



**VILLAGE OF BARTLETT  
PLANNING & ZONING COMMISSION MEETING  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
October 3, 2024  
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the August 1, 2024 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#24-15) Resubdivision of Townhomes at the Grasslands**  
Final Resubdivision/PUD Plat  
Final PUD Plan
- VI. **(#24-14) Westgate Animal Care - 792-794 W Bartlett Road**  
Special Use – Animal Hospital  
**PUBLIC HEARING**
- VII. **(#24-16) Bartlett Automotive Mall – 1201-1215 W Lake Street**  
Amendment to the Preliminary/Final PUD Plan  
**PUBLIC HEARING**
- VIII. New Business/Old Business
- IX. Adjournment



Village of Bartlett  
Planning and Zoning Commission  
August 1, 2024

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**M. Werden**, Chair called the meeting to order at 7:03 pm.

**Roll Call**

**Present:** B. Bucaro, C. Deveaux, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden  
**Absent:** J. Kapadoukakis, A. McSwane

**Also Present:** Kristy Stone, Planning & Development Services Director, Andrew Barna, Associate Planner, Brian Krause, Associate Planner

**Approval of Minutes**

A motion was made to approve the April 4, 2024 meeting minutes.

**Motioned by:** G. Koziol  
**Seconded by:** J. Miaso

**Roll Call**

**Ayes:** B. Bucaro, C. Deveaux, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden  
**Nays:** None  
**Abstain:** None

The motion carried.

**Public Forum**

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



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**(#24-07) 231-251 E Lake St**

Rezoning from the ER-1 Estate Residence Zoning District to the B-3 Neighborhood Shopping Zoning District

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The attorney for the petitioner, **Frank Bongiovanni**, 108 Bokelman St, Roselle IL came forward on behalf of the property owner, Stephen French, SEM Vanderbilt LLC and was sworn in by **M. Werden**. **F. Bongiovanni** stated, we are requesting a rezoning from ER-1 to B-3 Zoning District. The property consists of 3 parcels on the south side of Lake Street. The property was recently annexed into the Village on May 21, 2024. The subject property will be included in the Lake Street Corridor TIF District. We believe that the property meets all seven of the findings of fact for rezoning into a B-3 district, which would be compatible with the existing uses of the other properties along Lake Street including the 7-11, Dairy Queen, auto repair business and restaurants. The proposed rezoning would be compatible with the zoning classifications of the properties in the general area. The properties immediately to the west are currently zoned B-3 and the properties to the east are zoned B-4. The proposed use of this property is compatible with uses permitted under the existing zoning classification. The anticipated proposed uses would be those that are permitted or will be special uses in the B-3 Zoning District. The trend and character of the development in the general area of the property in question would have a positive impact on the surrounding properties. I am sure that you are aware that the area east of the Dairy Queen to Park Boulevard is an eyesore. That area is underdeveloped and needs to be redeveloped. We believe that rezoning this to a B-3 district will help to spur development in the area. There will not be any negative environmental impacts on the property or the area. The rezoning is also consistent with the Future Land Use Plan and the proposed redevelopment plan of the Lake Street Corridor and is included in the strategic planning. **M. Werden** yes, that area has been an eyesore for years. Why is this property zoned ER-1? **K. Stone** all properties that are annexed into the Village are automatically zoned ER-1 upon annexation. That is our most restrictive zoning. Typically, properties come in for annexation and zoning at the same time; however, the only way to get this property incorporated into the TIF district was to have it annexed first before we complete the rezoning process. **J. Battermann** asked, why are you requested that this is rezoned to B-3 instead of a B-4 to match the east property? **F. Bongiovanni** the B-3 zoning has more uses to fit the area. **K. Stone** B-4 zoning districts have to be a minimum of 10 contiguous acres. **J. Batterman** would rezoning the triangle make those 2 zones come together or would they be separate. **K. Stone** it would be considered one B-3 zone district. **M. Werden** that is very practical. Did you receive any calls for this case? **K. Stone** no, we did not.

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



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**B. Bucaro** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-07) 231-251 E Lake St** for rezoning from the ER-1 Estate Residence Zoning District to the B-3 Neighborhood Shopping Zoning District subject to the findings of fact and conditions outlined in the staff report.

**Motioned by: B. Bucaro**

**Seconded by: J. Miaso**

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

**Roll Call**

**Ayes: B. Bucaro, C. Deveaux, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden**

**Nays: None**

**The motion carried.**



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**(#24-09) BP AM/PM – 1100 W Stearns Rd**

Special Use Permit – To Sell Package Liquor (beer, wine and liquor)

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The attorney for the petitioner, **Claudette Miller**, Fox Rothschild, 321 N. Clark St, Chicago IL came forward on behalf of the Navi Singh who was present. **C. Miller** was sworn in by **M. Werden**. **C. Miller** stated that this is an existing BP convenient store and gas station. The current hours are 24/7. We are seeking a Special Use Permit to sell beer, wine and spirits during the hours allowed consistent with a class C extended liquor license. You can see in the staff report that we have met the findings of fact. **M. Werden** this is pretty straight forward. **K. Stone** anything with liquor typically requires a Special Use Permit. **M. Werden** I have no further questions. Are there any questions from the commission members? **C. Deveaux** I do not see the need for a third location to sell liquor on this corner. There is a liquor store across the street as well as a Walgreens. This just seems like saturation to sell that much alcohol in this small area.

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

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-09) BP AM/PM 1100 W Stearns Rd** for a Special Use Permit to sell package liquor subject to the findings of fact and conditions outlined in the staff report.

**Motioned by: J. Miaso**

**Seconded by: M. Sarwas**

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

**Roll Call**

**Ayes: B. Bucaro, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden**

**Nays: C. Deveaux**

**The motion carried.**



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**(#24-10) BP – 5590 County Farm Rd**

Special Use Permit – To Sell Package Liquor (beer, wine and liquor)

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner's representative, **Claudette Miller** of Fox Rothschild 321 N. Clark St, Chicago IL came forward and was sworn in by **M. Werden**. **C. Miller** stated that this is also currently a 24/7 convenient gas station. We are requesting a Special Use Permit to sell packaged liquor at the hours that are consistent with a class C extended liquor license. Again, as indicated in the staff report, we have met the requirements in the findings of fact.

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

**G. Koziol** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-10) BP 5590 County Farm Rd** for a Special Use Permit to sell package liquor subject to the findings of fact and conditions outlined in the staff report.

**Motioned by: G. Koziol**

**Seconded by: J. Miaso**

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

**Roll Call**

**Ayes: B. Bucaro, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden**

**Nays: C. Deveaux**

**The motion carried.**



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**(#24-11) Recreational Vehicle Parking**

Text Amendment

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Notification of Publication**

**K. Stone** stated that Code Enforcement has been enforcing our current regulations for recreational vehicles, which restricts boats, recreational vehicles and campers from being in driveways May 1 through October 31. A resident was cited in March for having their boat on their property early. That resident sent a letter to several Village Board members and the Mayor requesting that the Board consider amending the dates for the allowing of boats and recreational vehicles on their driveway. Code Enforcement did a survey of other communities. There is not a uniform answer for this. It is all over the board. Some communities restrict recreational vehicles completely, some allow them, some follow our dates, some have different setbacks and some communities only allow them for 2 to 3 days at a time. The Village Board Committee had a discussion and thought about following the suggestion to change the date to March 1. There was also a suggestion to change the date to April 15. There was another option to leave the date the way it is. This ordinance has been in effect for years and the dates have not changed since 1983. This is something that we have had on the books for quite a long time. **M. Werden** asked, is the current start date May 1? **K. Stone** yes, May 1. **M. Werden** does Code Enforcement issue many citations for this each year? **K. Stone** most residents that have recreational vehicles know what the dates are. We do not typically get many violations for RVs being out too early. We do get violations on November 1 and phone calls from neighbors to tell us that their neighbor's boat is out on the property. This is something that we have enforced consistently since 1983 and this is the first time to my knowledge that anyone has suggested that we change the dates. **B. Bucaro** do you know when you get the most complaints about this? Is it mostly at the beginning of the season, during season or the end of the season? **K. Stone** we get a significant number of complaints in the summer and we have to tell them there is nothing we can do; they are allowed in November we do sweeps the first 2 weeks and issue 5 to 25 warnings to remove the vehicle. If they have received a prior notice, we give them less time because they are aware of what the rules are. We do not typically do sweeps at the beginning of the season looking for violations because they are not likely to be early. Those are based on complaints or done by the code officers if they see a violation while they are driving around. **K. Stone** we have not received many complaints about recreational vehicles being out early. Most people comply with the May 1 rule. **M. Werden** could there be a special provision for the one resident that brought this forward like how we allow overnight parking on the street? **K. Stone** we cannot enforce that in the zoning ordinance. These dates are in the zoning code. All of our rules have very strict deadlines. We do not have a permit to allow an exception. **M. Sarwas** a fishing boat is significantly smaller than an RV or a large speed boat on a trailer. Could we separate boats from RVs? I understand that fishing season starts earlier and by May, you have missed a couple of months and you are paying for storage fees. **K. Stone** if we separated fishing boats from RVs we would need to have very specific restrictions. Someone could have a large boat and say that they use it for fishing. How could we determine the difference? **M. Sarwas** we would have to separate boats from RVs and we would not differentiate based on size. Boats are boats whether they are speed boats or luxury boats. You cannot say, I use mine for fishing and I use mine for tubing. **K. Stone** if the separating boats



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from RVs is something that the board wants to entertain, I could recommend a size restriction, but we would need to do further study on that because I do not want to pick an arbitrary number. **B. Bucaro** this seems like we would be opening up a can of worms. **M. Sarwas** could we split the difference and have the date be April 1? **M. Werden** why was the April 15 dated cited? **K. Stone** one of the trustees suggested that date to give everyone an extra 2 weeks. Typically, if we give a warning and it is the first notice, we give about 2 weeks to remedy the situation. If the date is April 15 and we have given a warning on April 1, by time the warning deadline arrives, they are in compliance. **G. Koziol** I do not have a problem with changing the start date or the end date, but I would hate to see a series of rules trying to make special changes based on the size of a boat or an RV. **B. Bucaro** the number of people that complain and the number of people with RVs are much less than people that do not have RVs. I would be inclined to just leave this alone considering the years that it has been in place. We try to make accommodations, but we need to look at the big picture. **K. Stone** we do have 1 household that calls us to tell us when a camper is there when it is not supposed to be. **B. Bucaro** in their own household? **K. Stone** yes, in their own household. **J. Battermann** if the date was changed to April 15 is there any overlap that would make it difficult for staff to enforce the ordinance because they will not be able to do the sweeps as effectively during the break between seasons? **K. Stone** there is not as much of a need for sweeps at the beginning of the season and I think our staff could handle that. **C. Deveaux** why was April 1 not a choice? **K. Stone** that date was not presented at the committee meeting. I would prefer that we choose from what was stated at the committee meeting and these are the options that were discussed. **M. Werden** March 1 seems like quite a stretch. **J. Battermann** option 1 seems way too early even for fishing season. I feel like 2 weeks is a good compromise. **B. Bucaro** in 41 years no one has brought this up. It is just this one resident saying they need March 1 because they fish. **M. Werden** there is no need for a text amendment and a "yes" vote would be to leave the dates as is.

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

**C. Deveaux** made a motion to recommend **Option 3 – Keep Current Regulations: 19-4A-3: C. Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft and Snowmobiles.**

**Motioned by: C. Deveaux**

**Seconded by: B. Bucaro**

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

**Roll Call**

**Ayes: B. Bucaro, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden**

**Nays: C. Deveaux**

**The motion carried.**





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**Old Business/ New Business**

**K. Stone** stated, Brian Krause is here, he is our new Associate Planner. **M. Werden** welcome aboard. **K. Stone** it does not look like we will have a meeting in September.

**B. Bucaro** the presentation **K. Stone** put together for the Future Land Use was excellent with a lot of information and a lot to think about. It really brought the whole development picture together **K. Stone** I can send copies of the Power Point presentation to any of you. It gives a good history of the out lots that we have and potential areas that may come into the Village so that we can start thinking about what types of uses we would like for those. **M. Werden** how soon will the demolition start on Lake Street? **K. Stone** the annexation agreement for the parcels that were before you today, the Village agreed to pay up to half of the cost for demolition of those structures to be removed within 6 months. Hopefully, the hotdog stand will be removed as well as the other buildings. **B. Bucaro** the one parcel that I would really like to see changed is across from the Spring Hills Mobile Park where there is truck parking now across from the fire station. I believe that corner has no Elgin utilities and it is an eyesore. That would be a nice parcel to add on to Brewster Creek. I do not know if we have something that we can trade with Elgin on Route 25. Maybe the land is not developable so I do not if it would be a good idea or not. I see it as an eyesore being contingent with Brewster Creek and if something could be done there that would be fantastic. **K. Stone** we have been in talks with the property owner about how that property looks. **B. Bucaro** that property is in Elgin. Could that be annex out of Elgin and into Bartlett? **K. Stone** there is a process where that is possible. In 2003, we did something similar. In Lakewood Mill, there was a 3.47-acre property along W. Bartlett Road on the south side that was in Elgin. Elgin needed a water emergency connection with the Village and part of that was a utility connection. Elgin agreed to disconnect that parcel and the Village was able to annex that so the Lakewood Development could be developed. It is not unprecedented. It is possible. **B. Bucaro** is that something that we might pursue? **K. Stone** it could be negotiated. **M. Werden** how big is that parcel? **K. Stone** it is approximately 42 acres. **M. Werden** has the owner owned that for a long time? **K. Stone** no.

**K. Stone** the public hearing for Lake Street TIF redevelopment plan is August 20, 2024 before the Village Board. The Joint Review Board is meeting August 16 to make their recommendations on the project. **B. Bucaro** how did the last meeting go? **K. Stone** most of the taxing districts had a few questions. The TIF study had to be updated to include the 2023 equalized assessed values. Those had not been out from Cook County when the report was originally drafted. We still meet all of the eligibility requirements that we did with the original numbers, it has just been updated. The districts wanted to take that information back to their boards to formally discuss it and vote on it. Last week, Hanover Township voted in favor of supporting the TIF district. There are meetings with the Library District and the Fire Protection District next week that the Village Administrator will be attending. **B. Bucaro** is it typically the school districts that do not like TIF districts? **K. Stone** typically, the school districts have some concerns. The school district property is included in this TIF district and there are capital costs that could be paid for through the increment. **M. Werden** I think most people would like to see improvement on Lake Street. **K. Stone** I do not think it is a hard argument to say that Lake Street looks blighted when you are driving down it in Bartlett. **M. Werden** I think there was reluctance to develop there with the Elgin-O'Hare project. We were told at one time that the out lots on the corner of Oak Avenue might be taken if that highway came through. **K. Stone** IDOT owns the southwest corner of Oak Avenue and Lake Street. There is a significant number of acres located southwest of Oak Avenue and Lake Street



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that is either IDOT right-of-way or individual parcels owned by IDOT that they acquired in the 1970s and in 1991 thinking that the Elgin-O'Hare was going to take that route. IDOT owns the lot on the corner of Oak Avenue and Lake Street, the L-shaped lot where Tom's Farm Stand and the lot south of that. That is all considered IDOT right-of-way currently. The plan was for the Elgin-O'Hare to go directly across Oakfield Plaza, down and continue over the wetlands. IDOT has dropped those plans. They have indicated that they would be willing to work with the Village and possibly sell back some of the property. The wetland area would have to remain wetland that they would just give to the Village or the Park District. IDOT is not willing to look into the specific details of that until the Oak Avenue realignment is constructed. **M. Werden** we were waiting on that reconstruction for the Elgin-O'Hare. **K. Stone** we were waiting for the State to decide what they were going to do with Lake Street. **B. Bucaro** the State does not move very fast. **K. Stone** correct, the last study they did on that intersection was in 2017. **B. Bucaro** the Lake Street rezoning that we voted on tonight is east of Oak Avenue and that is where this is going to have an immediate impact. **M. Werden** is there any talk of the State grabbing this land that we are trying to use for the TIF? **K. Stone** no. The State is aware that we are talking with IDOT and is aware of the plan. They are willing to draw up the plats once they have determined what the Oak Avenue extension is going to look like. The plan is significantly scaled back from what they were originally thinking. They have reduced the number of turn lanes that are required and the original traffic counts. We are not even close to what they had projected for 2020. They realized that what they were looking at was probably excessive at the time and they have scaled things back. Having this a 4-way intersection would be a huge spur for development along Lake Street. **B. Bucaro** did the Village Board approve the development on the south side of Lake Street and Park Boulevard? **K. Stone** that came in as a concept plan. The Village Board did not want Park Boulevard to connect with full access to Hale Avenue. It would be an emergency access only with a gate for the Fire District. The property owner still needs to work with IDOT and conduct an intersection design study to make sure that whatever IDOT approves matches the plan. That property is part of the TIF. **B. Bucaro** that would be more of an incentive? **K. Stone** the TIF is from Park Boulevard west to the 2 lots along Lake Street. There is the Marathon Gas Station and the 2 lots along N. Bartlett Road. A 7-Eleven was approved for that corner, but there are some taxes issues with that property and that deal fell through. **M. Werden** are there any plans for IDOT to widen Lake Street? **K. Stone** no, not through this section.

**G. Koziol** asked, are there any restrictions on flag signs and the super bright lights that are used around windows that light up an entire parking lot? **K. Stone** the LED lights, while they are bright, do not exceed our foot candle requirements. The foot candle measurements are at the property line. We did discuss flag signs at the Economic Development Commission meeting and the consensus was that they were fine. Staff suggested prohibiting the flag signs. There was not support for that. We also suggested a distance requirement or limiting the number and that was not supported at all. They are considered a temporary sign and do not require a permit. The only authority that we have is if they are in disrepair, we can have them removed. **G. Koziol** the number of signs allowed is unlimited. **K. Stone** yes.



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

**Motioned by: C. Deveaux**

**Seconded by: M. Sarwas**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 8:00 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**24-79**

DATE: September 27, 2024  
TO: The Chairman & Members of the Planning & Zoning Commission  
FROM: Kristy Stone, PDS Director *KS*  
RE: **(#24-15) Resubdivision of Townhomes at the Grasslands**

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**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**

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

\*Cook County – Single Family Residence

**BACKGROUND**

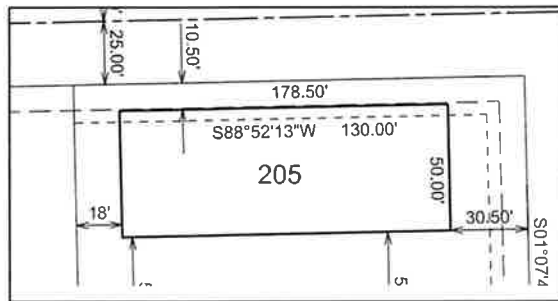
Ordinance #2021-68 approved the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett for the Grasslands Subdivision.

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

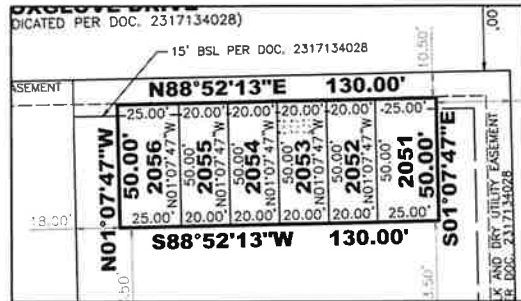
Ordinance #2022-95 approved the Final Subdivision and PUD Plan for the Townhomes at the Grasslands.

**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 approval of the petitioner's requests for a Final Resubdivision/PUD Plat and Final PUD Plan for the Townhomes at the Grasslands subject to the following conditions and Findings of Fact:
  - a. All construction traffic shall exit the site southbound on Naperville Road and appropriate signage installed;
  - b. Proposed CCR's shall be reviewed and approved by the Village Attorney prior to the recording of the final plat of resubdivision/PUD;
  - c. Compliance with the satisfaction of the terms and conditions of the Planned Development Agreement between Bartlett 59 LLC and the Village of Bartlett;
  - d. Findings of Fact (Final PUD Plan):
    - i. That the proposed townhomes are a permitted use in the PD Zoning District;
    - ii. The Planned Unit Development is designed, located and proposed

to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;

- iii. The Planned Unit Development will not substantially lessen or impede the suitability for adjacent permitted uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
- iv. The Planned Unit Development shall include impact donations in accordance with the Bartlett Donation Ordinance as set forth in the Planned Development Agreement;
- v. The Final PUD Plan will provide adequate utilities, drainage and other necessary facilities;
- vi. The Final PUD Plan provides adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets;
- vii. The Final PUD Plan shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties;
- viii. The Developer shall be required to provide reasonable assurance that, if authorized, the Planned Unit Development will be completed according to schedule and adequately maintained.

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



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:** [REDACTED]

**City, State:** [REDACTED]

**Zip Code:** [REDACTED]

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**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 Amend-ment)
- 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**

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## **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

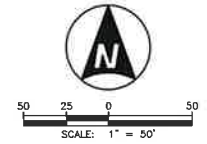
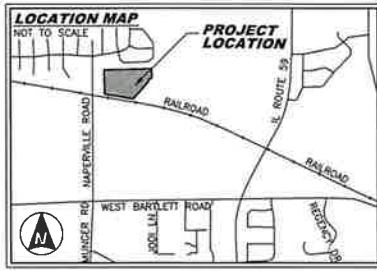
EMAIL: chicagoap@drhorton.com  
On behalf of D.R. Horton, Inc. - Midwest

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



P.L.N.: (PER GIS MAP)  
06-33-101-001 (PART)

### LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- (N) MEASURED
- (R) RECORD



### LOT AREA TABLE

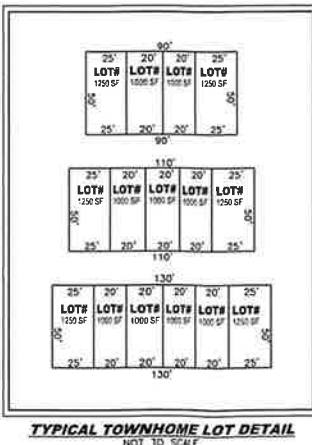
LOT #	SF	LOT #	SF	LOT #	SF
201	1,250	211	1,250	221	1,250
202	1,250	212	1,250	222	1,250
203	1,250	213	1,250	223	1,250
204	1,250	214	1,250	224	1,250
205	1,250	215	1,250	225	1,250
206	1,250	216	1,250	226	1,250
207	1,250	217	1,250	227	1,250
208	1,250	218	1,250		
209	1,250	219	1,250		
210	1,250	220	1,250		
211	1,250				
212	1,250				
213	1,250				
214	1,250				
215	1,250				
216	1,250				
217	1,250				
218	1,250				
219	1,250				
220	1,250				
221	1,250				
222	1,250				
223	1,250				
224	1,250				
225	1,250				
226	1,250				
227	1,250				
<b>TOTAL</b>	<b>27,500</b>				
<b>TOTAL AC</b>	<b>2.500</b>				

### AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 I, JOSEPH A. LIMA, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080, DO HEREBY GRANT PERMISSION TO RECORD THIS PLAT OF SUBDIVISION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 I, JOSEPH A. LIMA, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080, DO HEREBY CERTIFY THAT I 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 2317134028, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 15, 2023, AS DOCUMENT 2334922029, IN COOK COUNTY, ILLINOIS.  
 I 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.  
 I FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1703102144, WITH A MAP REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.  
 GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF APRIL, 2024, IN ROSEMONT, ILLINOIS.  
 JOSEPH A. LIMA  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080  
 LICENSE EXPIRES: NOVEMBER 30, 2024



### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 I, \_\_\_\_\_, 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: \_\_\_\_\_

### NOTARY'S 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:

- 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.
- 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.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- 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

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

CLIENT: **D.R. HORTON**  
 America's Builder  
 1750 E. GOLF ROAD  
 SUITE 925  
 SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY	SCALE
04-02-24	REVISED PER COMMENTS	MJF	1" = 50'

DESIGNED: ---  
 DRAWN: MJF  
 APPROVED: JAL  
 DATE: 03/26/2024  
 SCALE: 1" = 50'

**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

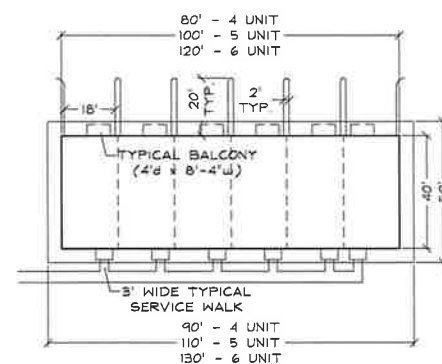


GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

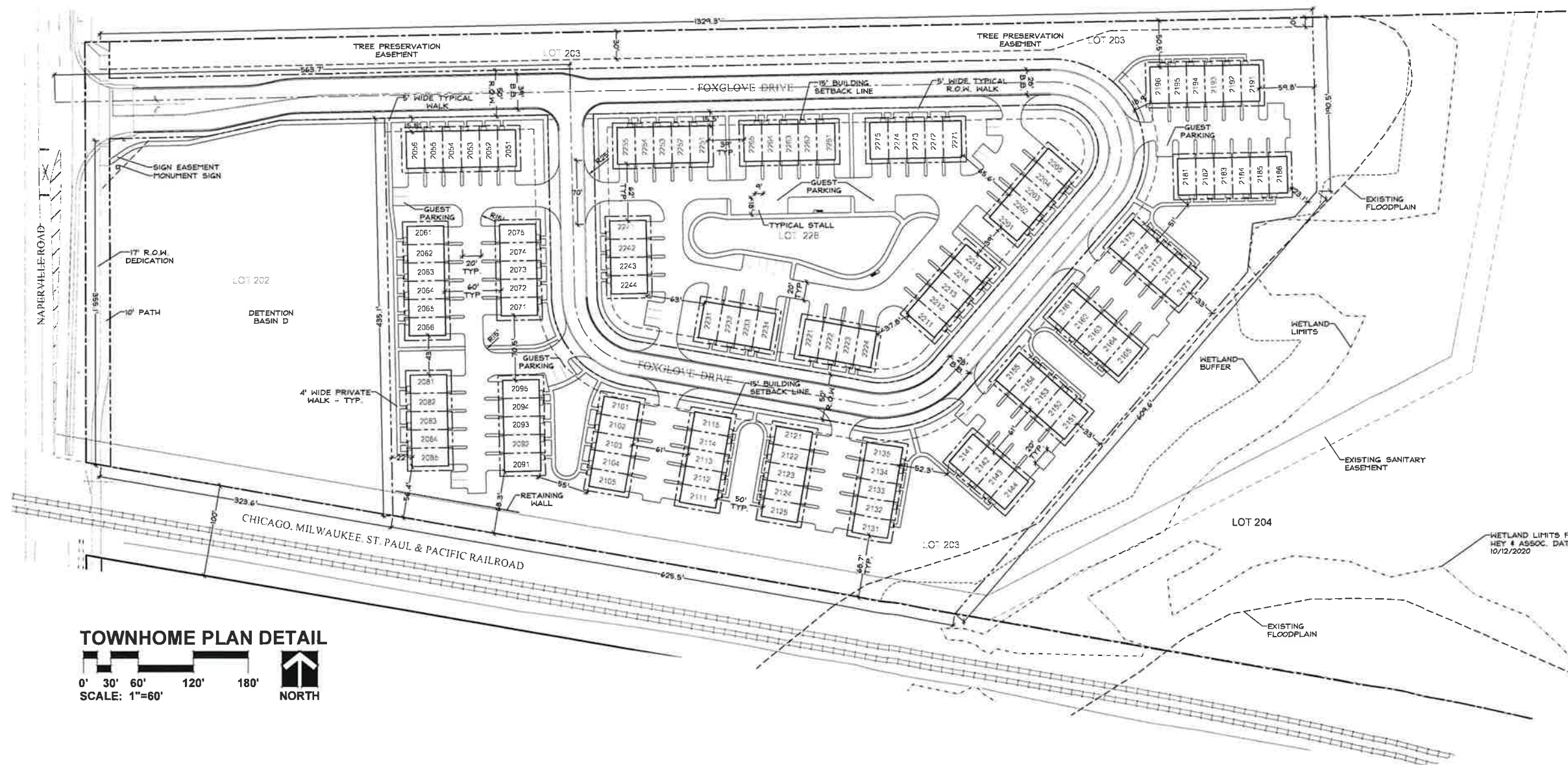
CLIENT  
**D-R HORTON**  
*America's Builder*  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173  
CIVIL ENGINEER  
MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS RD., STE. 500  
ROSEMONT, IL 60018

**TOWNHOME SITE DATA**

	Square Footage	Acres	% of Site
<b>Net Site Area*</b>	3,052,696	70.080	
<small>*Includes Lots 202 thru 228 &amp; Street</small>			
Town Home Units	115		
Net Density	7.25 du / ac		
<b>Pavement Coverage</b>			
Alleys & Driveways	117,727	2.703	3.86%
Walks	14,925	0.343	0.49%
Covered Stoops	2,760	0.063	0.09%
<b>Total Pavement</b>	<b>135,412</b>	<b>3.109</b>	<b>4.44%</b>
<b>Total Impervious Coverage</b>			
	236,764	5.435	7.76%
<b>Open Space</b>			
Detention Pond	127,095	2.918	4.16%
Presentation Easement	51,762	1.188	1.70%
Wetland (Outlet 204)	2,361,479	54.212	77.36%
Common Areas	153,990	3.534	5.04%
<b>Total Open Space</b>	<b>2,694,286</b>	<b>61.852</b>	<b>88.26%</b>
<b>Dedicated Right-of-Way</b>			
	115,078	2.642	3.77%
<b>Parking</b>			
2 Car Garage	230 Spaces		
Off Street Drive Parking	230 Spaces		
Guest Off Street Parking	39 Spaces		
<b>Total Parking</b>	<b>499 Spaces</b>		
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**

REVISIONS

DATE 6 07 2024  
PROJECT NO. DR23136  
DRAWN DHS  
CHECKED DHS  
SHEET NO.  
**1 OF 1**

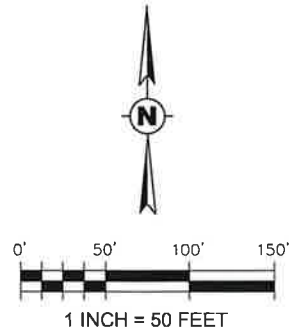
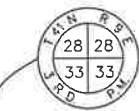


# FINAL PLAT OF SUBDIVISION FOR TOWNHOMES AT THE GRASSLANDS

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

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

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



1 INCH = 50 FEET

WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33-41-9  
NAPERVILLE ROAD

27' ROW HEREBY DEDICATED TO THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

MONUMENT SIGN EASEMENT

LOT 202 (STORMWATER MANAGEMENT EASEMENT)

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

LOT 203 (PRIVATE (HOA) UTILITIES, DRY UTILITIES, PARKING, DRAINAGE AND ACCESS EASEMENT)

FOXGLOVE DRIVE (HEREBY DEDICATED)

LOT 204 (OPEN SPACE)

LOT 205

LOT 206

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LOT 226

LOT 227

LOT 228 (PRIVATE (HOA) UTILITIES, DRY UTILITIES, PARKING, DRAINAGE AND ACCESS EASEMENT)

LOT 229

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

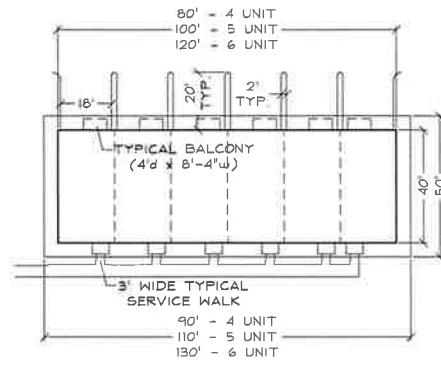
DEVELOPER  
 CROWN COMMUNITY DEVELOPMENT  
 1751 A WEST DIEHL ROAD  
 NAPERVILLE, ILLINOIS 60563

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

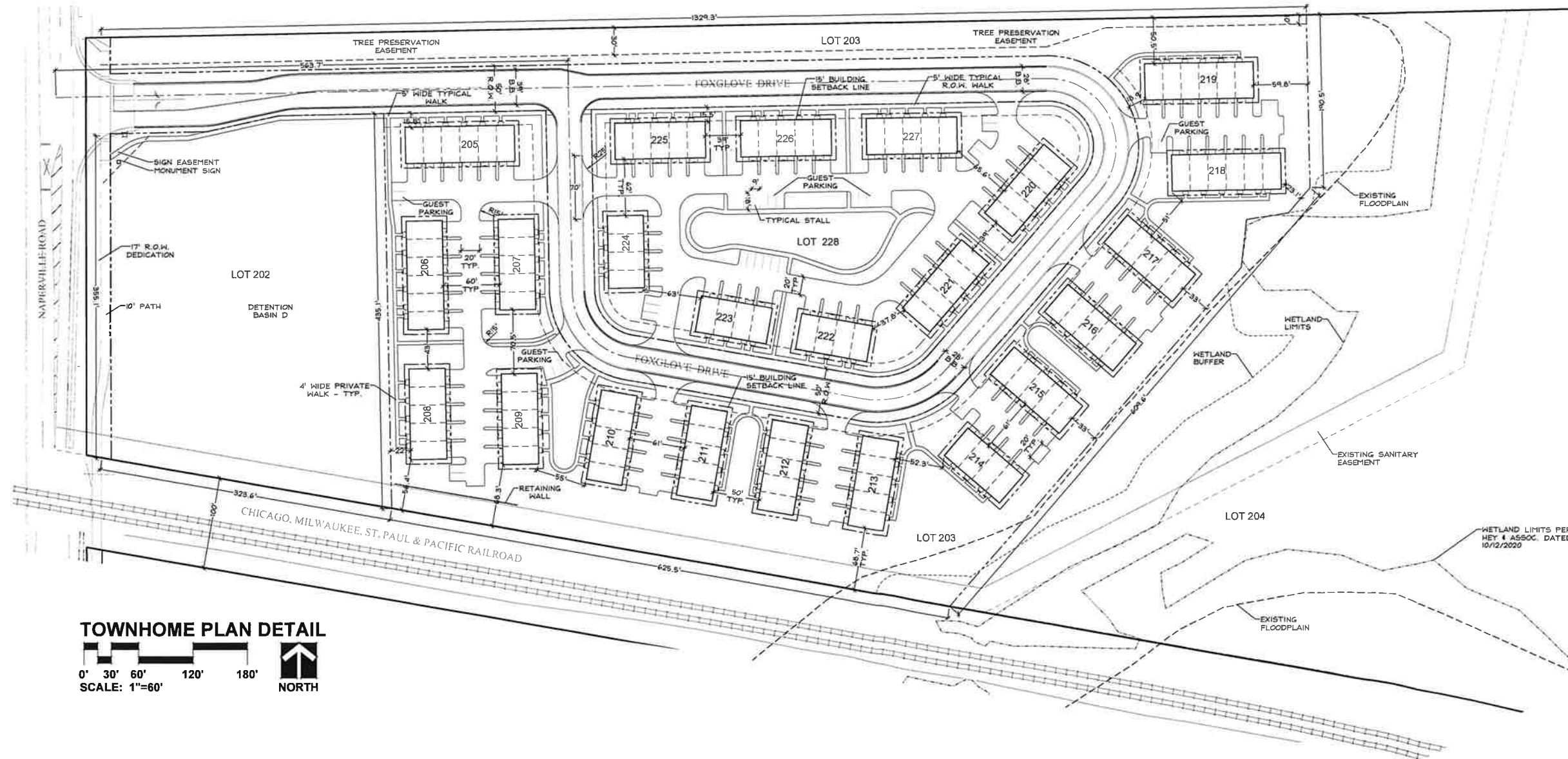
**THE GRASSLANDS - PHASE 2**  
 BARTLETT, ILLINOIS  
**FINAL PUD PLAN**

**TOWNHOME SITE DATA**

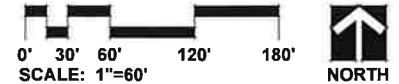
	Square Footage	Acres	% of Site
Net Site Area*	3,052,696	70.080	
*Includes Lots 202 thru 228 & Street			
Town Home Units	115		
Net Density	7.25 du / ac		
	Square Footage	Acres	% of Site
Building Coverage	101,352	2.327	3.32%
Pavement Coverage			
Alleys & Driveways	117,727	2.703	3.86%
Walks	14,925	0.343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



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



**TOWNHOME PLAN DETAIL**



1 9/19/2022  
 REVISIONS


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



**1 OF 1**

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**24-76**

DATE: September 18, 2024  
TO: The Chairman and Members of the Planning and Zoning Commission  
FROM: Andrew Barna, Associate Planner   
RE: **(#24-14) Westgate Animal Care**

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**PETITIONER**

Sharanjit Randhawa

**SUBJECT SITE**

792-794 W. Bartlett Road – Westgate Commons

**REQUESTS**

**Special Use Permit – Animal Hospital**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>PD</b>
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 **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
  - A. An STC rating of 60 shall be required for reception and x-ray rooms in the veterinary hospital;
  - B. The owners and operators of the animal hospital shall be responsible for the removal of animal waste left by clients outside of their own and adjoining tenant spaces;
  - C. The hours of operation for the animal hospital shall 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;
  - D. There shall be no overnight boarding permitted;
  - E. Findings of fact (special use permit):
    - i. The proposed use at this 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;
    - ii. That the proposed 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.
    - iii. 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.
2. A letter from the petitioner, application, location map, site plan, and floor plan are attached for your review.



# BASRAN LAW OFFICE

Real Estate & Estate Planning

[www.basranlaw.com](http://www.basranlaw.com)

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Sandeep Basran, Attorney at Law  
2543 N. Milwaukee Ave., 2<sup>nd</sup> Fl., Chicago IL 60647  
773.661.6248 (p); 773.687.8782 (f)  
[sbasran@basranlawoffice.com](mailto:sbasran@basranlawoffice.com)

August 2<sup>nd</sup>, 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 # 24-14  
**RECEIVED**  
PLANNING & DEVELOPMENT  
**JUL 11 2024**  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Westgate Animal Care LLC

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Sharanjit Randhawa

**Street Address:** [REDACTED]

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

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

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**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



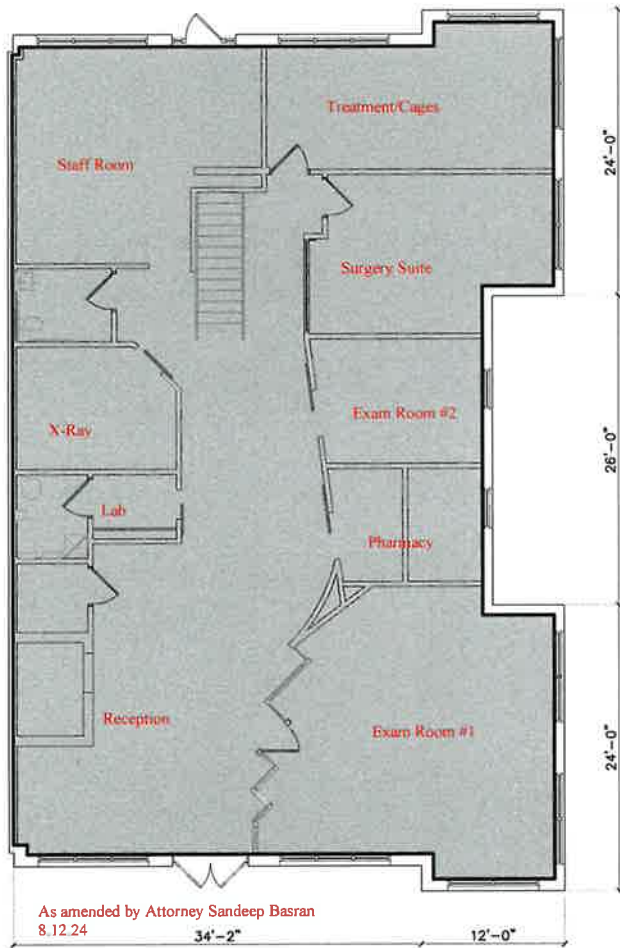
# LOCATION MAP

792-794 W. Bartlett Road  
Westgate Animal Hospital

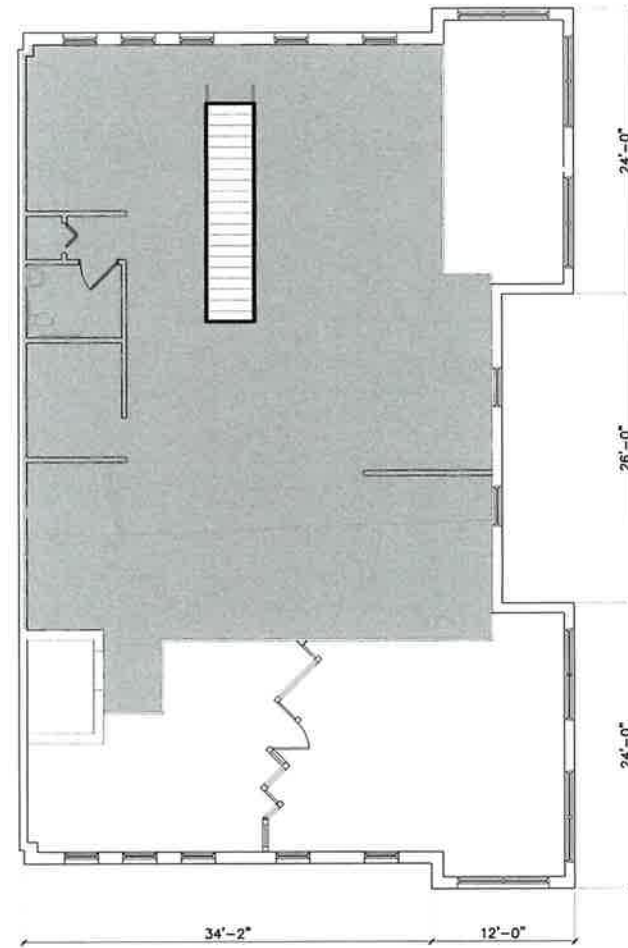
2024



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**

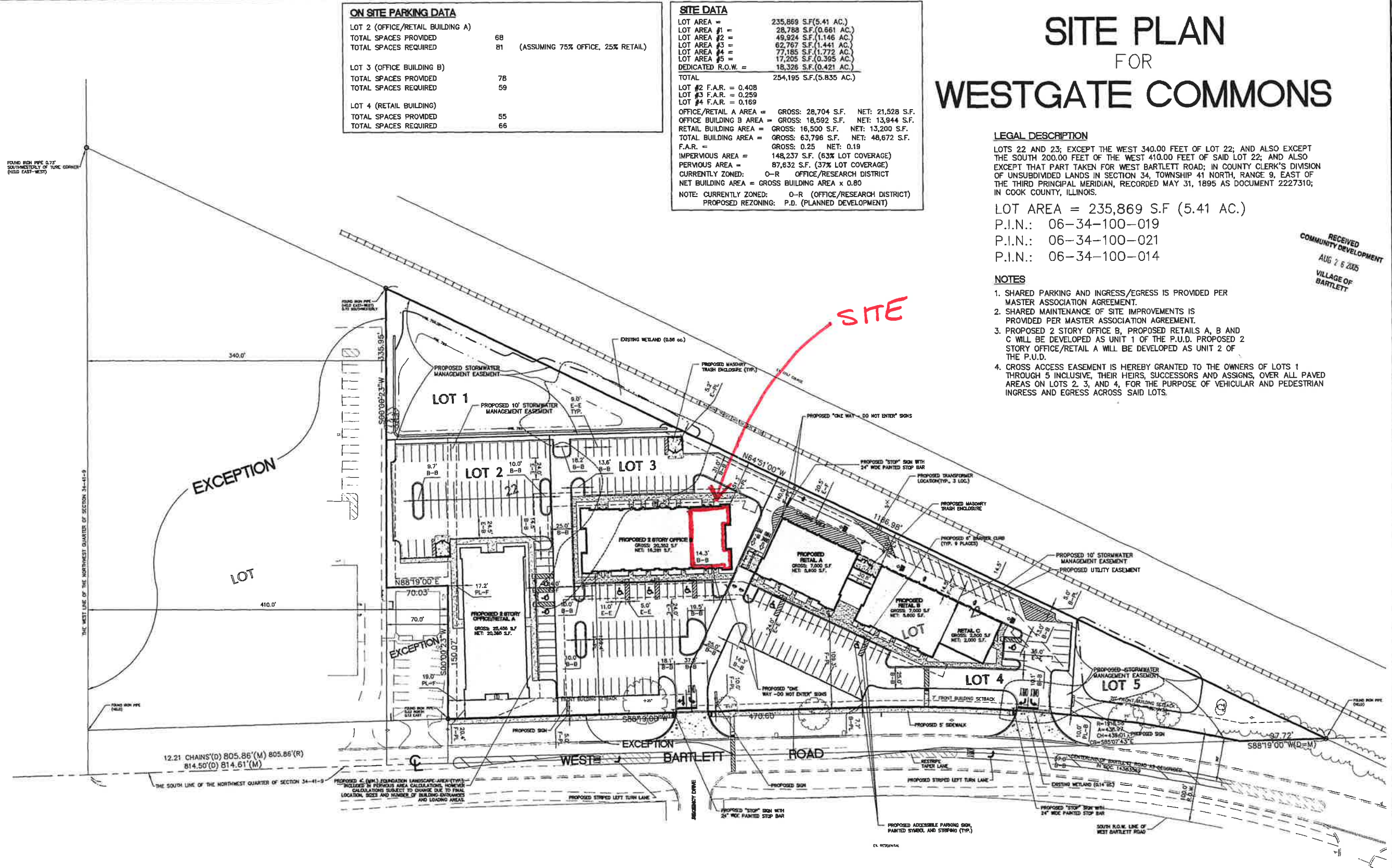
LOT AREA =	235,869 S.F.(5.41 AC.)
LOT AREA #1 =	28,788 S.F.(0.661 AC.)
LOT AREA #2 =	49,924 S.F.(1.146 AC.)
LOT AREA #3 =	62,767 S.F.(1.441 AC.)
LOT AREA #4 =	77,185 S.F.(1.772 AC.)
LOT AREA #5 =	17,205 S.F.(0.395 AC.)
DEDICATED R.O.W. =	18,326 S.F.(0.421 AC.)
TOTAL	254,195 S.F.(5.835 AC.)
LOT #2 F.A.R. =	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	4/29/05
4	PER VILLAGE COMMENTS 5/18/05	6/01/05
5	PER VILLAGE COMMENTS 6/20/05	7/8/05
6	PER VILLAGE COMMENTS 8/4/05	8/12/05

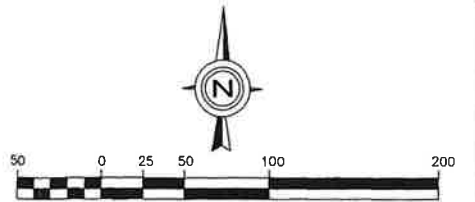
Prepared For:  
**J & B Builders, Inc.**  
 2000 W. Main Street  
 St. Charles, IL 60174

DEVELOPER:  
**WESTGATE COMMONS**  
 West Bartlett Road east of IL Route 59  
 Bartlett, Illinois

OWNER:  
**Stoneleaf Properties, L.L.C.**  
 2000 W. Main Street  
 St. Charles, IL 60174

Prepared By:  
**COMPASS**  
 Consulting Group, Ltd.  
 2631 Cingler 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



**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**24-78**

DATE: September 25, 2024  
TO: The Chairman and Members of the Planning & Zoning Commission  
FROM: Kristy Stone, Planning & Development Services Director *KJS*  
RE: **(#24-16) Bartlett Automotive Mall**

---

**PETITIONER**

Bartlett Automotive Mall LLC

**SUBJECT SITE**

1201-1215 W. Lake Street (West Parcel)

**REQUESTS**

**Amendment to the Preliminary/Final PUD Plan**

**SURROUNDING LAND USES (West Parcel)**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3 PUD</b>
North	Commercial	Commercial	B-3, C-3 PUD*
South	Single Family	Single Family	SR-4 PUD
East	Commercial	Commercial	B-3
West	Commercial	Commercial	B-3

\*Streamwood – Highway Commercial PUD

**BACKGROUND**

Ordinance 2021-112 approved the rezoning, preliminary/final PUD plan and granted special uses for the Bartlett Automotive Mall Planned Unit Development. As part of the preliminary/final PUD Plan, specific plans were approved as exhibits including the West Parcel Landscape Plan.

**DISCUSSION**

1. The petitioner is requesting an **amendment to the Preliminary/Final PUD Plan** to approve a revised West Parcel Landscape Plan for the Genesis and Hyundai dealership lots.
2. The petitioner is requesting to modify the landscape plan to replace the double row of evergreen trees along the south property line with 138 Lynwood Gold Forsythia shrubs located at the top of the retaining wall. The shrubs would be 3-feet in height at the time of installation. *The proposed landscape plan with detailed views from the residential lots to the south and from Moretti's is attached.*
3. At the time of the original PUD Plan public hearing and subsequent approval, the petitioner had agreed to install a double row of 6-8-ft. tall evergreen trees in the buffer between the parking area and the residential lots to the south. *The landscape plan approved by Ordinance 2021-112 is attached.*
4. During the construction of the project, the petitioner reduced the size of the service parking area located south of the Hyundai and Genesis dealerships from 241 spaces to 159 spaces.
5. Due to the reduction in size of the vehicle storage parking, a retaining wall was installed and distance between the south property line and the vehicle storage lot increased from 34.5 feet to 99 feet.
6. A revised landscape plan (due to the vehicle storage area change) was approved by staff during the building permit process, this plan included the double row of evergreen trees. *The staff-approved landscape plan is also attached.*

**RECOMMENDATION**

1. The Planning and Zoning Commission should render a decision based upon the following finding of fact:  
  
*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)"*
2. Background information is attached for your review.

**BARTLETT AUTOMOTIVE MALL, LLC**  
**Robert P. Loquercio, Manager**  
**1600 West Lake Street**  
**Streamwood, IL 60107**  
**bloquercio@blautogroup.com**  
**(312) 403-2100**

August 27, 2024

***Transmitted via Personal Delivery***

President and Board of Trustees  
Village of Bartlett, Illinois  
c/o Paula Schumacher, Village Administrator

By your Ordinance #2021-12 (the “**PUD Ordinance**”) enacted by you on December 14, 2021, the Village approved the development of the “West Parcel” (common address of 1201 W Lake St., Bartlett, IL) for use in connection with a Hyundai dealership and a Kia dealership.<sup>1</sup> As part of the approvals given in the PUD Ordinance, the preliminary landscape plan prepared by Gary R. Weber Associates, Inc. dated November 1, 2021 regarding the West Property was approved (the “**West Property Landscape Plan**”).

Now that the West Property has been developed, we have determined that the landscaping to be installed along the south boundary of the West Property pursuant to the West Property Landscape Plan will be of little or no value to the neighbors to the south. As such, we request that the Village amend the approved Site Plan and PUD for the West Property to approve the revised landscape plans of Gary R. Weber Associates submitted along with this 2024 Rezoning Application. We believe that the following would be an appropriate “findings of fact” to support the requested amendment:

*The current Site Plan as it pertains to and requires certain landscaping along the south end of the West Property will not, by reason of topography, serve the intended purpose of providing effective and attractive screening for the neighbors to the south. The landscape plans submitted along with this 2024 petition to amend the Site Plan and PUD will more effectively achieve that goal.*

*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)”*

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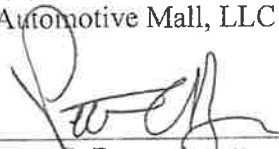
<sup>1</sup> This Ordinance also approved other matters relative to those dealerships and other nearby property.

For the avoidance of doubt, we are not seeking to rezone the West Property but, instead, to simply amend the PUD Ordinance with respect to the landscaping issue addressed above.

Should you have any questions, please contact the Petitioner's Project Manager, John Eboli, whose cell phone is (224) 340-9369 or our attorney, Peter C. Bazos.

Very truly yours  
Bartlett Automotive Mall, LLC

By: \_\_\_\_\_

  
Peter C. Bazos, its attorney



# VILLAGE OF BARTLETT REZONING APPLICATION

For Office Use Only  
Case # 24-16  
  
RECEIVED  
(Village Stamp)  
AUG 26 2024  
PLANNING & DEVELOPMENT  
VILLAGE OF  
BARTLETT

PROJECT NAME: Elgin Hyundai / Genesis (Bartlett, IL)

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Bartlett Automotive Mall, LLC

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Email Address: [REDACTED]

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

Preferred Method to be contacted See Dropdown

### PROPERTY OWNER INFORMATION

Name: Same

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

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

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

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

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

### PROPERTY INFORMATION

Common Address/General Location of Property: 1201 W. Lake Street, Bartlett

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-015-0000 and 06-28-202

Zoning: Existing: B-3 PUD  
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: B-3 PUD

Proposed: Commercial

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

Acreage: \_\_\_\_\_

Number of Lots/Units: \_\_\_\_\_

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

Attorney Peter C. Bazos

Surveyor n/a

Other Request to amend Ord. 2021-112 See attached Cover Letter

**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: Robert P. Loquercio, Manager

DATE: August 26, 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: Bartlett Automotive mall, LLC

ADDRESS: 1600 W. Lake Street  
Streamwood, IL 60107

PHONE NUMBER: 847-628-2804

EMAIL: projectmanager@blautogroup.com

SIGNATURE: 

DATE: \_\_\_\_\_



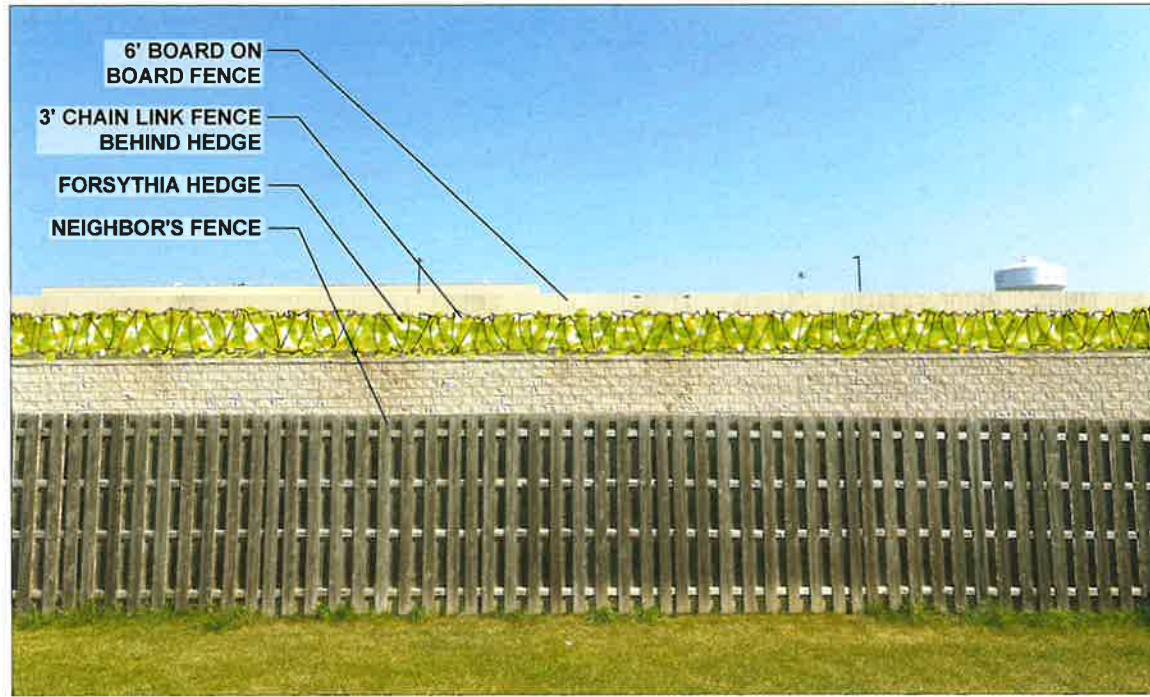
# Location Map

1201-1215 W. Lake St  
Bartlett Automotive Mall

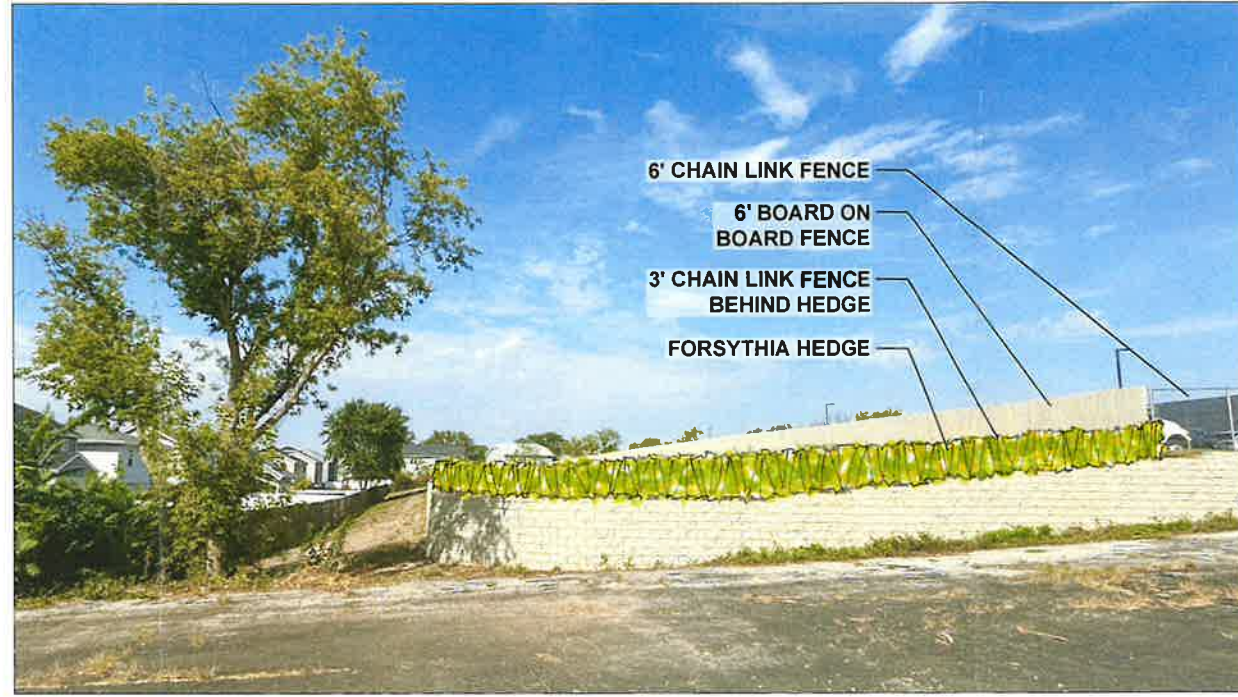


0 40 80 160 US Feet





**DETAIL A - VIEW LOOKING NORTH**  
(NOT TO SCALE)



**DETAIL B - VIEW LOOKING WEST**  
(NOT TO SCALE)

**PLANT LIST**

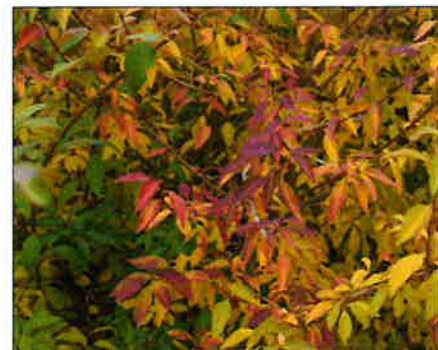
Key	Qty	Botanical/Common Name	Size	Remarks
<b>DECIDUOUS SHRUBS</b>				
FL	138	Forsythia 'Lynwood Gold' LYNWOOD GOLD FORSYTHIA	36" Tall	4' O.C.
<b>MISC MATERIALS</b>				
9.1		SHREDDED HARDWOOD MULCH	C.Y.	



**SPRING**



**SUMMER**

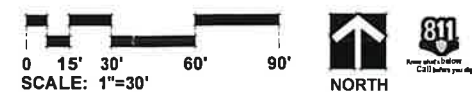
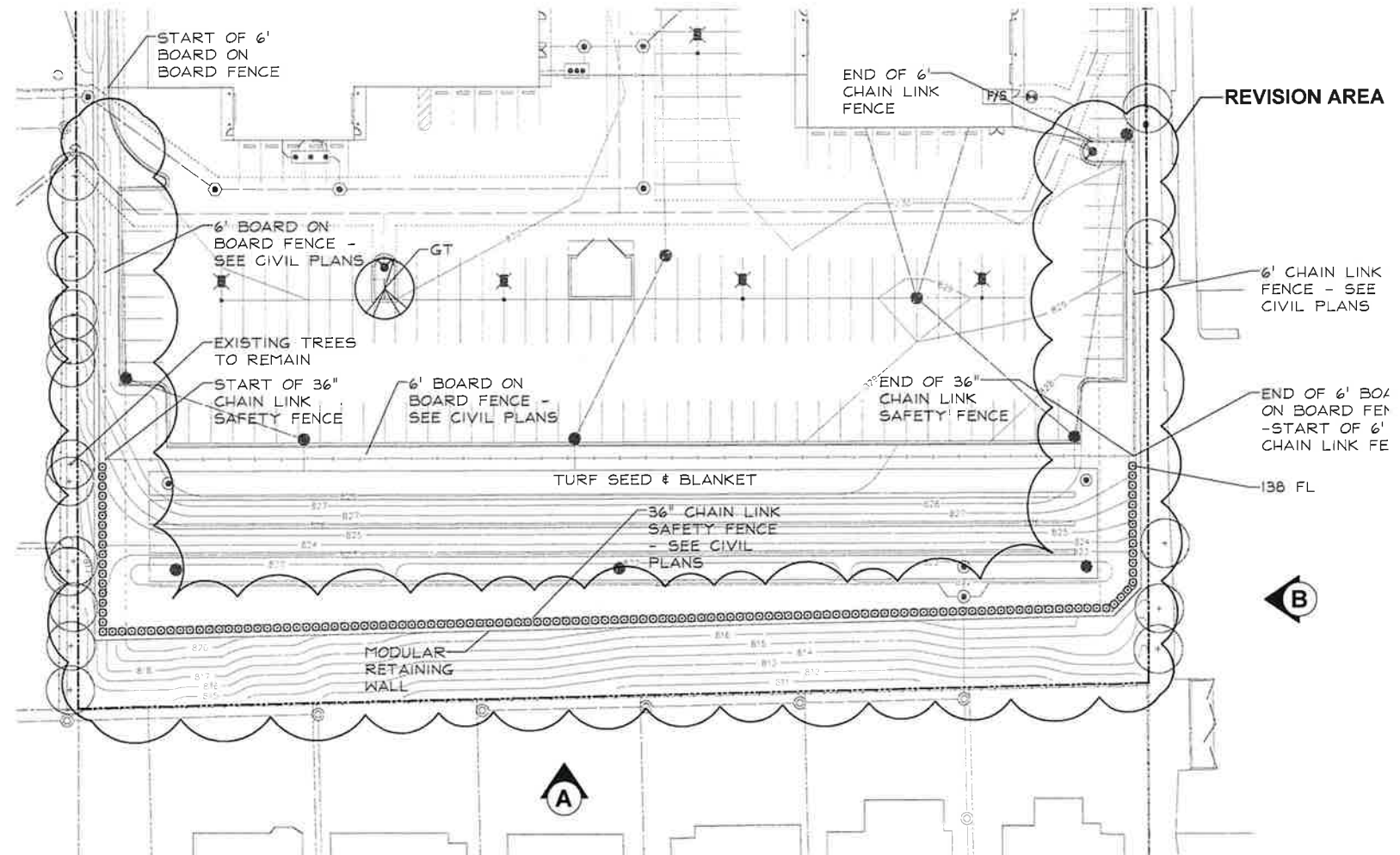


**FALL**



**WINTER**

**LYNWOOD GOLD FORSYTHIA**



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

CIVIL ENGINEER  
**RWG ENGINEERING, LLC**  
 975 E. 22ND STREET, SUITE 400  
 WHEATON, ILLINOIS 60189

**HYUNDAI GENESIS DEALERSHIP**  
 1201 & 1215 W. Lake Street  
 Bartlett, IL  
**LANDSCAPE PLAN**

REVISIONS

4	08 27 2024
3	07 14 2023
2	06 05 2023
1	04 17 2023

DATE 03 08 2023  
 PROJECT NO. BLA2301  
 DRAWN AJG  
 CHECKED TSB  
 SHEET NO.  
**1 OF 1**



GARY R. ASSOCIAT  
LAND PLANNING  
ECOLOGICAL &  
LANDSCAPE ARCHITECTS  
402 WEST LIBERTY  
WHEATON, ILLINOIS  
PHONE: 630-330-1111

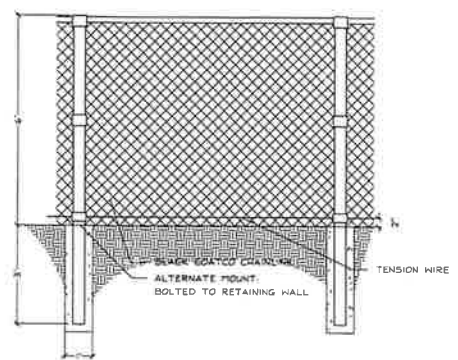
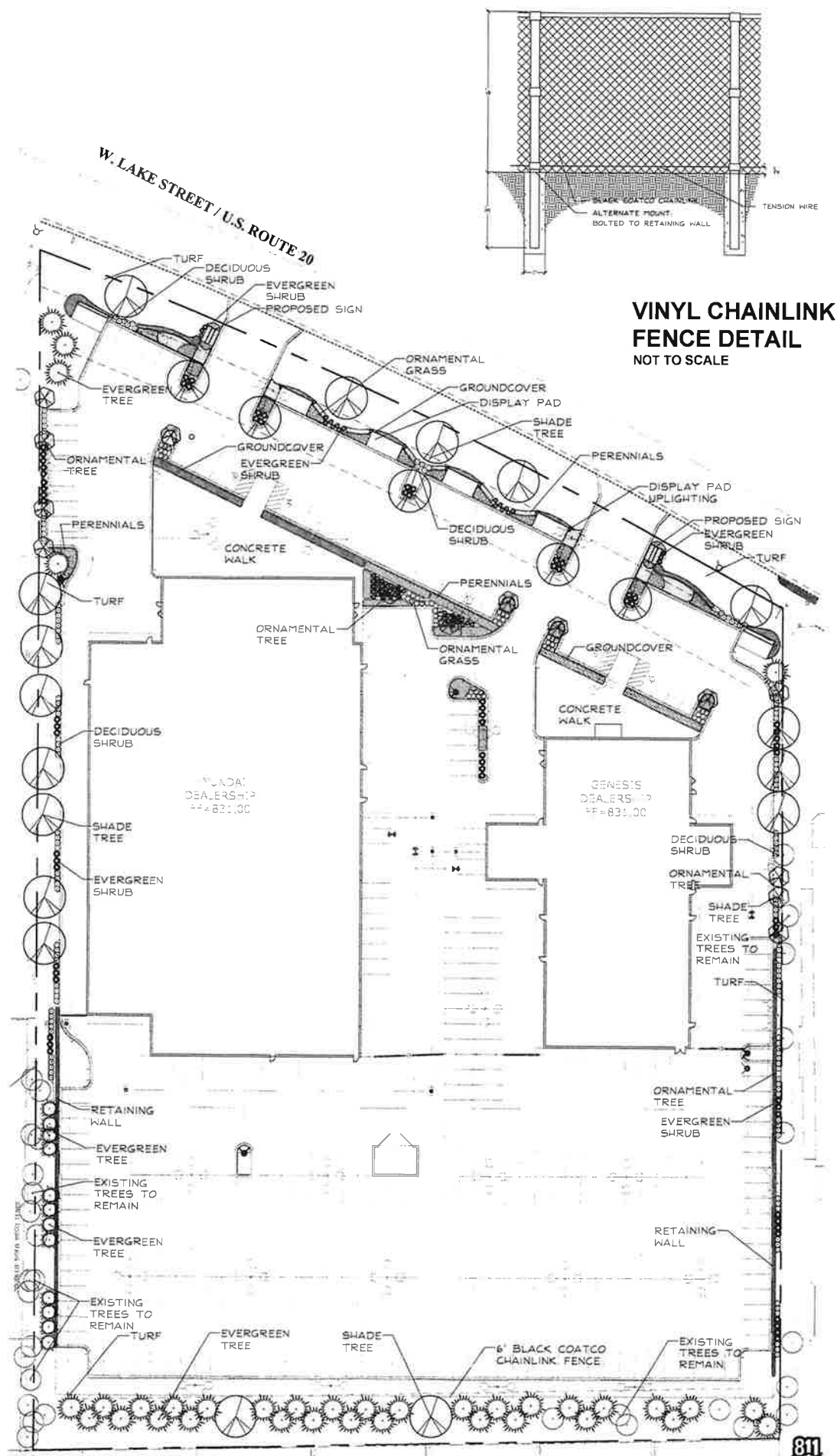
CIVIL ENGINEER  
RWG ENGINEERING  
975 E. 22ND STREET  
WHEATON, ILLINOIS

APPROVED BY ORD #2021-112

# HYUNDAI GENESIS DEALERSHIP

1201 & 1215 W. Lake Street  
Bartlett, IL

# PRELIMINARY LANDSCAPE PLAN



**VINYL CHAINLINK FENCE DETAIL**  
NOT TO SCALE

NO.	DATE	REVISIONS
2	11 22 2021	
1	11 11 2021	

DATE	11 01 2021
PROJECT NO.	RWG2110
DRAWN	NDS
CHECKED	GFB
SHEET NO.	

