -  
Estate Residential

**Background** – The original PUD Plan identified the parcel as a church site. The property has been owned by the Diocese of Joliet. A concept plan for affordable senior apartments was presented to the COW in November 2023.



# NEC Fairfax & Army Trail

**Size** – 2.5 acres

**Current Zoning** – B-2 PUD

**Future Land Use Plan Designation** -  
Commercial

**Background** – Ord 1984-76 designated the property as being zoned B-2 as part of the PUD for the Continental-Lexington Areas 11A and 12 PUD. Ord 2002-75 approved a BP gas station with car wash. The project was never constructed. Staff has recently been in contact with the new owner who intends to construct a day care facility and possible a drive-thru only coffee shop.

The access road on the east side of the property is owned by Hanover Park. An agreement between the property owner and Hanover Park would need to be made in order for the site to utilize the drive.



# Potential Downtown Redevelopment will be discussed during the TOD Plan Update at the August 20<sup>th</sup> VBC



# Proposed Lake St TIF District will be discussed this Fall



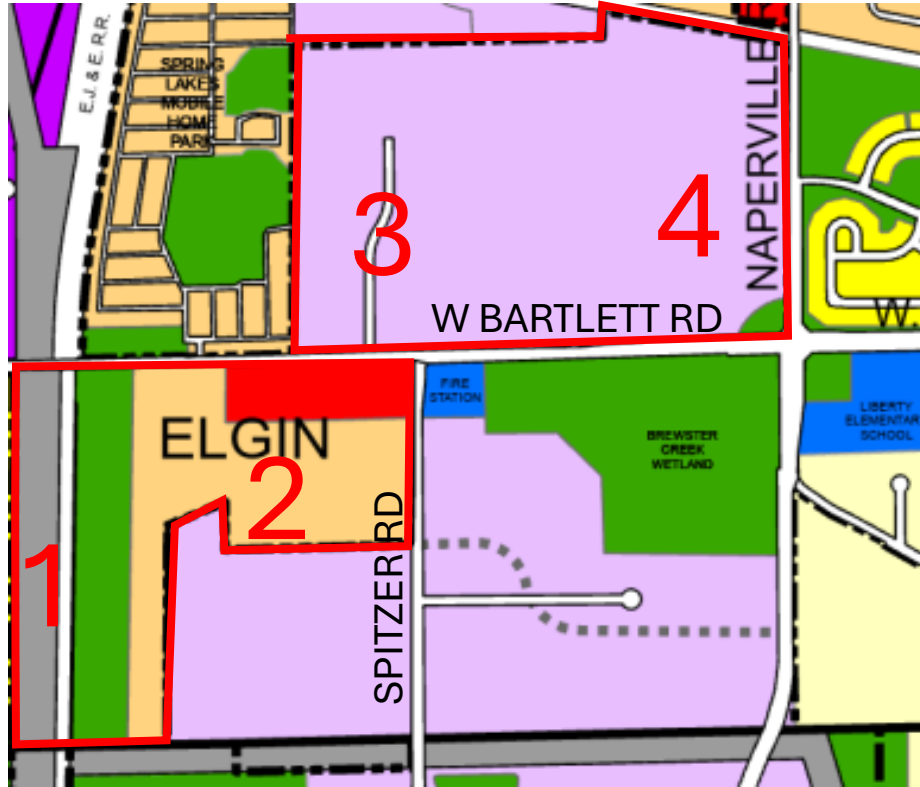
# Unincorporated Areas

The Future Land Use Plan (FLUP) serves as a guide to ensure that properties be annexed, rezoned and developed in accordance with the Village's long range vision. It has been several years since the Village has reviewed the Future Land Use Plan designation for unincorporated properties . Does the FLUP need to be amended based on development trends and the Village's desired land uses?

Cook County is renewing discussions on incentivizing the annexation of unincorporated parcels.

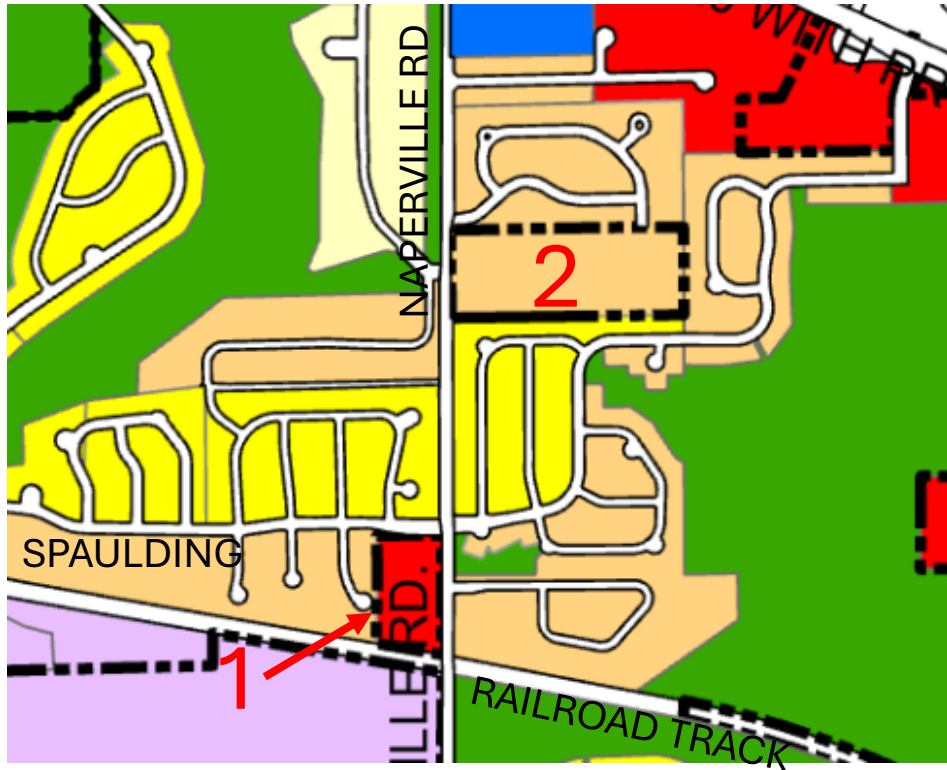


# West Bartlett Road and Naperville Road



1. The CN railroad's right of way is 100 feet wide and ComEd's right of way is 316 feet wide. Both properties are unincorporated.
2. The City of Elgin received a concept plan in the early 2000s for a mixed-use development on the south side of West Bartlett Road and the FLUP was amended to show the project. The property is primarily used as a truck storage and Elgin does not have utilities to this area. **Should these land uses be modified to Mixed Use Business Park to match existing development trends?**
3. Tameling Court is not a fully improved road and was never accepted by Hanover Township Road District. The Village has objected at Cook County ZBA hearings to allow uses with heavy truck traffic due to the condition of the road if the area was to ever be annexed.
4. A concept plan for a logistic company at the northwest corner of Naperville and West Bartlett Roads was given negative feedback by the Committee of the Whole in 2022. **If light industrial uses are not desirable at this location, what uses are preferred?**

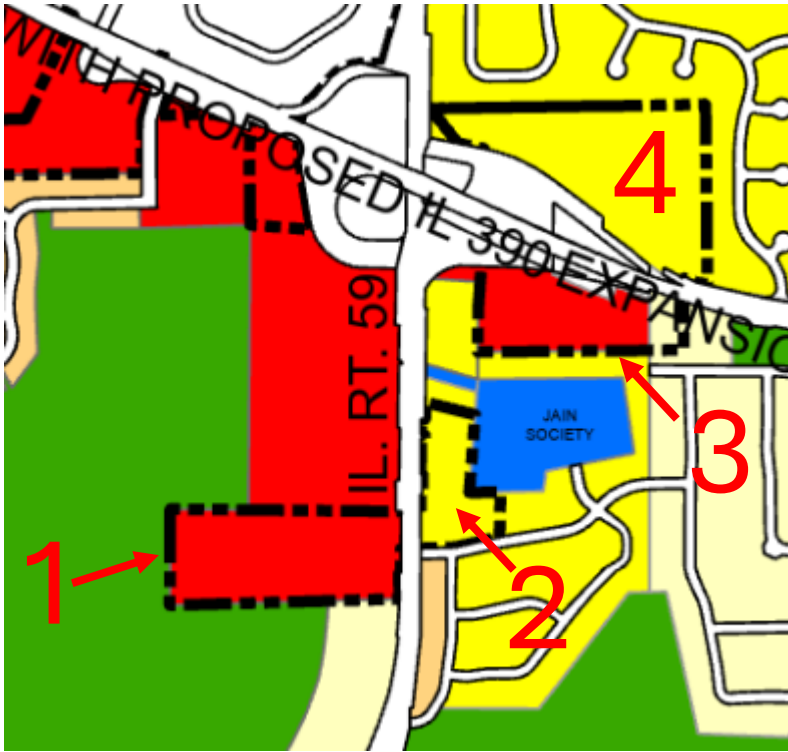
# Naperville Road between Lake Street and Railroad



1. There have not been any inquiries to staff on this parcel in years. **The FLUP designated the property for commercial uses, should this be reviewed?**

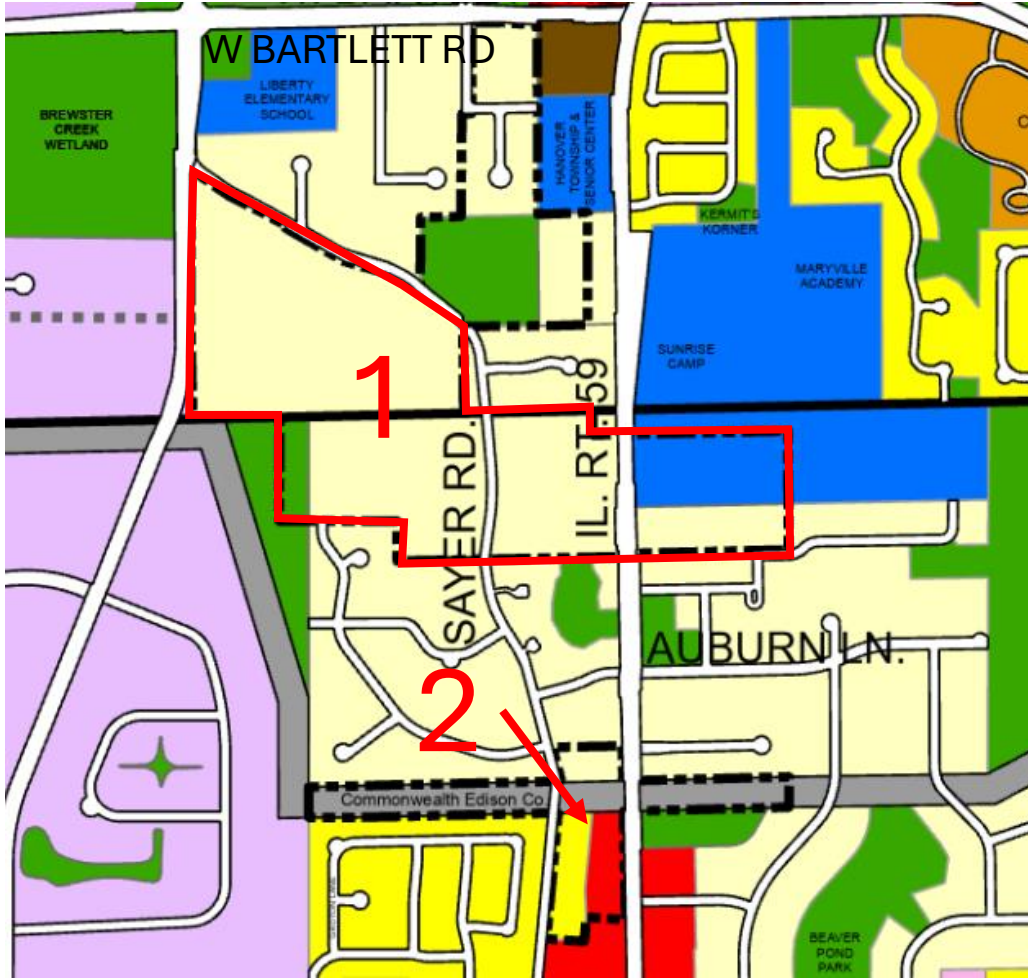
2. This 15-acre property has had some activity in the past few years. A concept plan for 146 apartments received favorable feedback from the Committee of the Whole in 2021. A national home builder had contacted staff in 2023 for an 88-unit townhome development but never submitted a formal application due to having difficulty getting permission to tie into the utilities at Eagle's Ridge Subdivision.

# Route 59 & Lake St



1. Storage Mart is located on the southern unincorporate lot. The Village recently objected at a Cook County ZBA hearing to allow a U-Haul self storage facility on the northern unincorporated lot. The ZBA will make a recommendation in August.
2. Four unincorporated parcels are under private ownership.
3. IDOT acquired this property as part of the Route 59/US 20 improvements. Development of this property is unlikely due to access.
4. Ten parcels are under private ownership. Development of these lots would likely occur only if multiple properties are acquired by a single entity.

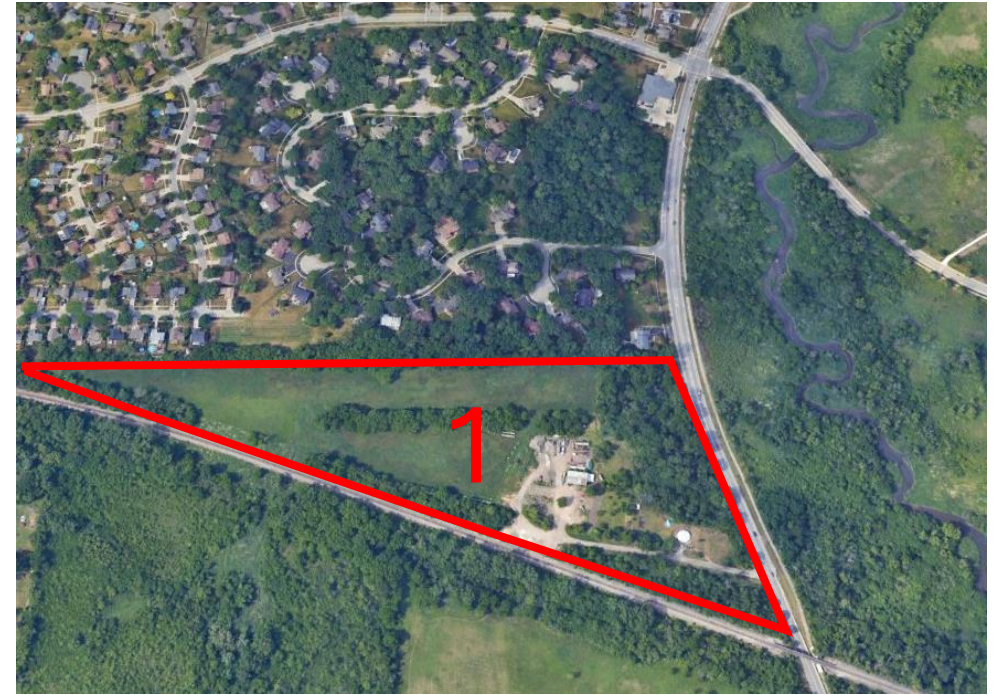
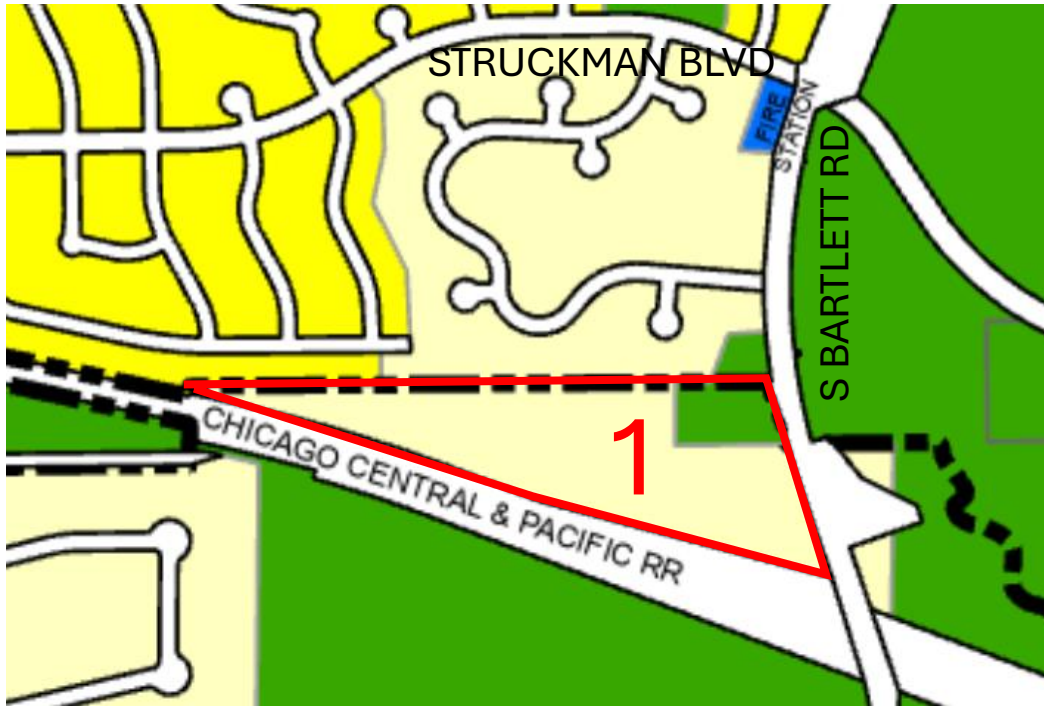
# Sayer Road between West Bartlett Road and Stearns Road



1. Subdivision plans were submitted in the early 2000s for the horse farm property (Sayer Rd & Munger Road) and Bartlett Station Phase 3 (east side of Route 59), both applications were withdrawn prior to obtaining approvals. **Are estate lots (minimum 20,000 sq.ft.) appropriate or would smaller lots also be acceptable?**

2. A recorded document currently restricts the uses of all the lots south of the ComEd property to single family residential. When Bucky's submitted a development proposal for the site north of Toyko Steakhouse, they reached agreements with each property owner to release the use covenant. Bucky's withdrew their application for a gas station and the covenant remains in place.

# West side of S. Bartlett Road, north of railroad tracks



1. A concept plan was submitted in 2022 for 7 buildings containing a total of 287 apartments. Staff recommended that the applicant go before the COW to obtain feedback as the FLUP identifies this 19-acre parcel for estate residences not multi-family. The applicant did not proceed with the concept plan. The site has been posted on [LoopNet](#) for a year, most inquiries for this property have been for townhomes or apartments. **What type of development would be appropriate between the railroad tracks and the single-family homes?**



[View LoopNet Listing](#)

# Route 59 between Railroad and Army Trail Road



1. Are estate lots (min. 20,000 sq.ft) the preferred use along Route 59?
2. The property owner of 12 acres at the NEC is advertising for commercial uses, the FLUP identifies estate lots. [View CBRE listing](#)
3. Eastfield Subdivision was approved with min. 10,800 sq.ft. lots. What size lots are appropriate west of the subdivision?
4. Are mixed use business park uses appropriate along Army Trail Road?
5. The boundary line agreement has expired with the Village of Wayne. Should the FLUP include uses for the southwest corner of Army Trail & Route 59? The church has expressed interest in selling approximately 3 acres at the northwest corner of ATR & Route 59, should this corner remain designated as estate residential?

# Thank You!

Your feedback on tonight's presentation will serve as the starting point for the Strategic Plan Short Term Complex Goal of "Initiate update of the future land use plan for the Village". Based on tonight's discussion on the development opportunities in the Village, staff will determine sub-areas for further study.

