

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
September 3, 2024

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
4. **STANDING COMMITTEE REPORTS:**
 - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN**
 1. TOD Plan Review/Update
 2. Westgate Animal Care
 3. Resubdivision of the Townhomes at the Grasslands
 4. Short-Term Rental Discussion
5. **ADJOURN TO EXECUTIVE SESSION**
 - A. Executive Session pursuant to Section 2(C)(21) of the Open Meetings Act for the purposes of discussing the minutes of meetings lawfully closed under the Open Meetings Act, whether for the purposes of approval by the body of the minutes or semi-annual review of the minute as mandated by Section 2.06 of the Open Meetings Act.
6. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA ITEM: TOD Plan Review/Update BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$ Budgeted \$

Fund: Corresponding Activity Measure:

EXECUTIVE SUMMARY

The village received a Regional Transportation Authority (RTA) grant in 2015, which led to the completion of a downtown Transit-Oriented Development (TOD) Plan in October 2016. The TOD's objectives are to create a vibrant downtown with mixed-use buildings, expand the local tax base, and enhance public transit options to reduce congestion and improve walkability. An updated implementation checklist has been prepared and is attached. Planning and Development Services Director, Kristy Stone, will present a PowerPoint covering overall planning strategies and providing an overview of the opportunity zones.

ATTACHMENTS (PLEASE LIST)

Staff Memo Dated 08/27/2024

Implementation Check List

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Continue the business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett. (Continue review, revision, and implementation of Transit-Oriented Development "TOD" plan)

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Scott Skrycki, Assistant Village Administrator

Date: 08/27/2024

Memorandum

To: Paula Schumacher, Village Administrator
From: Scott Skrycki, Assistant Village Administrator
Date: August 27, 2024
Re: TOD Plan Review/Update

The village originally received a Regional Transportation Authority (RTA) grant in 2015 for a downtown Transit -Oriented Development (TOD) Plan was completed in October of 2016. The goal of the TOD is to foster a vibrant downtown with mixed use buildings, expand the local tax base and create an environment that allows for public transit opportunities to reduce congestion and increase walkability.

Staff has updated the implementation check list status which is attached. Planning and Development Services Director, Kristy Stone will be reviewing a power point to go over the overall planning strategies and provide an overview of the opportunity zones.

Implementation Check List

TASK 1: ENCOURAGE WALKING, BIKING, AND TRANSIT USE IN BARTLETT			
Suggested Actions:	Timeline		
	Immediate Initiative	Ongoing Initiative	Notes
1.1 Implement Downtown streetscape improvements by working with the Public Works department and Village leadership. If needed, form a committee that is focused on Downtown streetscape improvements and sidewalk extensions.	●		<i>The downtown streetscape improvements have been initiated at the Metra Station, Depot Museum and Town Center. The Village partnered with CBBEL for a design/build project with construction anticipated in Spring 2025.</i>
1.2 Encourage growth of the recently formed Biking Task Force to ensure that residents and employees of Bartlett are encouraged to participate in bike infrastructure decision-making.	●		<i>The Bike & Run Plan Advisory Committee continues to recommend priorities for bike infrastructure improvements and provided input on the Bartlett & Streamwood Bicycle and Pedestrian Plan adopted in 2022.</i>
1.3 Host fun and educational public health fairs that encourage participants to get out and walk Downtown. Engage families and seniors with outdoor activities Downtown. Encourage people to walk to the event, have healthy food stalls, information from local healthcare providers, crafts, races, and other competitions.		●	<i>The Village facilitated a farmers market returning to downtown. The Bartlett History Museum hosts historical walking tours downtown.</i>
1.4 Seek out pedestrian safety grants to help fund infrastructure improvements , as well as other funding opportunities such as sponsorships for landscape, bike parking, and signage improvements.		●	<i>The Village continues to apply for all bike-related grants that may help the Village in funding planned projects. Grants recently applied for include the Invest in Cook, Safe Routes to School and Surface Transportation Program (STP) funding.</i>
1.5 Activate the Metra station depot by improving the entry landscape, signage, lighting, and allowing temporary uses in the depot lobby.	●		<i>The landscaping and entry into the station will be redesigned as part of the construction of the merged platform. Construction is anticipated to begin in the 4th quarter of 2025.</i>
1.6 Adopt a Complete Streets Policy to ensure that new roadway infrastructure improvements accommodate all modes of access	●		<i>The Village adopted a Complete Streets Policy in 2017 and staff reviews development plans in accordance with the policy.</i>
1.7 Expand online presence for Downtown activities and businesses by creating website or separate social media page just for Downtown		●	<i>The Village promotes downtown events via social media, the village website, and with partner organizations. The Chamber of Commerce and other organizations are encouraged to share event details. The community branding initiative will focus on upcoming holiday-themed events in the downtown area.</i>
1.6 Encourage Completes Street training for Village public works staff by attending regional training seminars		●	<i>The Village Engineer and Civil Engineers attend the DMMC Transportation Technical Committee which includes complete streets training. Complete street facilities are a grant requirement for STP projects.</i>

Implementation Check List

TASK 2: ATTRACT NEW USERS TO DOWNTOWN			
	Timeline		
	Immediate Initiative	Ongoing Initiative	Notes
Suggested Actions:			
2.1 Establish a collaborative community activities committee that meets regularly to discuss opportunities for sharing responsibilities, resources, and to brainstorm ideas for new future events	●		<i>Civic organizations collaborated to create the successful and now annual Merry & Bright festivities in 2021 and Oktoberfest in 2022. The Village is currently in talks with the Park District about an event at the State Park.</i>
2.2 Encourage restaurants to actively participate in Downtown Bartlett by setting up temporary kiosks during events, engaging with commuters, and providing promotions to new residents	●		<i>The Cocoa Crawl and recent Best Burger/Taco competitions bring people downtown during slow times. Additionally, we have an upcoming restaurant week and are working A5 Branding on this action item.</i>
2.3 Engage with existing local online social groups by providing opportunities for physical meeting spaces Downtown and by appealing to their interests and needs	●		
2.4 Identify spaces for temporary activities such as Pop-Up Shops and other temporary uses for vacant storefronts, and retail spaces.	●		<i>Spaces for pop-up shops are limited due to most vacancies being filled quickly due to Staff and brokers working together and chronically vacant buildings being demolished.</i>
2.5 Form a diverse group committed to expanding the attendance, frequency, and offerings at Downtown Bartlett events. Establish assistance for this group to ensure that event volunteers have the management support they need.		●	<i>The Chamber of Commerce and village staff collaborate as a diverse group committed to expanding the attendance, frequency, and offerings of Downtown and village-wide events.</i>
2.6 Embrace the ethnic diversity of Bartlett by encouraging cultural celebrations and holiday events to be held in Downtown.		●	<i>The Global Arts Festival relocated from downtown Bartlett to the Jensen Pavilion. The Bartlett Community Choir has performed at Village Hall as part of the Sister City relationship with Miaoli, Taiwan.</i>
2.7 Build off of the recommendations of the Economic Development Committee (EDC) to leverage existing events, better engage local families, offer a range of activities that appeal to many family types, and to engage local businesses with local events	●		<i>Many downtown businesses participate in downtown-oriented events including Merry & Bright, National Night Out, and the Cocoa Crawl. Smaller events like the North Avenue car show, the Halloween parade, craft shows, and a pet event that engage local families.</i>

Implementation Check List

TASK 3: SUPPORT EXISTING & ATTRACT NEW DOWNTOWN BUSINESSES			
	Timeline		
	Immediate Initiative	Ongoing Initiative	Notes
Suggested Actions:			
3.1 Form a bond between Downtown businesses by forming a Downtown Merchants Association that meets regularly. Encourage coordinated marketing, and business improvement efforts and better online resources.	●		<i>The Economic Development team has encouraged all new downtown businesses to join the Chamber of Commerce to host their ribbon-cuttings, dining, and after-hours events.</i>
3.2 Work with businesses to recommend cost-effective façade and business signage improvements such as awnings, bold / graphic business signage, large clear-glass storefronts, window displays, and building lighting. Work with local design school to create signage and facade improvement concepts.	●		<i>PDS staff researched enhancements to signage improvements and is drafting amendments. The BEDA program supports building improvements including facades upgrades. 16 out of the 22 approved BEDA grants have been for downtown businesses and properties</i>
3.3 Provide educational resources for Downtown businesses by partnering with location higher education institutions.		●	<i>During the pandemic the Economic Development team began using an email blast system sharing business grants, construction updates, invitations, etc. with Downtown businesses. Participation in Elgin Community College informational events is encouraged.</i>
3.4 Reinforce Downtown Bartlett as a food and entertainment destination by attracting unique local pubs, restaurants, and entertainment venues	●		<i>120 Live, O'Hare's Pub, Midway Lanes, More Brewing, the Boss's Signature, Issa's Venezuelan Restaurant, India Foodie Lounge and Le Petit Fusion Kitchen have opened in Downtown Bartlett.</i>
3.5 Review ordinances and relevant permits for Downtown businesses to ensure that commercial uses located in the Downtown district are encouraged to have creative signage, awnings, and outdoor seating. More lenient ordinances that apply specifically to the Downtown should be explored.	●		<i>Outdoor dining was reclassified in the Zoning Ordinance as an accessory use for restaurants and no longer requires a special use permit which can take 4 months to obtain.</i>

Implementation Check List

TASK 4: INCREASE DOWNTOWN RESIDENTIAL POPULATION			
	Timeline		
	Immediate Initiative	Ongoing Initiative	Notes
Suggested Actions:			
4.1 Market key Downtown sites for residential development by collecting relevant data and creating a Downtown Bartlett brochure to educate the development community about housing demand in Bartlett.	●		<i>After much promotion by Economic Development Staff, Site E has been bought by a developer and approved for a 90-unit apartments building. Staff continues to seek additional residential opportunities including Site D.</i>
4.2 Streamline permit process to better facilitate development and aim to provide clear information on fees and Village approval processes.	●		<i>Staff holds pre-development meetings with property owners to explain the Downtown Overlay District regulations and the permitting process.</i>
4.3 Create an educational public meeting series to help the public understand the development opportunities, constraints, and current best practices in the region. Invite expert planners, and speakers to present what other communities are doing to promote their downtowns.		●	<i>The village had a series of "business breakfasts" prior to COVID and have since worked with the chamber on getting the word out on various online training's.</i>
4.4 Research and further explore financial incentive options such as land swaps, permitting deductions, public-private partnerships, or zoning bonuses.	●		<i>During pre-application meetings, staff informs developers that the Village may enter into development agreements if their proposed plan meets the goals of the TOD Plan and complies with the Downtown Overlay District.</i>
4.5 Re-propose the establishment of a Downtown TIF district with Village Leadership by using the recommendations of the TOD plan to define the goals and opportunities for future development. Revisit the cost-benefit analysis of providing a TIF for Downtown.		●	<i>The Village President and Board of Trustees met for a Strategic Planning session to discuss potential new TIFs and elected to pursue the Lake Street TIF.</i>
4.6 Proactively zone strategic Downtown development parcels as residential to show a commitment to new residential development in Bartlett.	●		<i>Residential uses are permitted on the 2nd floor and higher in all commercial districts in the DT-O.</i>
4.7 Compile data on recent developer interactions to help inform leadership decisions, and to better quantify challenges and constraints for Downtown.		●	<i>Staff has had discussions with multiple property owners about redeveloping their sites, the biggest obstacle is the limited size of the parcels.</i>



Agenda Item Executive Summary

AGENDA ITEM: #2024-14 Westgate Animal Care BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A Budgeted \$N/A

Fund: N/A Corresponding Activity Measures: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting a Special Use Permit to allow an animal hospital at 792-794 W. Bartlett Road in Westgate Commons. The animal hospital would operate on the first floor of the unit, the second floor would contain the doctor's private office and library.

Animals will not be boarded overnight at the facility, any animals in need of overnight care would be sent to an 24-hour animal hospital.

ATTACHMENTS (PLEASE LIST)

PDS Memo, cover letter, application, location map, site plan, floor plan

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Attract businesses to Bartlett

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED


- For Discussion Only - To review and forward to the Planning & Zoning Commission to conduct the public hearing
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 27, 2024

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-68

DATE: August 26, 2024
TO: Paula Schumacher, Village Administrator
FROM: Andrew Barna, Associate Planner 
RE: **(#24-14) Westgate Animal Care**

PETITIONER

Sharanjit Randhawa

SUBJECT SITE

792-794 W. Bartlett Road – Westgate Commons

REQUESTS

Special Use Permit – Animal Hospital

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	PD
North	Railroad/Golf Course	Open Space/Recreation	P-1
South	Open Space/Residential	Open Space/Residential	PD
East	Commercial	Commercial	PD
West	Commercial/Office	Commercial/Office	PD

CURRENT DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to allow an animal hospital within Westgate Commons in the PD (Planned Development) Zoning District.
2. The animal hospital would operate entirely on the first floor and contain (2) exam rooms, a lab and pharmacy, a surgery suite, an x-ray room, a treatment and cages space, and staff room. Reception would be at the unit's entrance. The second floor of the unit will be used for an office and private library.
3. The petitioner envisions the hospital to be operated by herself (veterinarian) and 3 staff members. Veterinarians and staff may increase as client demand

requires.

4. The proposed hours of operation for the animal hospital would be Monday-Friday, 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 3:00 p.m., and closed on Sunday.
5. This use would require 9 parking spaces, the Westgate Commons parking lots contain 201 parking spaces.
6. The hospital will operate on an appointment basis only. There will be no overnight boarding permitted. Any pets in need of overnight hospitalization will be sent to a 24-hour care hospital.
7. Any pet waste outside the surrounding premises will be collected and disposed of by the hospital's staff three times a day. The hospital will not be taking any pets outside.

RECOMMENDATION

1. The Staff recommends forwarding the application to the Planning and Zoning Commission for review to conduct the public hearing.
2. A letter from the petitioner, application, location map, site plan, and floor plan are attached for your review.

ab/attachments

General - PDS Team\memos 2024\068_WestgateAnimalHospital_vbc.docx

BASRAN LAW OFFICE

Real Estate & Estate Planning

www.basranlaw.com

Sandeep Basran, Attorney at Law
2543 N. Milwaukee Ave., 2nd Fl., Chicago IL 60647
773.661.6248 (p); 773.687.8782 (f)
sbasran@basranlawoffice.com

August 2nd, 2024

President Kevin Wallace
Board of Trustees
Village of Bartlett
228 S Main St
Bartlett IL 60103

RE: 792 – 794 West Bartlett St., Bartlett IL 60103; Special Use Permit for Westgate Animal Care LLC in PD Zoning District

Dear Village of Bartlett President Kevin Wallace and Board of Trustees:

Please accept this letter as a cover letter to each of you in support of a petition and approval of a special use permit for an animal hospital to operate at 792-794 West Bartlett St., Bartlett IL 60103 (“Location”).

The entity and name of the proposed animal hospital is Westgate Animal Care LLC (“Westgate Animal Care”).

Westgate Animal Care is a single member LLC with 100% equity owned by Dr. Sharanjit Randhawa, DVM, who has practiced veterinary medicine in Illinois for 26 years.

Based on Dr. Randhawa’s significant years of experience as a practicing veterinarian and owner of another animal hospital in Elgin, he is intricately familiar with operating a successful animal hospital. He intends to exercise and implement this wealth of knowledge in veterinary medicine in a new practice, Westgate Animal Care, at the Location.

The Location is currently vacant. Adjoining this Location are multiple business condominiums commonly known as Westgate Commons. Westgate Commons is occupied by other professional services such as medical and dentistry. There are no animal hospitals at Westgate Commons.

The intended hours of operation are 8a to 6p, Monday through Friday. Saturday hours will be 9a – 3p. Closed Sunday.

There will be one veterinarian full time veterinarian when the practice opens.

There will be 3 staff members when the practice opens.

Both veterinarians and staff will increase as client demand requires. It customarily takes 2-3 years for a practice to grow and reach a reasonably profitable level.

Overnight boarding will not be permitted.

No overnight hospitalization of pets. Any pet in need of overnight hospitalization will be send to a 24 hour care hospital which is the standard of care.

Any pet waste outside of the premises will be collected and disposed by the hospital's staff. The hospital will not be taking any pets outside. The only opportunity for waste to be outside of the hospital will be when the pet owner brings their pet in or out of the hospital. The hospital will schedule staff to collect and dispose of waste 3x a day.

Due to the lack of hospitalization/boarding/overnight stay of pets, the hospital does not necessarily see a need for sound-proofing exam rooms but is open to this if the Village believes it is necessary and good practice.

The hospital will operate on an appointment basis only. This will control the number of clients/pets arriving and departing the hospital at any given time. Exceptions will be made for emergency treatment.

Please see the enclosed special use application for further information.

Sincerely,

/s/ Sandeep Basran

Sandeep Basran on behalf of Westgate Animal Care LLC

8.2.24

Date



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # <u>24-14</u>
RECEIVED PLANNING & DEVELOPMENT
<i>(Filing Stamp)</i> JUL 11 2024
VILLAGE OF BARTLETT

PROJECT NAME Westgate Animal Care LLC

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Sharanjit Randhawa

Street Address: 192 Merganser Lane, Bloomingdale IL 60108

City, State: _____

Zip Code: _____

Email Address: sharan12@gmail.com

Phone Number: 630-688-8816

Preferred method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Pointer3, LLC

Street Address: 792 W. Bartlett Rd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: _____

OWNER'S SIGNATURE: *[Signature]*

Date: 6/19/2024

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Animal Hospital as permitted as a special use under 10-6C-4 of the Village code in a B3 commercial district and permitted in Westgate Commons PUD.

PROPERTY INFORMATION

Common Address/General Location of Property: 792-794 Bartlett Street, Units G&H, Bartlett IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-109-006-1007

Acreage: 2000 sq ft.

Zoning: PD
(Refer to Official Zoning Map)

Land Use: Commercial

Comprehensive Plan Designation for this Property: See attached map
(Refer to Future Land Use Map)

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

Attorney Basran Law Office; Attorney Sandeep Basran; 2543 N Milwaukee Ave., 2nd Fl., Chicago
IL 60647; sbasran@basranlawoffice.com; 773 220 2710

Engineer N/A

Other _____

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

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

Yes, the animal hospital is necessary and desirable in further interests of the aforementioned. Animal hospitals are valued and treasured members of one's community. It is akin to a medical office or dental practice. It provides preventative and acute treatment to pets that are beloved members of one's family. This animal hospital will be able to serve the growing demand for veterinary care especially post pandemic.

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

Petitioner's intended use, in every respect, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity. Pets are family members. Sometimes the most beloved within a family. The ability to add a qualified, educated, skilled and passionate veterinarian to the Bartlett community and specifically to the community at and by Westgame Commons will enrich the Village. There will be no noise or odor that emanate from this use as all services will be indoors. There will be overnight boarding.

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

Yes, the animal hospital shall conform to the aforementioned.

Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

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: Shandhawa

PRINT NAME: Sharanjit Randhawa on behalf of Westgate Animal Care LLC

DATE: 06 / 19 / 2024

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: Attorney Sandeep Basran

ADDRESS: 2543 N Milwaukee Ave., 2nd Fl., Chicago IL 60647

PHONE NUMBER: 773 220 2710

EMAIL: sbasran@basranlawoffice.com

SIGNATURE: /s/ Sandeep Basran

DATE: 7-10-24



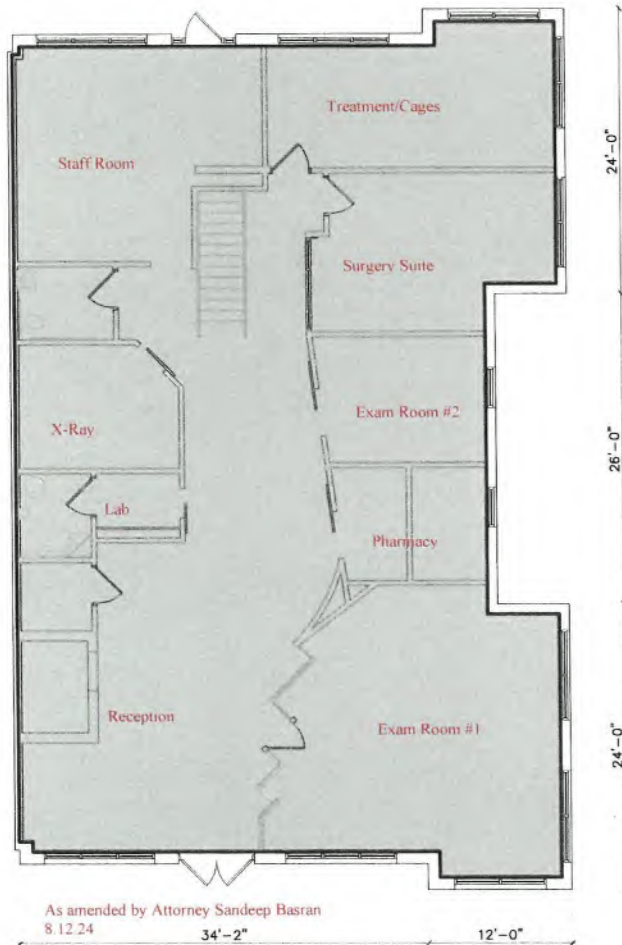
LOCATION MAP

792-794 W. Bartlett Road
Westgate Animal Hospital

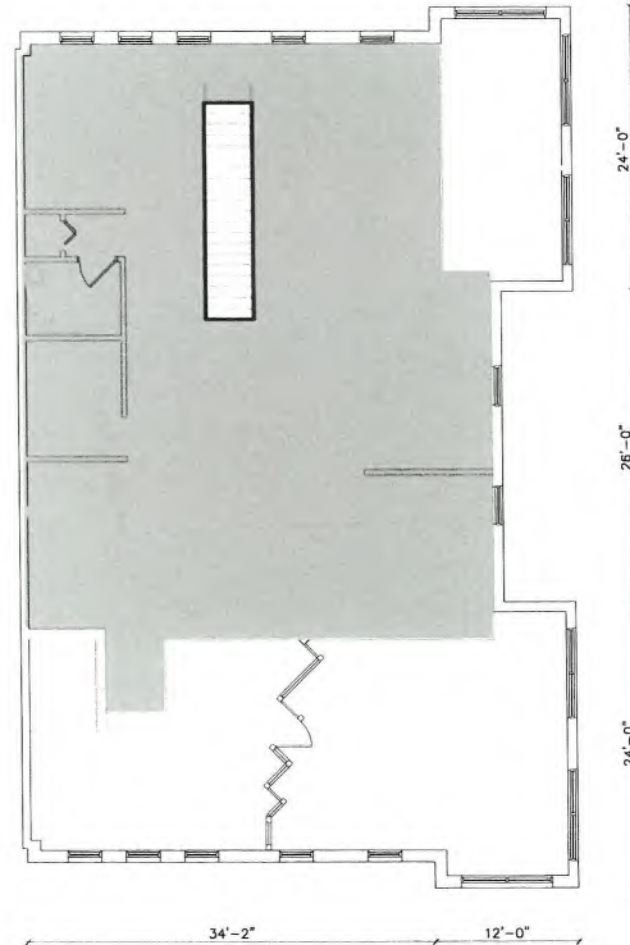
2024



0 135 270 US Feet



FIRST FLOOR
± 2950 SF



SECOND FLOOR
± 1,837 SF

No intended use
for second floor
except for
doctor office
and library



SITE PLAN FOR WESTGATE COMMONS

ON SITE PARKING DATA	
LOT 2 (OFFICE/RETAIL BUILDING A)	
TOTAL SPACES PROVIDED	68
TOTAL SPACES REQUIRED	81 (ASSUMING 75% OFFICE, 25% RETAIL)
LOT 3 (OFFICE BUILDING B)	
TOTAL SPACES PROVIDED	78
TOTAL SPACES REQUIRED	59
LOT 4 (RETAIL BUILDING)	
TOTAL SPACES PROVIDED	55
TOTAL SPACES REQUIRED	66

SITE DATA	
LOT AREA =	235,869 S.F.(5.41 AC.)
LOT AREA #1 =	28,788 S.F.(0.661 AC.)
LOT AREA #2 =	49,924 S.F.(1.146 AC.)
LOT AREA #3 =	62,767 S.F.(1.441 AC.)
LOT AREA #4 =	77,185 S.F.(1.772 AC.)
LOT AREA #5 =	17,205 S.F.(0.395 AC.)
DEDICATED R.O.W. =	18,326 S.F.(0.421 AC.)
TOTAL	254,195 S.F.(5.835 AC.)
LOT #2 F.A.R. =	0.408
LOT #3 F.A.R. =	0.259
LOT #4 F.A.R. =	0.169
OFFICE/RETAIL A AREA =	GROSS: 28,704 S.F. NET: 21,528 S.F.
OFFICE BUILDING B AREA =	GROSS: 18,592 S.F. NET: 13,944 S.F.
RETAIL BUILDING AREA =	GROSS: 16,500 S.F. NET: 13,200 S.F.
TOTAL BUILDING AREA =	GROSS: 63,796 S.F. NET: 48,672 S.F.
F.A.R. =	GROSS: 0.25 NET: 0.19
IMPERVIOUS AREA =	148,237 S.F. (63% LOT COVERAGE)
PERVIOUS AREA =	87,632 S.F. (37% LOT COVERAGE)
CURRENTLY ZONED:	O-R OFFICE/RESEARCH DISTRICT
NET BUILDING AREA =	GROSS BUILDING AREA x 0.80
NOTE: CURRENTLY ZONED:	O-R (OFFICE/RESEARCH DISTRICT)
PROPOSED REZONING:	P.D. (PLANNED DEVELOPMENT)

LEGAL DESCRIPTION

LOTS 22 AND 23; EXCEPT THE WEST 340.00 FEET OF LOT 22; AND ALSO EXCEPT THE SOUTH 200.00 FEET OF THE WEST 410.00 FEET OF SAID LOT 22; AND ALSO EXCEPT THAT PART TAKEN FOR WEST BARTLETT ROAD; IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 31, 1895 AS DOCUMENT 2227310; IN COOK COUNTY, ILLINOIS.

LOT AREA = 235,869 S.F. (5.41 AC.)
 P.I.N.: 06-34-100-019
 P.I.N.: 06-34-100-021
 P.I.N.: 06-34-100-014

NOTES

1. SHARED PARKING AND INGRESS/EGRESS IS PROVIDED PER MASTER ASSOCIATION AGREEMENT.
2. SHARED MAINTENANCE OF SITE IMPROVEMENTS IS PROVIDED PER MASTER ASSOCIATION AGREEMENT.
3. PROPOSED 2 STORY OFFICE B, PROPOSED RETAILS A, B AND C WILL BE DEVELOPED AS UNIT 1 OF THE P.U.D. PROPOSED 2 STORY OFFICE/RETAIL A WILL BE DEVELOPED AS UNIT 2 OF THE P.U.D.
4. CROSS ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5 INCLUSIVE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL PAVED AREAS ON LOTS 2, 3, AND 4, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS SAID LOTS.

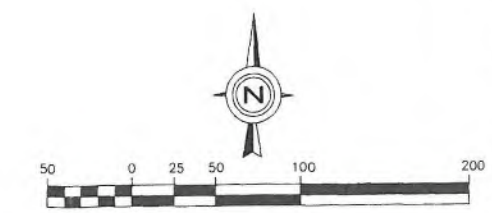
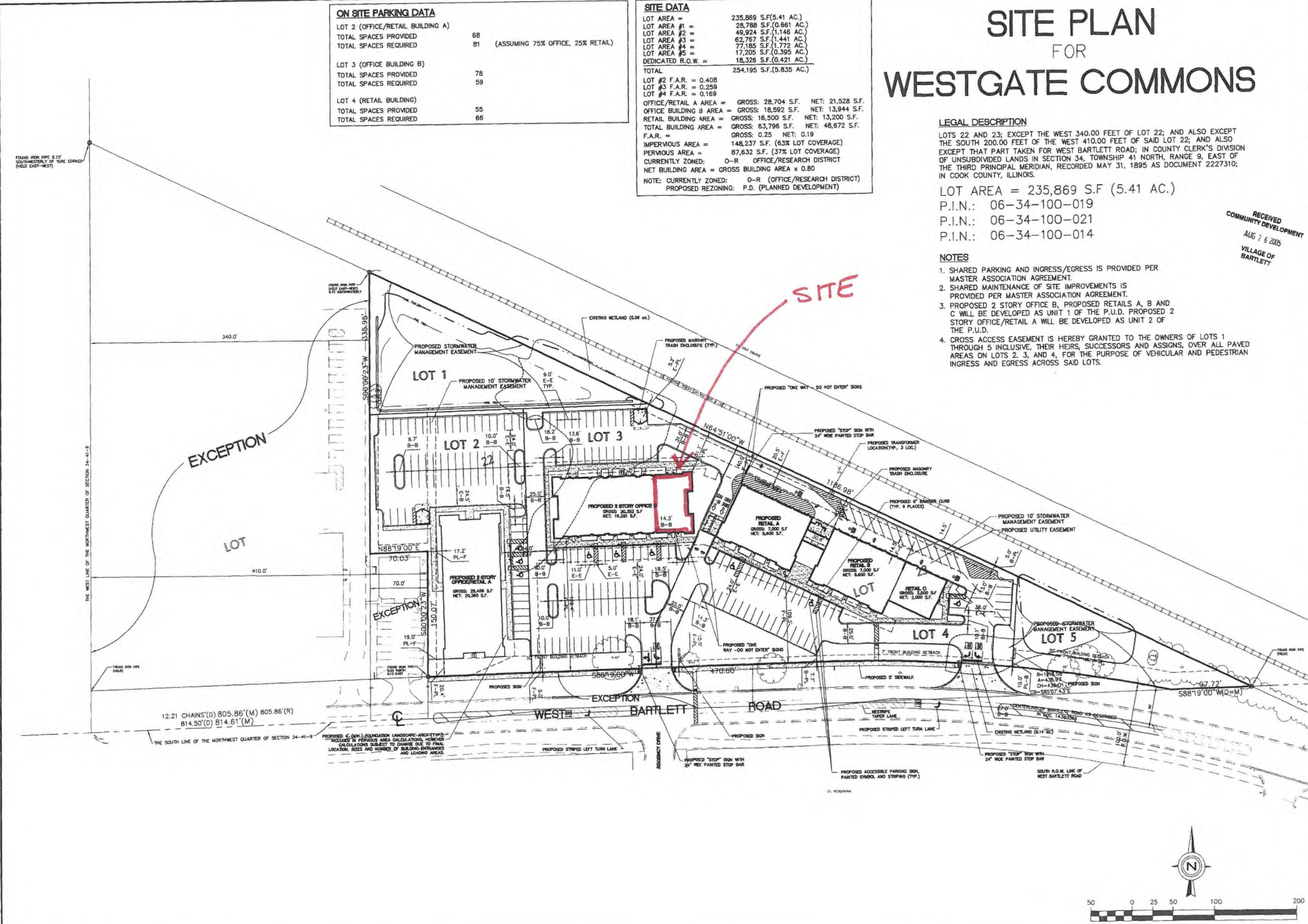
RECEIVED
 COMMUNITY DEVELOPMENT
 AUG 26 2005
 VILLAGE OF
 BARTLETT

NO.	REVISIONS	DATE
1	ADDED PROPOSED LOT LINES	3/9/05
2	PER VILLAGE COMMENTS 4/11/05	4/25/05
3	PER MEETING WITH VILLAGE 4/26/05	4/28/05
4	PER VILLAGE COMMENTS 5/19/05	6/01/05
5	PER VILLAGE COMMENTS 6/20/05	7/19/05
6	PER VILLAGE COMMENTS 8/4/05	8/12/05

Prepared For:
 DEVELOPER:
 Stoneleaf Properties, L.L.C.
 2000 W. Main Street
 St. Charles, IL 60174
 WESTGATE COMMONS
 West Bartlett Road east of IL. Route 59
 Bartlett, Illinois

Prepared By:
COMPASS
 Consulting Group, Ltd.
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60504
 (630)820-9100 FAX: (630)820-7030
 www.compassconsultinggroup.com

DESIGN BY: J. GRZYWA
 DRAWN BY: J. GRZYWA
 DATE: FEB. 22, 2005
 SCALE: 1" = 40'
 PROJECT NO.: 04-148





Agenda Item Executive Summary

AGENDA ITEM: #2024-15 Resubdivision of the Townhomes at the Grasslands BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A Budgeted \$N/A

Fund: N/A Corresponding Activity Measures: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting approval of the Final Resubdivision/PUD Plat and Final PUD Plan for the Townhomes at the Grasslands Subdivision. The purpose of this resubdivision is to eliminate potential tax assessment errors.

The previously recorded plat for the subdivision showed a single lot for each townhome building. Cook County assigns each townhome unit within the lot a condo parcel index number. D.R. Horton has submitted a revised plat and PUD Plan that now divides each townhome lot into multiple fee-simple lots.

The overall layout of the development remains unchanged. The subdivision will still consist of a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.

ATTACHMENTS (PLEASE LIST)

PDS Memo, cover letter, application, proposed plat of subdivision, proposed PUD plan, approved plat and approved PUD Plan

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: _____

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only - To review and forward to the Planning & Zoning Commission for review
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date:

August 27, 2024

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
24-71

DATE: August 27, 2024
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director *KS*
RE: **(#24-15) Resubdivision of Townhomes at the Grasslands**

PETITIONER

Steven C. Bauer on behalf of D.R. Horton

SUBJECT SITE

West side of Naperville Road, north of the railroad tracks

REQUEST

**Final Resubdivision/PUD Plat
Final PUD Plan**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Residential	PD
North	Townhomes	Residential	SR-5 PUD, SR-6 PUD
South	Vacant	Residential	PD
East	Single Family	Residential	ER-2
West	Vacant	Commercial	R4*

*Cook County – Single Family Residence

BACKGROUND

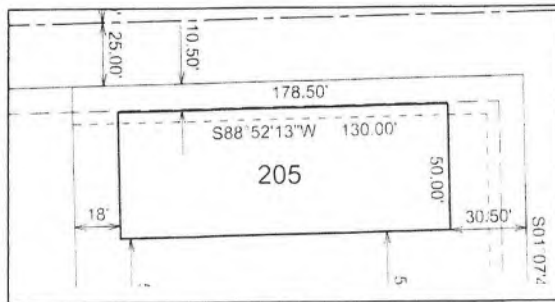
Ordinance #2021-68 approved the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett for the Grasslands Subdivision.

Ordinance #2021-69 approved the rezoning of the property to the PD (Planned Development) Zoning District, the preliminary subdivision plat/preliminary PUD plan, granted special use permits for a planned unit development and wetlands and amended the future land use plan to develop the Grasslands Subdivision. The property was proposed to be developed in three (3) phases.

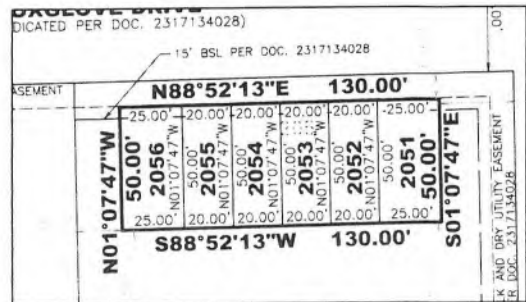
Ordinance #2022-95 approved the Final Subdivision and PUD Plan for the Townhomes at the Grasslands.

DISCUSSION

1. The petitioner is requesting approval of the **Final Resubdivision/PUD Plat** and **Final PUD Plan** for the Townhomes at the Grasslands Subdivision. The purpose of this resubdivision is to eliminate potential tax assessment errors.
2. The previously recorded plat for the subdivision showed a single lot for each townhome building. Cook County assigns each townhome unit within the lot a condo parcel index number. D.R. Horton has submitted a plat of subdivision and PUD plan that divides each townhome lot into multiple fee-simple lots.



Approved Final Subdivision Plat



Proposed Resubdivision Plat

3. The overall layout of the development remains unchanged. The subdivision will still consist of a total of 116 units in 23 buildings with five 6-unit buildings, fourteen 5-unit buildings and four 4-unit buildings.

RECOMMENDATION

1. The Staff recommends forwarding the petition to the Planning & Zoning Commission for further review. Staff also requests that this item be forwarded directly to the Village Board after the Planning & Zoning Commission meeting.
2. The plans and additional background information are attached for your review.



RECEIVED
PLANNING & DEVELOPMENT

AUG - 6 2024

VILLAGE OF
BARTLETT

VIA EMAIL

August 2, 2024

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

Re: Request for Resubdivision and Minor Planned Unit Development Amendment Approval

Dear President Wallace and Board of Trustees:

As owner, developer and homebuilder of *The Townhomes at the Grasslands*, D.R. Horton, Inc. – Midwest ("DRH") respectfully requests final plat of subdivision approval and minor planned unit development amendment approval for the purpose of resubdividing the 23-townhome building lots established via the recorded Final Plat of Subdivision for *The Townhomes at the Grasslands* to now create 115 lots of record upon which each individual townhome unit may be located as depicted on the attached proposed final plat of resubdivision and the attached proposed Final PUD Plan. In so doing, DRH may then convey both those units and the corresponding land area on which those units are constructed to the individual purchasers thereof. In turn, the real estate tax liability of each lot will be distinctly constrained to the land area and improvements of each lot, thereby eliminating opportunity for the types of real estate tax assessment errors that DRH and its townhome homebuyers have recently experienced in similar communities in Cook County and elsewhere in the absence of such subdivision design.

For avoidance of any doubt, please note that this request for resubdivision and minor planned unit development amendment approval will not in any way alter the appearance, operation or management of *The Townhomes at the Grasslands*. To the contrary, the approvals sought will be indiscernible to the appearance and functionality of the community, its residents and its visitors.

In support of its requests for resubdivision and minor planned unit development amendment approval, DRH respectfully submits that such requests will (i) wholly honor the spirit and intent of Ordinance 2022-95 under which the Village granted final subdivision/PUD plat and final PUD plan approval for the *Townhomes at the Grasslands* and (ii) comply with Section 10-9-10-1 of the *Bartlett Zoning Ordinance*, as amended, in that no rezoning, special use(s) and or variation(s) is/are requested, and...[does] not require rezoning, a special use permit or variation," and the perimeter boundaries and dimensions of the overall townhome building lots previously created will not be altered to any extent.

We look forward to presenting this request to you and the Village Planning & Zoning Commission as soon as possible and addressing any related questions of comments Village elected, appointed or staff representatives may have.

Sincerely,

D.R. Horton, Inc. – Midwest

Steven C. Bauer
Entitlements Manager

Attachments



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 24-15

RECEIVED
PLANNING & DEVELOPMENT

AUG - 6 2024

VILLAGE OF
BARTLETT

PROJECT NAME Resubdivision of Townhomes at the Grasslands

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Steven C. Bauer for and on behalf of D.R. Horton, Inc. - Midwest

Street Address: 1750 E. Golf Road, Suite 925

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: scbauer@drhorton.com

Phone Number: (847) 362-9100

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: D.R. Horton, Inc. - Midwest

Street Address: 1750 E. Golf Road, Suite 925

City, State: Schaumburg, IL

Zip Code: 60173

Phone Number: (847) 362-9100

On behalf of D.R. Horton, Inc. - Midwest

OWNER'S SIGNATURE: [Signature]

Date: 07/31/24

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

ACTION REQUESTED (Please check all that apply)

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

SIGN PLAN REQUIRED? Yes or 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: Townhomes at the Grasslands Subdivision

06-33-101-001-0000 (part)

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-200-001-0000 (part)

06-33-201-014-0000 (part)

Zoning: Existing: PD Planned Development District and Special Use for PUD **Land Use:** Existing: 115 townhomes under construction
(Refer to Official Zoning Map)

Proposed: No change to existing zoning

Proposed: 115 townhomes; same as approved

Comprehensive Plan Designation for this Property: Residential

(Refer to Future Land Use Map)

Acreage: 70.048 acres

For PUD's and Subdivisions:

No. of Lots/Units: 115

Minimum Lot: Area 1,000 sf Width 20 ft. Depth 50 ft.

Average Lot: Area 1,000 sf Width 20 ft. Depth 50 ft.

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

Attorney Steven C. Bauer
D.R. Horton, Inc. - Midwest
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Engineer Kevin J. Matray
Mackie Consultants, LLC
9575 W. Higgins Road
Suite 500
Rosemont, IL 60018

Other

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 Planning & Zoning Commission 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 - NO SITE PLAN APPROVAL REQUESTED.

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

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

NO SITE PLAN APPROVAL REQUESTED; NO PROPOSED CHANGE TO SITE PLAN.

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

NO SITE PLAN APPROVAL REQUESTED; NO PROPOSED CHANGE TO SITE PLAN.

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.

NO SITE PLAN APPROVAL REQUESTED; NO PROPOSED CHANGE TO SITE PLAN.

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

NO SITE PLAN APPROVAL REQUESTED.

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)

NO SITE PLAN APPROVAL REQUESTED; NO PROPOSED CHANGE TO SITE PLAN.

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

NO SITE PLAN APPROVAL REQUESTED; NO PROPOSED CHANGE TO SITE PLAN.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Planning & Zoning Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

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

The proposed PUD amendment in combination with the proposed resubdivision being sought in conjunction therewith will neither alter the approved use, approved site plan, or approved site improvements nor contradict the findings of fact made by the Corporate Authorities pursuant to Section Two of Ordinance 2022-95 as passed and approved on October 18, 2022.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' findings under items B and C of the above-referenced findings of fact, the proposed PUD amendment will not alter the approved design, location, operation and maintenance of the approved PUD such that (i) the public health, safety and welfare will not be endangered or detrimentally affected and (ii) no injury will result to property values or improvements in the vicinity of the subject property.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under items A and G of the above-referenced findings of fact, the proposed PUD amendment will neither alter the permissibility of the approved PUD use in the PD Zoning District nor provide inadequate site area or inadequate buffering features to compromise protection of uses within the development and on surrounding properties.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. The proposed PUD amendment will not in any way alter the use of the approved townhome PUD or the conformity thereof with the Comprehensive Plan and the general planning policies of the Village for this parcel.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item A of the above-referenced findings of fact, the proposed PUD amendment will not alter the approved townhome use which is a permitted use in the PD Zoning District.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item C of the above-referenced findings of fact, the proposed PUD amendment will not alter the approved townhome use or the approved design, location, operation and maintenance of the approved PUD such that the public health, safety and welfare will not be endangered or detrimentally affected.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item C of the above-referenced findings of fact, the proposed PUD amendment will not alter the approved townhome use, design, location, operation and maintenance such that it will not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity of the subject property.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item D of the above-referenced findings of fact, the proposed PUD amendment will not alter the impact fee donations made or to be made in accordance with the Bartlett Donation Ordinance in accordance with the associated PUD Agreement.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item E of the above-referenced findings of fact, the proposed PUD amendment will not alter the provision of adequate utilities, drainage and other necessary facilities in accordance with the approved plans therefor.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item F of the above-referenced findings of fact, the proposed PUD amendment will not alter the provision of adequate parking and ingress and egress or the design thereof so as to minimize traffic congestion and hazards on public streets.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item G of the above-referenced findings of fact, the proposed PUD amendment will not alter the site area or buffering features of the approved townhome use and design so as to protect uses within the development and on surrounding properties.

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

Applicant hereby incorporates, by this reference, its response to standard 1 above as its response to this standard. Consistent with the Corporate Authorities' finding under item H of the above-referenced findings of fact, the proposed PUD amendment will not alter the schedule for completion of the approved PUD or the manner in which it will be adequately maintained.

FINDINGS OF FACT FOR SPECIAL USES - NO SPECIAL USE APPROVAL REQUESTED.

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

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

NO SITE PLAN APPROVAL REQUESTED; SPECIAL USE FOR PUD PREVIOUSLY GRANTED.

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

NO SITE PLAN APPROVAL REQUESTED; SPECIAL USE FOR PUD PREVIOUSLY GRANTED.

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

NO SITE PLAN APPROVAL REQUESTED; SPECIAL USE FOR PUD PREVIOUSLY GRANTED.

If applicable, complete the following additional Findings of Fact for Proposed Cannabis Uses.

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.

On behalf of D.R. Horton, Inc. - Midwest

SIGNATURE OF PETITIONER: 

PRINT NAME: Steven C. Bauer

DATE: July 31, 2024

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: D.R. Horton, Inc. - Midwest

ADDRESS: 1750 E. Golf Road, Suite 925
Schaumburg, IL 60173

PHONE NUMBER: (847) 362-9100

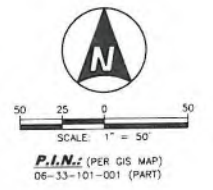
EMAIL: chicagoap@drhorton.com
On behalf of D.R. Horton, Inc. - Midwest

SIGNATURE: 

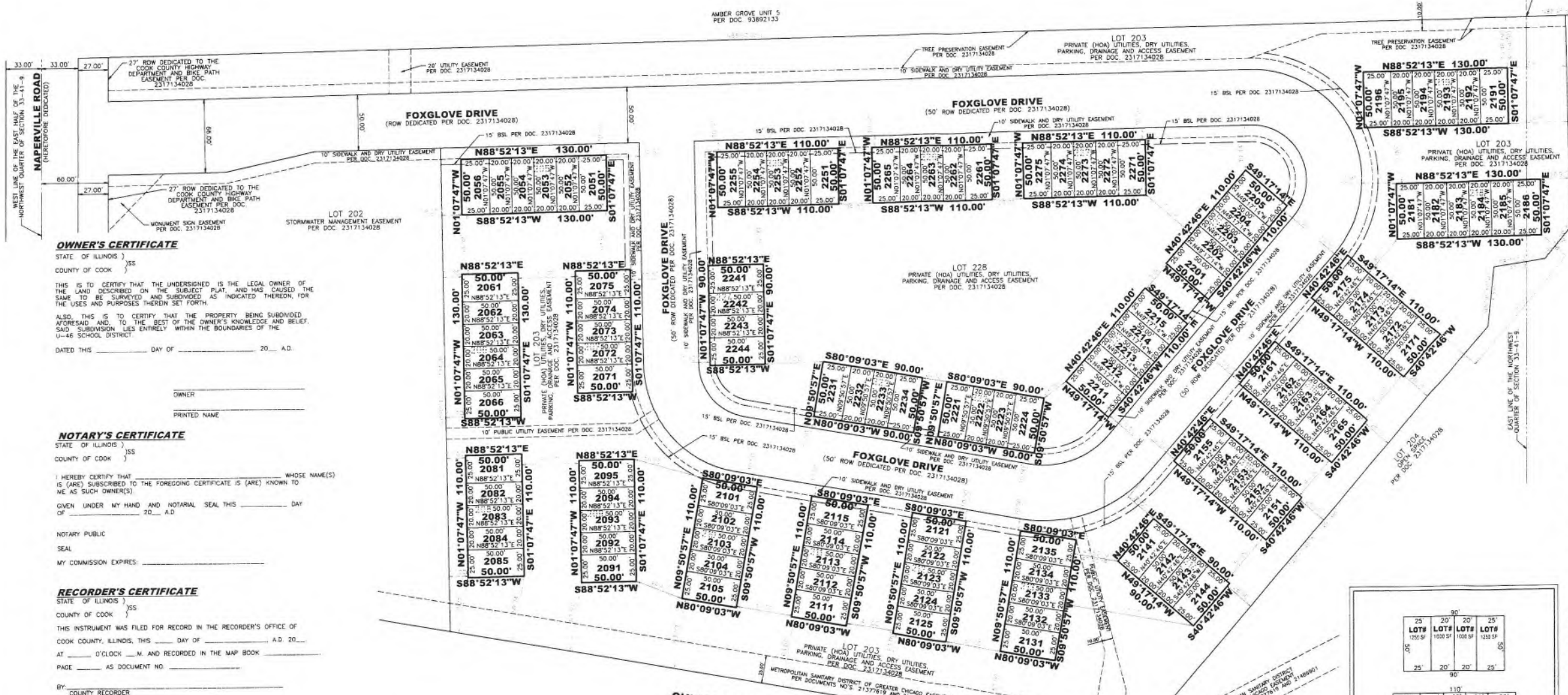
DATE: July 31, 2024

FINAL PLAT OF SUBDIVISION TOWNHOMES AT THE GRASSLANDS RESUBDIVISION

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



LEGEND:
--- BOUNDARY LINE
--- PROPOSED LOT LINE
--- BUILDING SETBACK LINE (BSL)
--- EASEMENT LINE
--- EXISTING RIGHT-OF-WAY LINE
--- EXISTING LOT LINE
(M) MEASURED
(R) RECORDED



LOT AREA TABLE

LOT #	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
201	1,250	1,250	1,250	1,250
202	1,250	1,250	1,250	1,250
203	1,250	1,250	1,250	1,250
204	1,250	1,250	1,250	1,250
205	1,250	1,250	1,250	1,250
206	1,250	1,250	1,250	1,250
207	1,250	1,250	1,250	1,250
208	1,250	1,250	1,250	1,250
209	1,250	1,250	1,250	1,250
210	1,250	1,250	1,250	1,250
211	1,250	1,250	1,250	1,250
212	1,250	1,250	1,250	1,250
213	1,250	1,250	1,250	1,250
214	1,250	1,250	1,250	1,250
215	1,250	1,250	1,250	1,250
216	1,250	1,250	1,250	1,250
217	1,250	1,250	1,250	1,250
218	1,250	1,250	1,250	1,250
219	1,250	1,250	1,250	1,250
220	1,250	1,250	1,250	1,250
221	1,250	1,250	1,250	1,250
222	1,250	1,250	1,250	1,250
223	1,250	1,250	1,250	1,250
224	1,250	1,250	1,250	1,250
225	1,250	1,250	1,250	1,250
226	1,250	1,250	1,250	1,250
227	1,250	1,250	1,250	1,250
TOTAL	126,500	126,500	126,500	126,500

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
I HEREBY CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-48 SCHOOL DISTRICT.
DATED THIS _____ DAY OF _____ 20__ A.D.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__ A.D.
NOTARY PUBLIC
SEAL
MY COMMISSION EXPIRES: _____

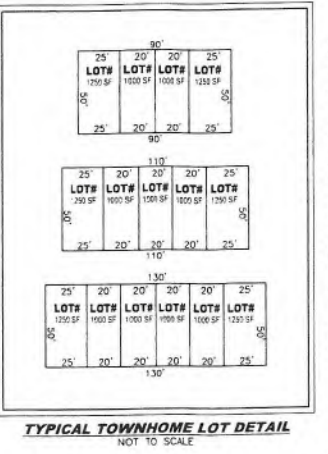
RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20__ AT _____ O'CLOCK _____ M. AND RECORDED IN THE MAP BOOK _____ PAGE _____ AS DOCUMENT NO. _____
BY _____ COUNTY RECORDER

NOTES:
1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE AND ARE IN THE SAME ANGULAR RELATIONSHIP AS THE TOWNHOMES AT THE GRASSLANDS RECORDED JUNE 20, 2023 AS DOCUMENT NUMBER 2317134028.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
8. ALL AREAS ARE MORE OR LESS.

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

DEVELOPER
D.R. HORTON, INC. - MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
PHONE: 847.984.4420

SURVEYOR
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
PHONE: 847.696.1400



AUTHORIZATION TO RECORD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.
DATED THIS _____ DAY OF _____ 20__

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.
LOTS 205 THROUGH 227, INCLUSIVE, IN THE TOWNHOMES AT THE GRASSLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 2023, AS DOCUMENT NUMBER 2317134028, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 15, 2023, AS DOCUMENT 2334922029, IN COOK COUNTY, ILLINOIS.
WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BARTLETT, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.
WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.25% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1703C0164J, WITH A MAP REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2022, IN ROSEMONT, ILLINOIS.

JOSEPH A. LIMA
EMAIL: jlima@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080
LICENSE EXPIRES: NOVEMBER 30, 2024

 Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com	CLIENT: D.R. HORTON 1750 E. GOLF ROAD SUITE 925 SCHAUMBURG, ILLINOIS 60173	DESIGNED: --- DRAWN: MJF APPROVED: JAL DATE: 03/26/2024 REVISION PER COMMENTS DESCRIPTION OF REVISION DATE: 04-02-24 BY: MJF	PLAT OF SUBDIVISION TOWNHOMES AT THE GRASSLANDS RESUBDIVISION BARTLETT, ILLINOIS	SHEET 1 OF 1 PROJECT NUMBER: 4313 © MACKIE CONSULTANTS, LLC, 2024 ILLINOIS FIRM LICENSE 184-002694
		REVISION PER COMMENTS DESCRIPTION OF REVISION DATE: 04-02-24 BY: MJF	SCALE: 1" = 50' DATE: 04-02-24 BY: MJF	PROJECT NUMBER: 4313 © MACKIE CONSULTANTS, LLC, 2024 ILLINOIS FIRM LICENSE 184-002694

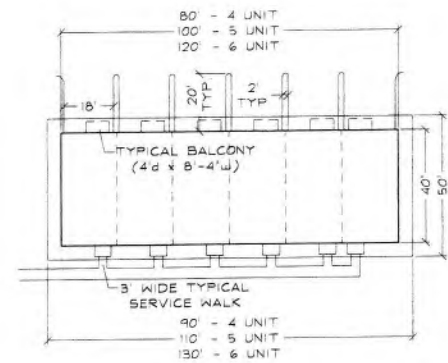


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

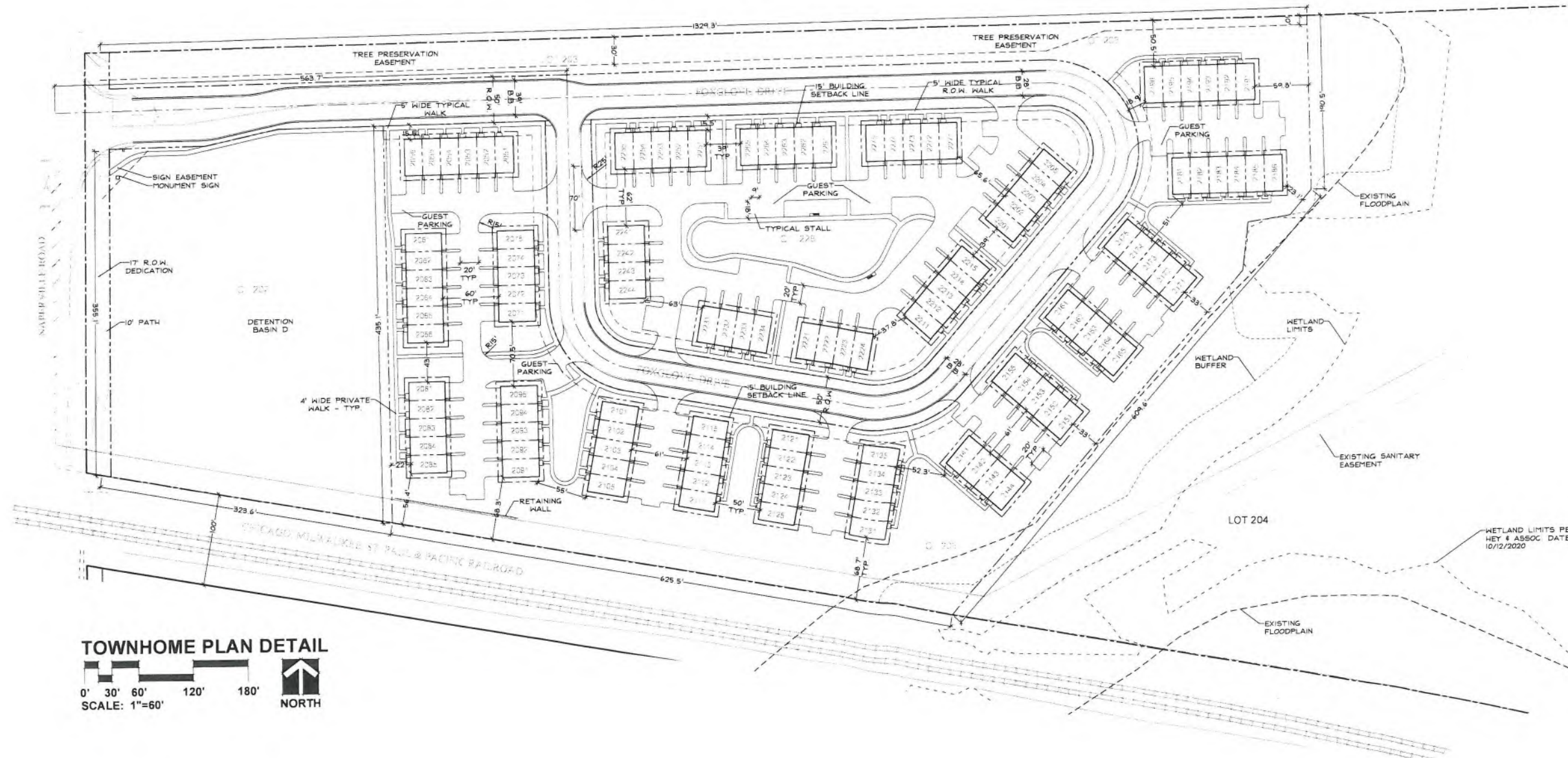
CLIENT
D-R HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
DATE: 6/07/2024
MACKIE CONSULTANTS, LLC
9515 W. HIGGINS RD., STE. 500
ROSEMONT, IL 60018

TOWNHOME SITE DATA

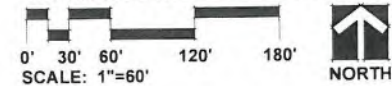
	Square Footage	Acres	
Net Site Area*	3,052,696	70.080	
<small>*Includes Lots 202 thru 228 & Street 1</small>			
Town Home Units	115		
Net Density	7.25 du / ac		
	Square Footage	Acres	% of Site
Building Coverage	101,352	2.327	3.32%
Pavement Coverage			
Alleys & Driveways	117,727	2.703	3.66%
Walks	14,925	0.343	0.49%
Covered Stoops	2,760	0.063	0.09%
Total Pavement	135,412	3.109	4.44%
Total Impervious Coverage	236,764	5.435	7.76%
Open Space			
Detention Pond	127,095	2.918	4.15%
Preservation Easement	51,762	1.188	1.70%
Wetland (Outor 204)	2,361,479	54.212	77.36%
Common Areas	153,950	3.534	5.04%
Total Open Space	2,694,286	61.852	88.26%
Dedicated Right-of-Way	115,078	2.642	3.77%
Parking			
2 Car Garage	230 Spaces		
Off Street Drive Parking	230 Spaces		
Guest Off Street Parking	39 Spaces		
Total Parking	499 Spaces		
Total Cars / Unit	4.34		



TYPICAL TOWNHOME DETAIL
SCALE: 1"=30'



TOWNHOME PLAN DETAIL



THE GRASSLANDS - PHASE 2
BARTLETT, ILLINOIS
FINAL PUD PLAN

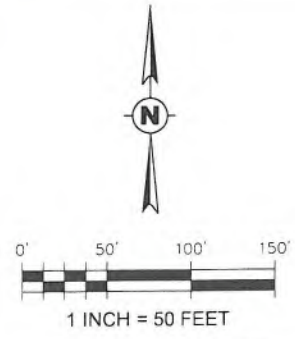
REVISIONS

DATE: 6/07/2024
PROJECT NO.: DR23136
DRAWN: DHS
CHECKED: DHS
SHEET NO.:



FINAL PLAT OF SUBDIVISION FOR TOWNHOMES AT THE GRASSLANDS

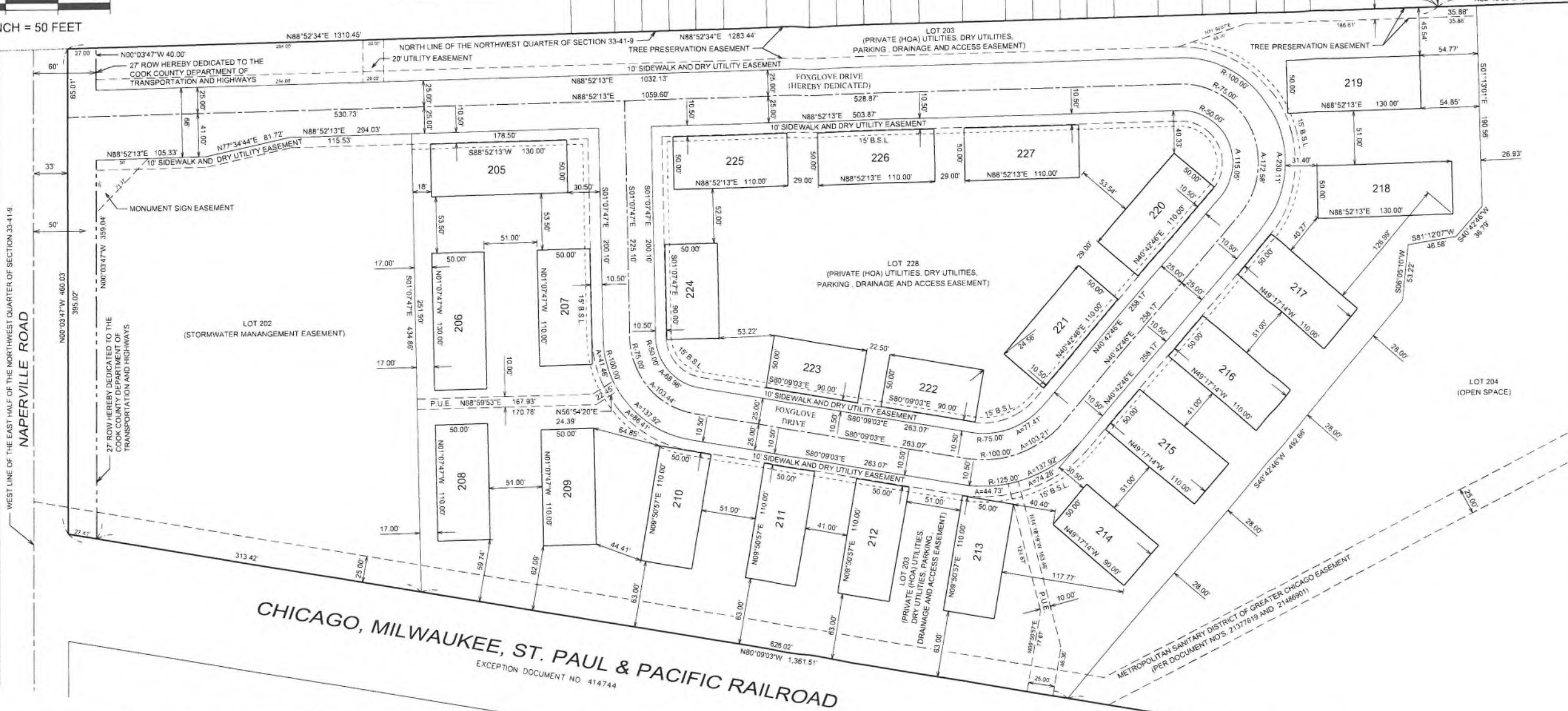
PART OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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



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



PLAT OF SUBDIVISION
THE TOWNHOMES AT GRASSLANDS

NO.	DATE	REVISION DESCRIPTION
1	05/08/21	PER VILLAGE COMMENTS
2	06/21/21	PER VILLAGE COMMENTS
3	08/21/21	PER VILLAGE COMMENTS
4	09/22/21	PER VILLAGE COMMENTS
5		
6		
7		
8		

ENGINEER:
FSM CIVIL SOLUTIONS, LLC
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0833 C: 630-824-0520
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

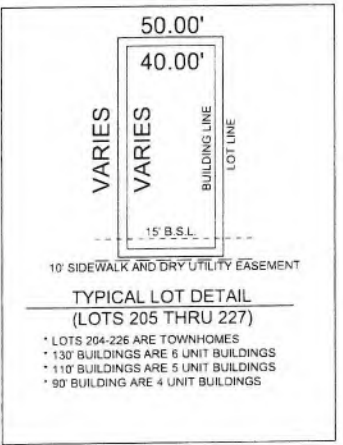
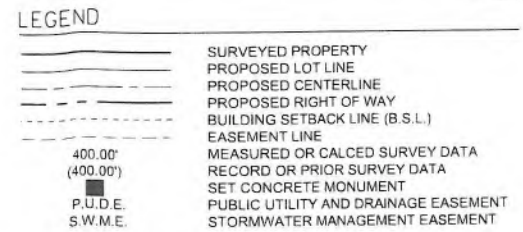
REGIONAL LAND SERVICES
9512 E. FOWLER ROAD
ROCHELLE, IL 61068
PHONE: (618) 559-2260

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

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

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
202	120,970	211	5,500	220	5,500
203	229,782	212	5,500	221	5,500
204	2,361,189	213	5,500	222	4,500
205	8,500	214	4,500	223	4,500
206	8,500	215	5,500	224	4,500
207	5,500	216	5,500	225	5,500
208	5,500	217	5,500	226	5,500
209	5,500	218	6,500	227	5,500
210	5,500	219	6,500	228	91,382
				ROW	121,484
TOTAL S.F.					3,051,307
TOTAL AC.					70.048

- NOTES
- IRON RODS SET ALL ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - DISTANCES ARE SHOWN IN FEET AND DECIMALS.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
 - ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
 - THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
 - PARCELS 202-204 AND 228 ARE TO BE OWNED AND MAINTAINED BY THE TOWNHOMES AT GRASSLANDS HOMEOWNERS ASSOCIATION.
 - ALL OF PARCEL 202 IS A STORM WATER MANAGEMENT EASEMENT.



PLOT DATE: 04/2022
USER NAME: MUSELWAPLES
FILE NAME: 19-0123

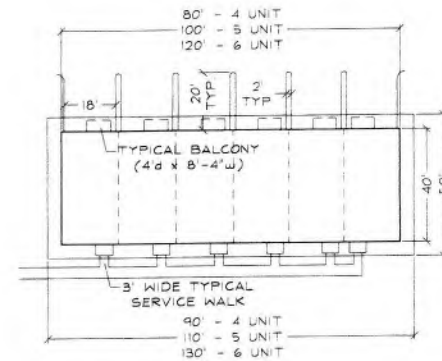


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

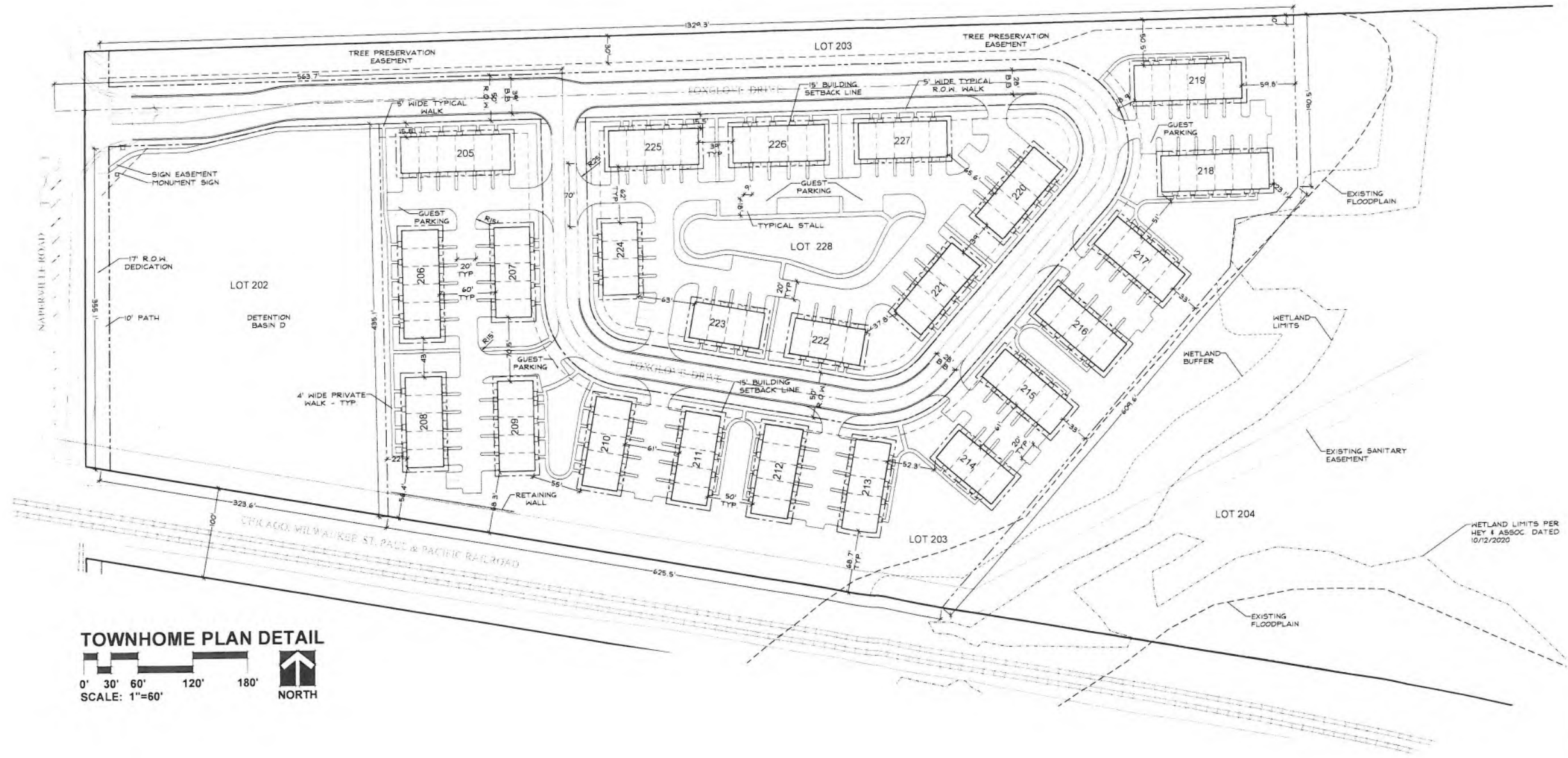
DEVELOPER
CROWN COMMUNITY
DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, #206
WARRENVILLE, ILLINOIS 60555

TOWNHOME SITE DATA

	Square Footage	Acres	% of Site
Net Site Area*	3,052,696	70.080	
<small>*Includes Lots 202 thru 228 & Street 1</small>			
Town Home Units	115		
Net Density	7.25 du / ac		
Building Coverage			
	101,352	2.327	3.32%
Pavement Coverage			
Alleys & Driveways	117,727	2.703	3.86%
Walks	14,925	0.343	0.49%
Covered Stoops	2,760	0.063	0.09%
Total Pavement	135,412	3.109	4.44%
Total Impervious Coverage			
	236,764	5.435	7.76%
Open Space			
Detention Pond	127,095	2.918	4.16%
Preservation Easement	51,762	1.188	1.70%
Wetland (Outlot 204)	2,361,479	54.212	77.36%
Common Areas	153,950	3.534	5.04%
Total Open Space	2,694,286	61.852	88.26%
Dedicated Right-of-Way			
	115,078	2.642	3.77%
Parking			
2 Car Garage	230 Spaces		
Off Street Drive Parking	230 Spaces		
Guest Off Street Parking	39 Spaces		
Total Parking	499 Spaces		
Total Cars / Unit	4.34		



TYPICAL TOWNHOME DETAIL
SCALE: 1"=30'



TOWNHOME PLAN DETAIL
SCALE: 1"=60'
NORTH

THE GRASSLANDS - PHASE 2
BARTLETT, ILLINOIS
FINAL PUD PLAN

1 9/19/2022
REVISIONS

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





Agenda Item Executive Summary

AGENDA ITEM: Short-Term Rental Discussion BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A Budgeted \$N/A

Fund: N/A Corresponding Activity Measure: N/A

EXECUTIVE SUMMARY

At the June 18, 2024 Village Board meeting, a resident spoke during Town Hall regarding his neighbor renting out his property on weekends and staff was directed to provide an update on short-term rentals within the Village.

Based on the limited number of short-term rentals and the single complaint received, staff does not recommend adopting restrictions at this time.

ATTACHMENTS (PLEASE LIST)

Memo

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Analyze current development codes

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION:

Staff: Kristy Stone, PDS Director

Date: August 27, 2024

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-70

DATE: August 27, 2024
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director *KS*
RE: **Short-Term Rentals**

BACKGROUND

A short-term rental (STR) is broadly defined as a residential property rented for a duration of less than thirty (30) consecutive days. At the August 15, 2023, the Committee of the Whole discussed short-term rentals after receiving a complaint from a resident. At the time, staff surveyed other communities to see what, if any, regulations had been adopted. The Village had 5 STR properties listed on common websites (AirBNB and VRBO). Based on the limited number of STR properties in the Village, the Committee of Whole decided not to impose any restrictions and directed staff to monitor complaints received on STR properties.

DISCUSSION

At the June 18, 2024 Village Board meeting, a resident spoke during Town Hall regarding his neighbor renting out his property on weekends and staff was directed to provide an update on short-term rentals within the Village.

Staff was able to find six (6) properties advertised on short-term rental websites. The Police Department has received one (1) rental-related complaint for these properties in the past year – the call was for noise and the renter complied when asked by police. Based on the limited number of short-term rentals and the single complaint received, staff does not recommend adopting restrictions at this time.