

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JANUARY 19, 2016

PLANNING & ZONING

Sunset Hill Farm Concept Plan

Ashton Gardens Concept Plan



Agenda Item Executive Summary

Item Name Sunset Hill Farm Concept Plan Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

A **CONCEPT PLAN** review (a conceptual review of a proposed development project where the petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application).

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map and Concept Plans.

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 1/7/2016

COMMUNITY DEVELOPMENT MEMORANDUM

16-004

DATE: January 7, 2016
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD Director
RE: (CP #15-04) Sunset Hill Farm

PETITIONER

Pulte Homes

SUBJECT SITE

Southeast corner of Munger Road and Naperville/Sayer Road

REQUEST

Concept Plan Review (A conceptual review of a proposed development project where the Petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application.)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Estate Residential	R-4 Cook** R-1 DuPage*
North	SF Residential	Estate Residential	ER-2
South	Vacant/SF Residential	Estate Residential	ER-3 PUD I-2 EDA
East	SF Residential	Estate Residential	R-1 DuPage* R-2 DuPage* R-4 Cook**
West	Wetland/BCBP	Mixed Use Business	I-2 EDA

*Unincorporated DuPage County
**Unincorporated Cook County

DISCUSSION

1. The petitioner is requesting a Concept Plan Review for the Sunset Hill Farm for 77 single family residences on the 35 acre subject property.

2. The property is currently located in un-incorporated Cook County (22 acres) and un-incorporated DuPage County (12.95 acres).
3. The proposed development would be an age-targeted community consisting of ranch and Cape Cod homes. It would be 'maintenance free' living where the HOA would maintain all the yards, open space and even plow the driveways and sidewalks for all the residents.
4. Currently Bartlett has a similar community in the Village with similar lot sizes and maintenance free living located southwest of Villa Olivia: Bartlett on the Green. Pulte built the same floor plans that are proposed to be built in this subdivision in Edgewater by Del Webb in Elgin.
5. The proposed minimum lot size for this subdivision is 7,800 square feet which most closely matches the SR-4 (Suburban Residence) District with a minimum lot size requirement of 6,000 square feet. If the Developer decides to proceed with a full application, the Staff believes this property should be rezoned to the SR-4 District with a PUD overlay. This would allow for the proposed reduced setbacks as follows:

SR-4 PUD Bulk Regulations (Proposed)

SR-4 Bulk Regulations

Front Yard = 25 feet

Front Yard = 25 feet

Side Yard = 7 feet

Side Yard = 5 feet

Rear Yard = 25 feet (with a 15' deck setback)

Rear Yard = 45 feet

Minimum Lot Width = 60

Minimum Lot Width = 60

6. If a full application is submitted, the Petitioner would also need to request a modification from the Subdivision Ordinance to allow for the reduced right-of-way width of 60 feet from the required 66 feet.
7. The Concept Plan identifies a boulevard entrance onto Naperville/Sayer Road connecting South to Litchfield Lane, sidewalks throughout, multi-purpose trails and a 2.88 acre park proposed to be dedicated to the Park District. The petitioners have walked the proposed park site with the Park District staff and the Park Board has not seen this proposal and will not until a formal application is submitted.
8. Impervious Surface calculations will be required for each lot to ensure compliance with our Zoning Ordinance if a full application is submitted for the Village to review.
9. Stormwater detention requirements would be determined at the time of a formal application submittal.
10. A traffic study will be required at the time of a formal application submittal.
11. The Comprehensive Plan currently identifies this site as Estate Residential. The

Staff is proposing an official amendment to the Village's Future Land Use Plan (if a full application is submitted) to change this property to Suburban Residential (2-5 dwelling units/net acre) to coincide with this proposed single family development. The project as shown has a density of 2.44 dwelling units/net acre which would meet the Suburban Residential requirements.

RECOMMENDATION

If the Village Board Committee gives a favorable review of this Concept Plan, the Petitioner could proceed with a full development submittal.

A copy of the Concept Plan and additional background information are attached for your review.



To: Village Board Committee (Committee of the Whole) – Village of Bartlett

From: Peter Tremulis, VP of Land – Pulte Homes

RE: Concept Plan Discussion – Sunset Hill – Naperville Road

Date: January 8, 2016

Pulte Homes is pleased to present to the Village Board Committee (Committee of the Whole) a new single family age-targeted community of 77 ranch and Cape Cod style homes for the empty-nester consumer looking to downsize and remain in the western Cook County and Northern DuPage County areas. The plan before you is situated on approximately 35 acres of rolling terrain which is presently a portion of the Sunset Hill Farm riding and pasture land owned by the Litchfield family for more than 60 years.

In researching the best housing opportunity to place on the property, Pulte has drawn from its experience in building and selling over 8,000 Ranch and Cape Cod style homes to active adults here in the greater Chicago market. More than 50% of homeowners in our age-restricted Del Webb communities and over 60% of homeowners in our age-targeted Pulte communities continue to be engaged in the workforce and the location of this property in the Village of Bartlett allows for easy access to employment corridors in the I-90, I-355, I-390, I-88 and I-290 Interstate Systems.

Attached you will find a full size plan showing the layout for the proposed community along with proposed color renderings and sample floor plans of the homes we plan to offer. Pulte is proposing this development as a "PD" (Planned Development) under the Village of Bartlett zoning code, subject to annexation of the property to the Village of Bartlett which will incorporate the granting of a Special Use for the proposed Planned Development. The plan includes a proposed public park of approximately 3 acres of land situated adjacent to the remaining portion of the Sunset Hill horse farm along with the inclusion of an extensive walking path system within buffer areas within and around the perimeter of the community. Pulte and Bartlett Park District representatives have walked the property recently with Steve Litchfield to view the proposed neighborhood park area. Additionally, a variable depth buffer area has been established between the rear of the proposed single family lots and the horse farm fences such that no resident will share a rear yard property line with the existing horse operations. The buffer area and proposed walking path system is to be maintained by a proposed Homeowner's Association and will be landscaped with plant material that will be compatible with the adjacent horse operations.

Pulte is proposing that the single family lots, including lawns and predetermined foundation plantings, are to be maintained by the HOA. The public streets are to be plowed by the Village. The individual driveways are to be plowed by the HOA. Service walks would be cleared by the HOA. The trail system would be maintained by the HOA, but not cleared during the winter months. Homeowners would maintain their own homes including replacement of driveways and service walks when they reach the end of their useful lives. All common areas would also be maintained by the HOA including detention ponds. We anticipate that sanitary, storm and water

mains pipes and structures would all be public improvements and be repaired, as needed, and replaced by the Village when they reach the end of their useful lives.

An extension of Litchfield Lane as a public street is proposed to run from its present location in Hidden Oaks subdivision which was developed in 1999 to Naperville Road which is improved as a rural cross section road in Cook County. Pulte is proposing to dedicate a 33' half right-of-way for Naperville Road as part of the final plat approval process for the proposed community. The continuation of Litchfield Lane through the property is planned as a 60' right-of-way with all other improvements located within the right-of-way being dedicated as public improvements following their substantial completion.

Pulte is proposing that four (4) homes from our Del Webb portfolio of homes be offered in this community, each with five (5) distinctly different front elevations using a mix of materials and colors to provide diversity of design and appearance within the community. The elevations proposed are included herein for your review and comments. The homes range in size from 1,683 square foot up to 2,560 square feet of living area depending on model and options selected and include our Abbeyville, Castle Rock, Martin Ray and Ascend models. First floor plans along with the second floor plans, which are all optional, are also included. Lots range in size from 7,800 sq. ft. to 12,759 sq. feet with an average of 8,674 sq. ft. A rear yard setback of 25' is proposed for the principal structures as well as a 15' setback for deck and or patio structures.

Pulte looks forward to working with the elected and appointed officials of the Village of Bartlett and local residents to bring Sunset Hill forward for approval as a needed residential community to serve the age-targeted consumer in the Bartlett and western suburbs of Greater Chicago.

Proposed Elevations

Abbeyville



Elevation 1



Elevation 2



Elevation 3



Elevation 4



Elevation 5

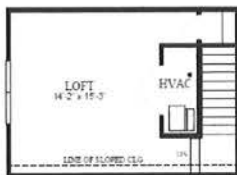
Abbeyville Floor Plans



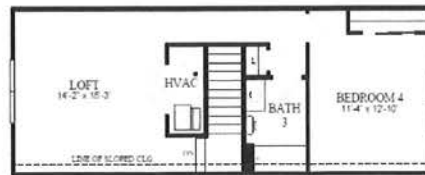
First Floor
9'-0" Ceiling



Opt. Shower at Bath 3



Opt. Loft w Slab



Opt. Second Floor Plan w Slab

Castle Rock



Elevation 1



Elevation 2



Elevation 3



Elevation 4

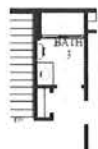


Elevation 5

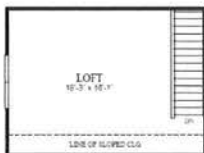
Castle Rock Floor Plans



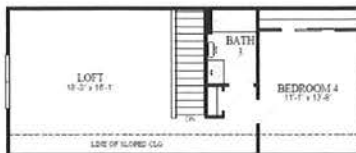
First Floor
9'-0" Ceiling



Opt. Shower at Bath 3



Opt. Loft w Basement



Opt. Second Floor Plan w Basement

Martin Ray



Elevation 1



Elevation 2



Elevation 3

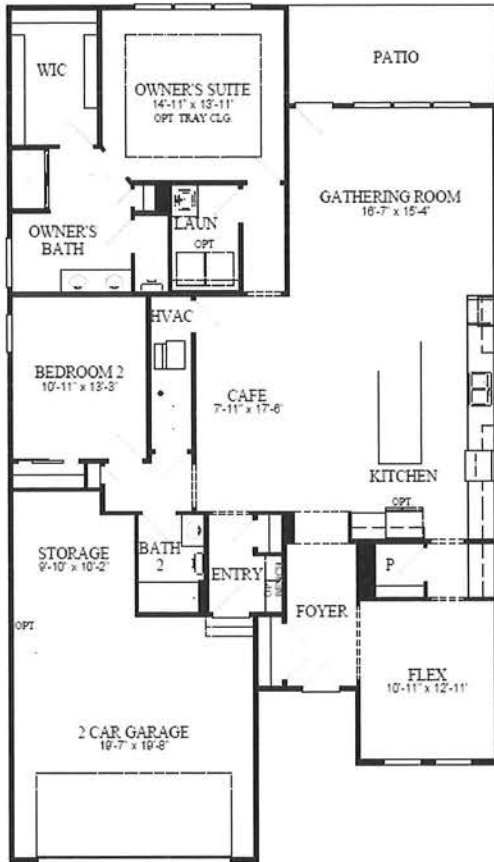


Elevation 4

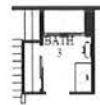


Elevation 5

Martin Ray Floor Plans



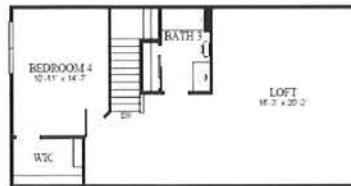
First Floor
9'-0" Ceiling



Opt. Shower at Bath 3



Opt. Loft w Basement



Opt. Second Floor Plan w Basement

Ascend



Elevation 1



Elevation 2



Elevation 3

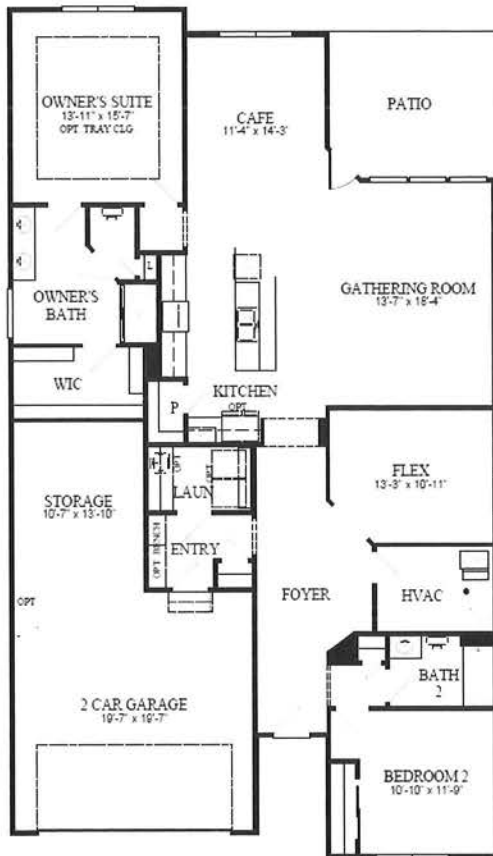


Elevation 4



Elevation 5

Ascend Floor Plans



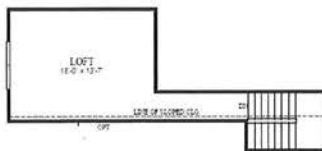
First Floor
9'-0" Ceiling



Opt. Shower at Bath 3



Opt. Second Floor Plan w/ Basement



Opt. Loft w/ Basement



VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only
Case # CP 15-04
**RECEIVED
COMMUNITY DEVELOPMENT**
DEC 01 2015
VILLAGE OF
BARTLETT

PROJECT NAME Sunset Hill Farm

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Peter Tremulis, Pulte Homes
Street Address: 1900 E. Golf Road, Suite 300
City, State: Schaumburg, IL Zip Code: 60173
Email Address: peter.tremulis@pultegroup.com Phone Number: 847-257-2886
Preferred Method to be contacted: (Please Circle): Phone/Email

PROPERTY OWNER INFORMATION

Name: Sunset Hill Farm Limited Partnership
Street Address: 8N 190 Naperville Rd.
City, State: Bartlett, IL Zip Code: 60103
Phone Number: 847-925-73516

OWNER'S SIGNATURE: [Signature] Date: 11/23/15
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: 8N 190 Naperville Rd
Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-301-012 (Partial) 06-33-301-011 01-04-101-001 Cook DuPage
Acreage: Approx. 34.64 No. of Lots/Units: 89 77
Zoning: Existing: R-1-DuPage Land Use: Existing: Farm
(Refer to Official Zoning Map)
Proposed: PUD Proposed: Single Family
Comprehensive Plan Designation for this Property: Estate Residential
(Refer to Future Land Use Map)

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

Attorney N/A

Engineer Cemcon Engineers - Awarua, FL, Chris Morgart

Other Landscape/Tree - Greg Sayer - Siquidore Design
Land Planning - Peter Plutewa - Cemcon

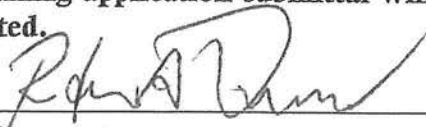
ACKNOWLEDGEMENT

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: _____

Peter A. Trzaskowski

DATE: _____

11-24-2015

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: _____

Jo Anne Bowers, Putte Homes

ADDRESS: _____

1900 E. Golf Road, Suite 300

Schaumburg IL 60173

PHONE NUMBER: _____

847-230-5330

EMAIL: _____

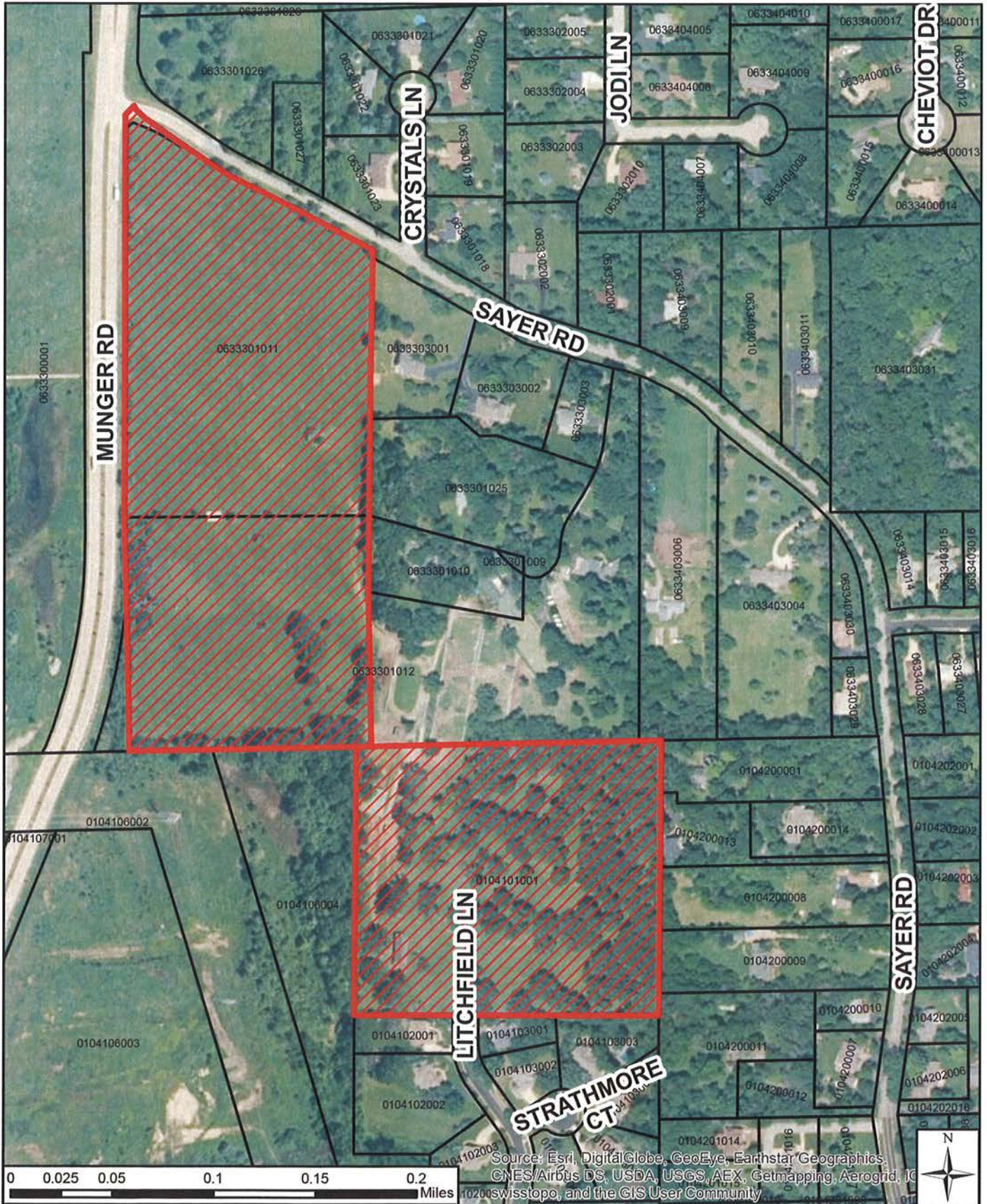
Jo Anne.Bowers@PutteGroup.com

SIGNATURE: _____

DATE: _____

11-24-2015

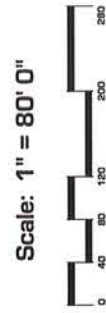
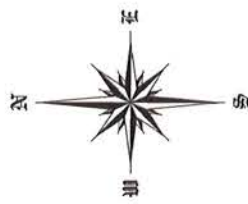
Location Map
Sunset Hill Farm
PINS 06-33-301-011,
06-33-301-012, 01-04-101-003



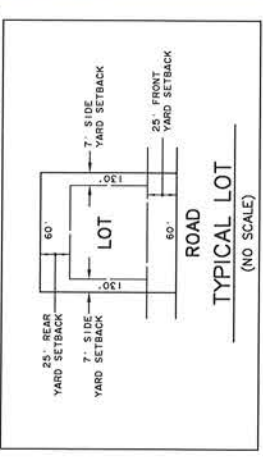
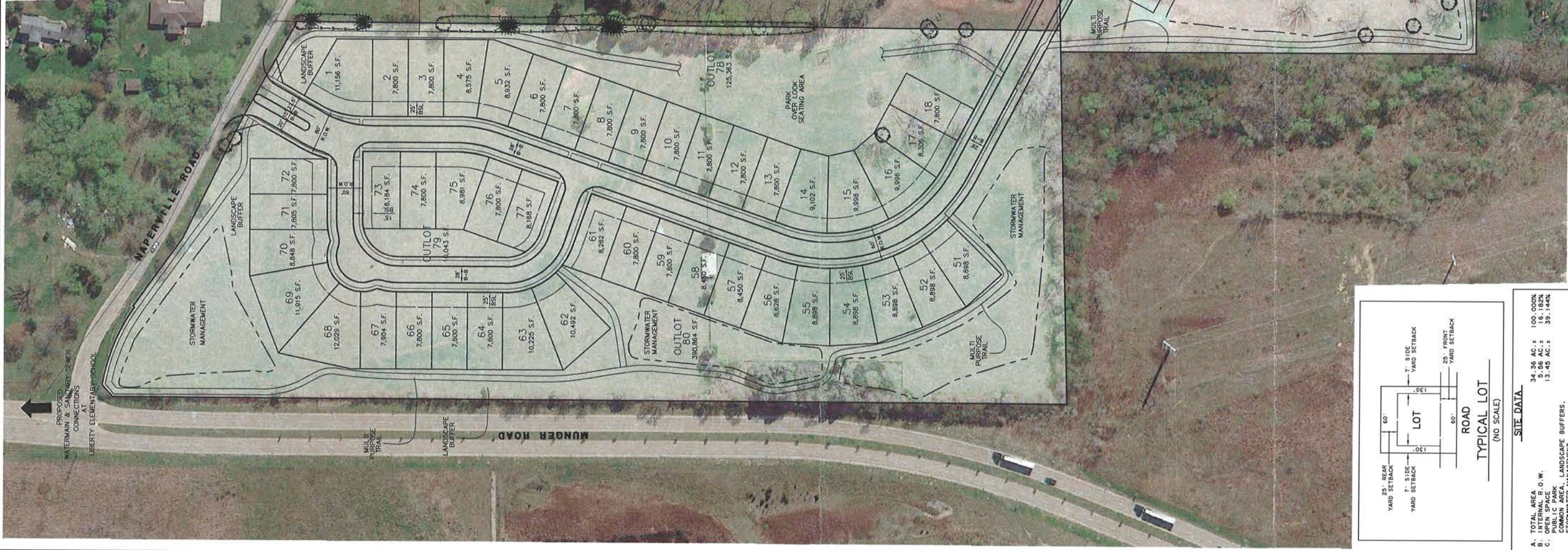
CONCEPT PLAN

SUNSET HILL FARM

BARTLETT, ILLINOIS



CONCEPT PLAN FOR SUNSET HILL FARM BARTLETT, ILLINOIS



SITE DATA

A. TOTAL AREA	34.36 AC. ±	100.000X
B. INTERNAL R.O.W.	5.56 AC. ±	16.182X
C. COMMON AREA	13.45 AC. ±	39.144X
D. NET RESIDENTIAL	15.35 AC. ±	44.674X
E. NO. UNITS	60	X 127
F. GROSS DENSITY	2.24 DU/AC.	
G. MIN. LOT SIZE	7,800 S.F.	
H. MAX. LOT SIZE	12,759 S.F.	

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9875
E-Mail: info@cemcon.com
FAX: 630.862.2199
Website: www.cemcon.com



DISC NO.: 402073 FILE NAME: CONCEPT PLAN OPTION 1
DRAWN BY: PRP FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-18-15 JOB NO.: 402.073
XREF: PROJECT MANAGER:
REVISION DATE: 12-22-15
Copyright © 2015 Cemcon, Ltd. All rights reserved.

PREPARED FOR:
PULTE HOME CORP - ILLINOIS DIVISION
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400



Agenda Item Executive Summary

Item Name Ashton Gardens Concept Plan Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

A **CONCEPT PLAN** review (a conceptual review of a proposed development project where the petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application).

ATTACHMENTS (PLEASE LIST)

CD Memo, Application, Location Map, Concept Plan and Applicant's Letter and Photos of Existing Facilities

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 12/30/2015

COMMUNITY DEVELOPMENT MEMORANDUM
15-256

DATE: December 30, 2015
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD Director
RE: **(#15-03) Ashton Gardens Concept Plan**

PETITIONER

Brad Schreiber on behalf of Ashton Gardens

SUBJECT SITE

Southwest corner of Devon and Prospect Avenues

REQUEST

Concept Plan Review (A conceptual review of a proposed development project where the Petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application.)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	B-3 PUD
North	Attached Residential	Attached Residential (Medium Density)	PD
South	Single Family	Suburban Residential	SR-2 PUD
East	Vacant/Single Family	Open Space/ Suburban Residential	SR-4
West	Single Family	Suburban Residential	SR-2 PUD

DISCUSSION

1. The Petitioner is requesting a Concept Plan Review for a proposed wedding and special event facility catering exclusively to high end wedding ceremonies and receptions. The plan includes a chapel, reception hall and small office to be located on the 3.8 acre piece of vacant property located at the southwest corner of Devon and Prospect Avenues.
2. The Petitioner currently has similar venues in Houston and Dallas, Texas as well as Sugar Hill, Georgia and three projects under development review in Cedar Park, Texas, Marietta, Georgia and here in Bartlett.

3. If the Petitioner chooses to move forward with a formal application, they would be requesting a PUD Review for three principal structures located on one zoning lot and Special Uses for the banquet facility and the serving of liquor.
4. The Concept Plan identifies two full access points; the first along Devon Avenue and the second along Prospect Avenue. Originally the Petitioner had shown one access point off of Devon, but the Staff and Fire Dept. encouraged the Petitioner to add a second point of access to better accommodate these uses. A two-way drop-off and pick-up drive is located directly in front of both the Chapel and Reception Hall to accommodate those guests requiring easier access to the front doors.
5. As part of the PUD, a reduction in the required number of parking spaces may be requested primarily due to the fact that the Zoning Ordinance requires parking to be calculated for each individual use (Office=4, Chapel=61 and Reception Hall=99) resulting in a total of 164 required parking spaces. The Concept Plan identifies 142 spaces (22 short of the requirement). Based on their experience, the Petitioner has stated that those guests attending the chapel service and then proceeding to the reception hall would be double counted and that the 142 spaces are more than adequate to meet their needs. No parking would be permitted on either Devon or Prospect Avenues.
6. Landscaped areas 20 feet in width are proposed along the west and south property lines in addition to an 8 foot high solid wood fence to help buffer these uses from the adjacent single family homes. A shorter decorative fence with columns is proposed along Devon and Prospect Avenues.
7. Stormwater detention requirements would be determined at the time of a formal application submittal.

RECOMMENDATION

1. If the Village Board Committee gives a favorable review of this Concept Plan, the Petitioner could proceed with a full application submittal of a Preliminary/Final PUD Plan along with Special Use requests.
2. A copy of the Concept Plan, photos of existing facilities and additional background information are attached for your review.

rbg/attachments

\\vm-vhfs\vhusers\comdev\mem2015\256_ashton_gardens_concept-vbc.docx



**VILLAGE OF BARTLETT
CONCEPT PLAN APPLICATION**
(Please type or complete in blue or black ink.)

For Office Use Only
Case # CP 15-03

RECEIVED
(Village Stamp)
COMMUNITY DEVELOPMENT

OCT 15 2015

PROJECT NAME ASHTON GARDENS

VILLAGE OF
BARTLETT

PETITIONER INFORMATION

Name: BRAD SCHREIBER Phone: 281.445.6935
Address: 525 N. SAM HOUSTON PKWY #405 Fax: 281.754.4920
HOUSTON, TEXAS 77060 Mobile: 832.620.1879
Email: bradschreibere
ashtongardens.com

PROPERTY OWNER INFORMATION

Name: AGHP, LLC - BRAD SCHREIBER Phone: 281.445.6935
Address: 525 N. SAM HOUSTON PKWY #405 Fax: 281.754.4920
HOUSTON, TEXAS 77060 Mobile: 832.620.1879
Email: bradschreiber@
ashtongardens.com

PROPERTY INFORMATION

Common Address/General Location of Property: CORNER OF DEVON AVE. & PROSPECT AVE.

Property Index Number ("Tax PIN"/"Parcel ID"): 01-02-109-013

Acres: 3.84 No. of Lots/Units: 1

Zoning: Existing: B-3 PUD Land Use: Existing: NEIGHBORHOOD SHOPPING DISTRICT
(Refer to Official Zoning Map)

Proposed: _____ Proposed: _____

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

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney MICHAEL SREENAN - 773.549.8700 - FAX 618.309.4849
1341 W. FULLERTON AVE. CHICAGO 60614 -
msreenan@msreenan.pc.com Page 1

Engineer

Surveyor

MICHAEL KRISCH • 630-627-5589 • FAX 630-627-5594
P.O. BOX 929 PLAINFIELD 60544
m.krisch@gdkls.com

Land Planner

Other

ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

SIGNATURE: Brad Schreiber

PRINT NAME: Brad Schreiber

DATE: 10.5.15

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, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: AGHP, LLC

ADDRESS: 525 N. SAM HOUSTON PKWY #405
HOUSTON, TX 77060

PHONE NUMBER: 281-445-6935

SIGNATURE: Brad Schreiber

DATE: 10.5.15

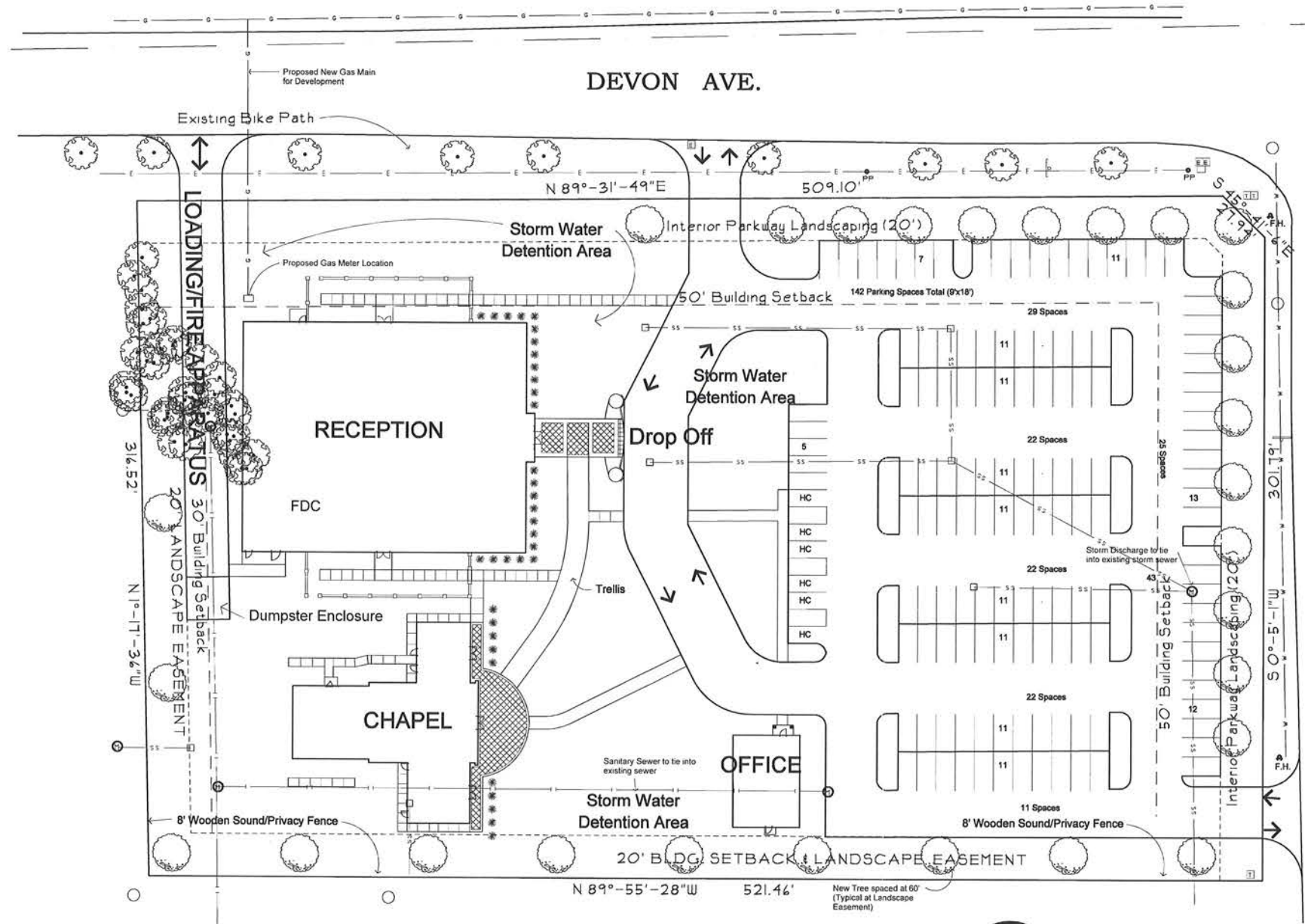
Location Map

Ashton Gardens

PIN 01-02-109-013



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, swisstopo, and the GIS User Community



CONCEPT PLAN
 1" = 30'-0"
 SCALE IN FEET



RECEIVED
 COMMUNITY DEVELOPMENT
 DEC 18 2015
 VILLAGE OF
 BARTLETT

GENERAL NOTES:

- This drawing is based on survey by MM Surveying Co., Inc. (Design Firm No. 184-003233) titled "ALTA/ACSM Land Title Survey" dated March 07, 2012.
- Site Description: Lot 60 in Bartlett East Pointe Estates, a Planned Development in the Northwest 3/4 of Section 2, Township North, Range 9, East of the Third Principal Meridian, according to the plat recorded Pctpber 10, 1989 as document R89-126996 and Certificates of Correction recorded February 21, 1990 and May 30, 1990 as Document R90-22098 and R90-065461, respectfully, in Dupage County, Illinois.
- Property PIN Number: 01-02-109-013-0000
- Total Land Area: 3.84 Acres
- Zoning Category: B-3 PUD Neighborhood Commercial
- Building(s) Analysis:
- Building I - Reception Facility (Assembly Use)
 300 Seats + 30 Employees = 330 Occupants
- Building II - Chapel (Assembly Use)
 244 Seats Total
- Building III - Administration Building (Business Use):
 1000 Square Feet Gross
- Required Parking per Ordinance:
 Reception Facility - 1/3 occupants = 330 x .33 = 99 Spaces
 Chapel - 60 Cars (Not used in addition to the Reception Facility)
 Administration Building - 1/275 S.F. = 1000/275 = 4 Spaces
TOTAL REQUIRED BY ORDINANCE = 99 + 4 = 103 Spaces
- Parking Provided:
 6 ADA Compliant spaces (8'x18' with 8' access)
 136 spaces (8'x18')
 No Spaces to encroach into required landscaping areas.
 1 Loading Space 12'x30' provided at Service Entrance.
- 15% of Interior Parkway to be devoted to landscaping.
- Maximum Building Height per Ordinance - 25'
- Utilities indicated on Concept Plan are existing unless noted otherwise. All existing utilities must be field verified before design is finalized.
- A Traffic Study to be provided if required by local officials.
- Design shall comply with IFC 2012 Fire Apparatus Access to buildings.
- All plans and specs shall comply with Bartlett Building Code (Ordinance 2014-46).
- Storm Water Detention shall be provided by swales, ponds, and/or underground facility accounting for all new buildings, walks, and parking. The design shall be completed prior to Final Submittal for permit.
- A Post Construction BMP is required at Permit Review.
- A Preliminary/Final PUD Application shall be submitted prior to Final Submittal for permit.

CONCEPT PLAN

Ashton Gardens
 Ashton Gardens - Chicago West
 SW Corner Devon Avenue & South Prospect Avenue
 Village of Bartlett, Dupage County, Illinois

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 ASHTON GARDENS, LLC

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DESCRIPTION	DATE
REVIEW	03 DEC 2015

E:\Data\2015\010\Ashton Gardens - Bartlett\Site



Ashton Gardens

**Devon Ave. & Prospect Ave.
Bartlett, Illinois**





Attention City of Bartlett Officials:

Thank you for taking time for this introduction of Ashton Gardens, a “five-star” quality event destination specializing in high-end weddings. We are proud to express our goal of bringing this unique concept to your community.

Although there are many choices for hosting wedding ceremonies and receptions including country clubs, churches, hotels and independently owned venues, Ashton Gardens, is a fresh and totally unique concept designed specifically for the upper tier weddings and receptions.

Ashton Gardens is the labor of love of Maria and Rex Grey. Rex, the company’s CEO is an engineering graduate of Texas A & M, and has owned and operated a variety of successful construction and financial services companies since 1979. Maria, Rex’s wife, came to Texas in 1977, following her graduation from England’s Cambridge College as an economist and plays an integral role in the design of Ashton Gardens.

After attending wedding celebrations in various countries Maria and Rex developed a concept for a truly unique wedding and event facility and began looking for a location near their Houston home. Their search uncovered a spectacular 20 acre forest site and in 2003, their work on the design began.

In the operational leadership role is Brad Schreiber, the President and Managing Partner, who is focused on the day-to-day management activities of all current and the development of future properties. As a class leader while earning his Hospitality Management degree from the University of Houston, Brad has over thirty years of experience as a Food and Beverage Department Director, developer, and General Manager of high-end resorts, restaurants and unique catering destinations. While his specialty is concept development and operations leadership, Brad’s most valuable contribution to the Ashton Garden’s team is his vision and guidance in the delivery of an unparalleled experience to Ashton Gardens’ guests and to promote a harmonious relationship with the local community.

The 1st Ashton Gardens opened in Houston in March of 2005. In 2010 we opened our 2nd location in Dallas, Texas, a 3rd in 2012 in Sugar Hill, GA., and this year our 4th unit opened, the second in Houston. We have three projects currently under development in Cedar Park, TX, Marietta, GA, and Bartlett, IL. We hope to begin construction early 2016 in Bartlett.

Being a full-service event facility, Ashton Gardens’ team consists of sales/planning and administrative positions, talented culinarians and operations management and service staff.

Each location holds a state liquor license and all management, service and bartending staff are trained and certified in a comprehensive responsible alcohol service program. In addition, all events are required to provide security (off duty local police officers are employed) ensuring the enjoyment and safety of all guests.

Each Ashton Gardens attracts 40,000 facility tour and event guests each year. The economic contribution to the community will be impressive employing over 50 full and part time positions, generating an estimated \$3.5 million in gross receipts, generating thousands of room nights for local hotels, a constant revenue stream for local restaurants, and wedding related vendors such as photographers, bakers, florists, bands, and disc jockeys...all strong contributors of tax revenue.

You can expect that Ashton Gardens will exist in harmony and cooperation with its neighbors, the business community and, because it plays a most important role in the overall experience, maintain the natural landscape and beauty of land on which it occupies.

We are excited about becoming part of the Bartlett, Illinois community.

Regards,

Rex Grey
CEO

Brad Schreiber
President



Overview of the Ashton Gardens Concept

Ashton Gardens is a special event facility totally unique in the market and catering exclusively to high end wedding ceremonies and receptions.

Secluded in our private gardens and forested grounds, we feature a European-inspired chapel of carved stone, natural timber buttresses, and soaring floor-to-ceiling glass windows. The reception venue combines elegant ballrooms that can be configured for grand receptions with stunning views of the natural forestation and lush private gardens. This “marriage” of unique venue design, a beautifully private environment, and highly personalized guest service creates a perfect wedding experience.

The rare opportunity of hosting a chapel ceremony and reception in separate facilities, yet at the same location is a considerably attractive to brides and grooms, and their guests.

To complement the class and elegance of the grounds and facilities, Ashton Gardens’ culinary and service experience rivals the finest high end restaurants, country clubs and hotels. Service is highly personalized, professional, technically perfect, unobtrusive, and always gracious.

Every management and staff member is dedicated to providing the finest experience from the moment from the site visit and planning stages and during every moment of the event to ensure the bride and groom and their guests a true five-star experience.

There is an unmistakable attitude of highly personalized service where the answer is always “Yes”.

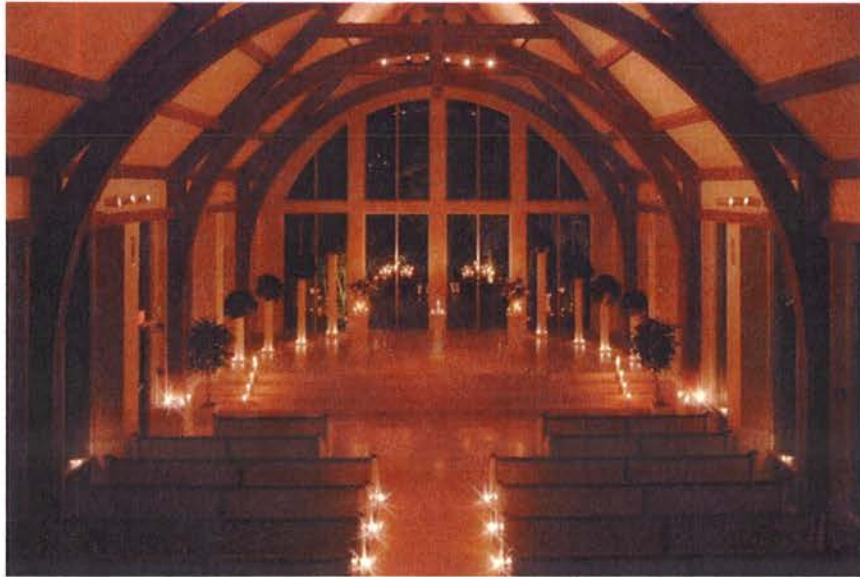
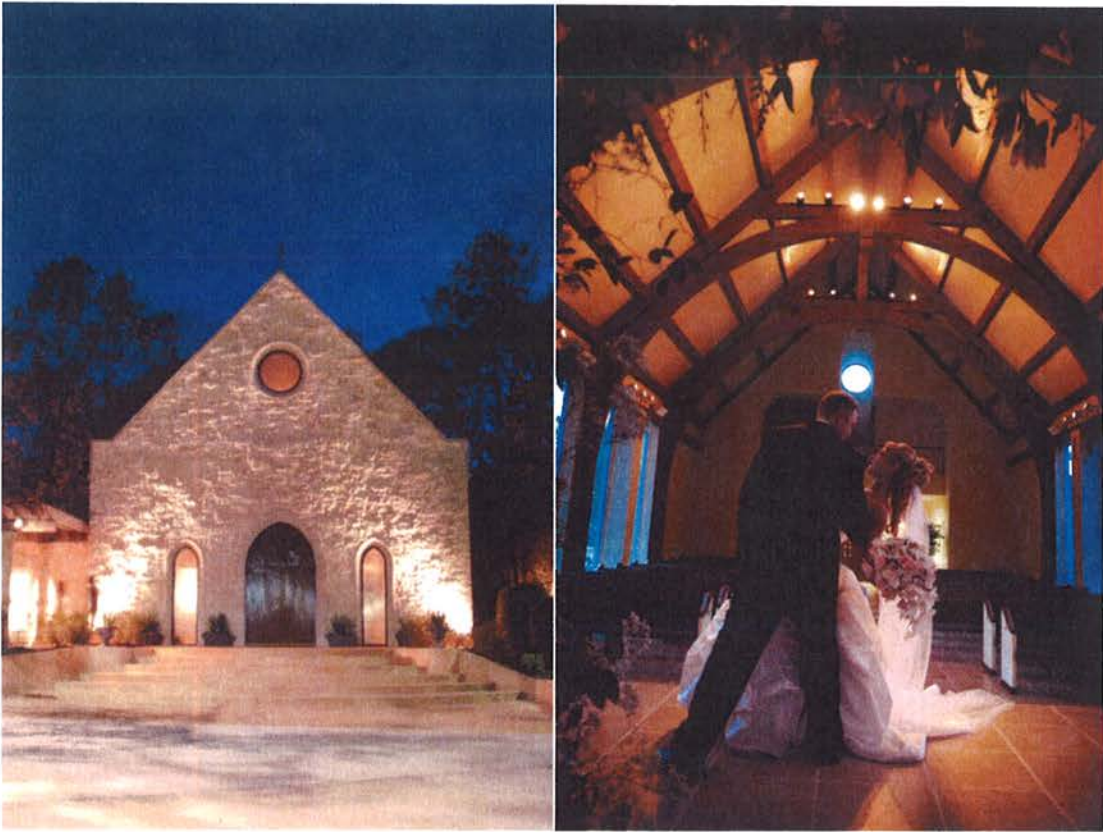
From a culinary perspective, Ashton Gardens’ talent creates menus that not only reflects today’s hottest culinary trends, but creates some trends of its own with creativity and quality to compete with the finest dining experience anywhere.

Our management team is made up of only the most experienced, high end hospitality professionals...no “mom and pop” operation, here.

Celebrating 10 years in business, Ashton Gardens has proven to be a wedding and event “destination” in every metropolitan marker we enter and we are the only national wedding and special event facility in the country. We are financial secure, being a highly profitable business and having secured funding for substantial growth.

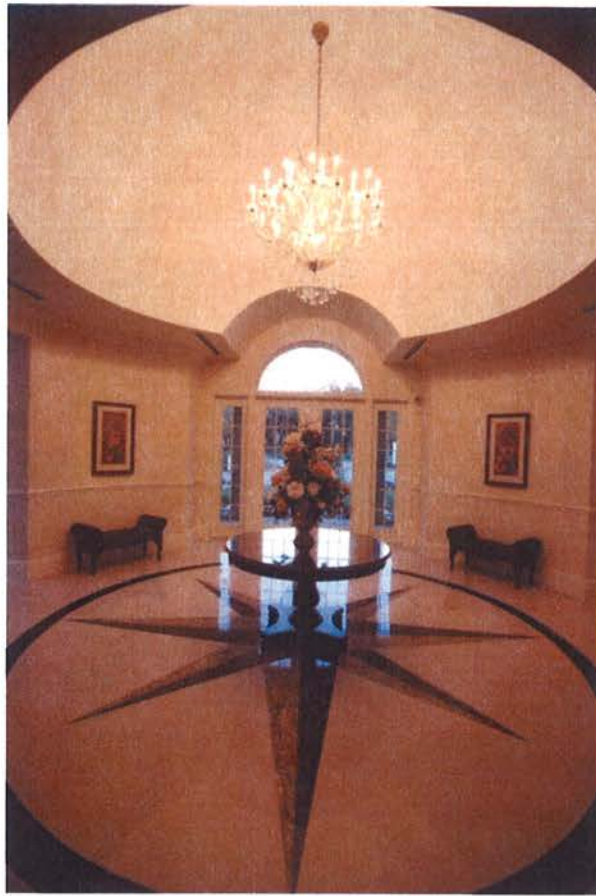
For these reasons, Ashton Gardens is the standard by which all others are compared.

Intimate Ceremonies



Elegant Receptions

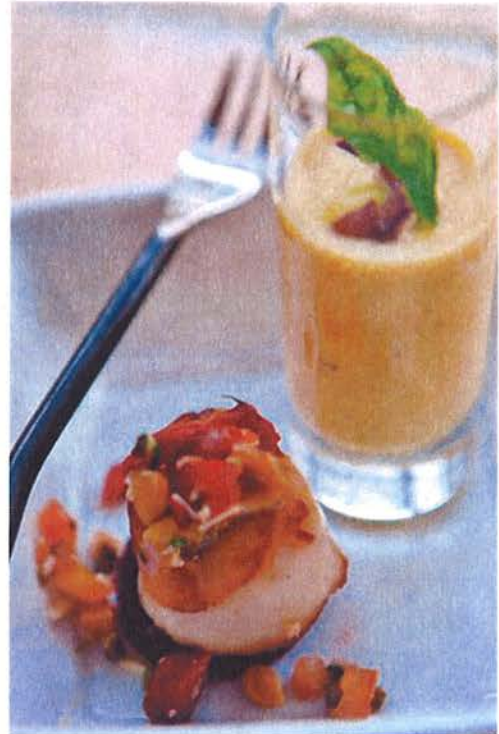
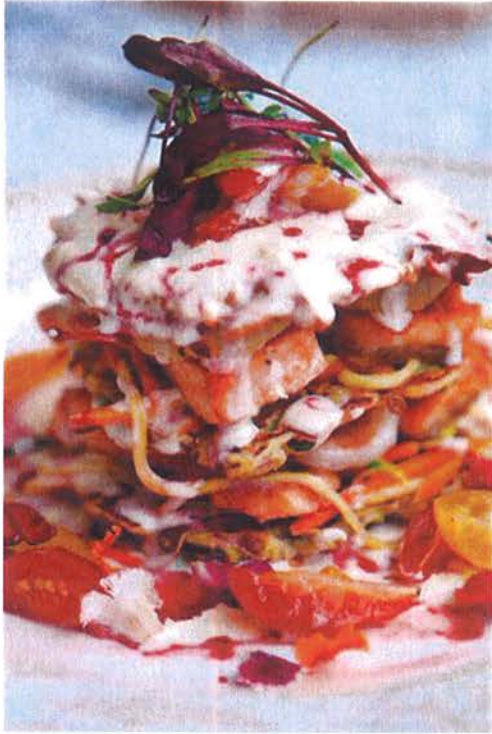








Exquisite Cuisine





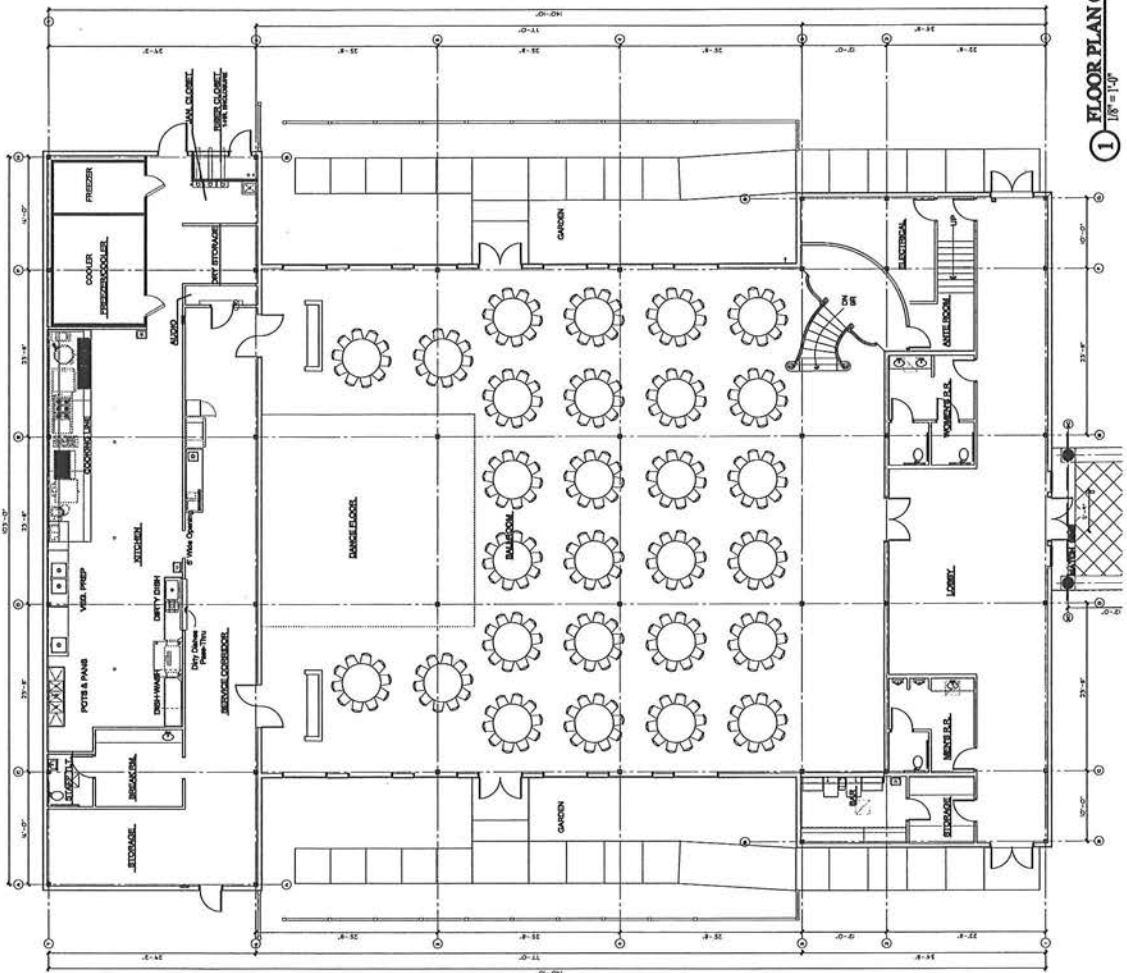
VALUE ENGINEERING STUDY for RECEPTION FACILITY

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DESCRIPTION	DATE
REVISED	11/2018

A-1

SECTION



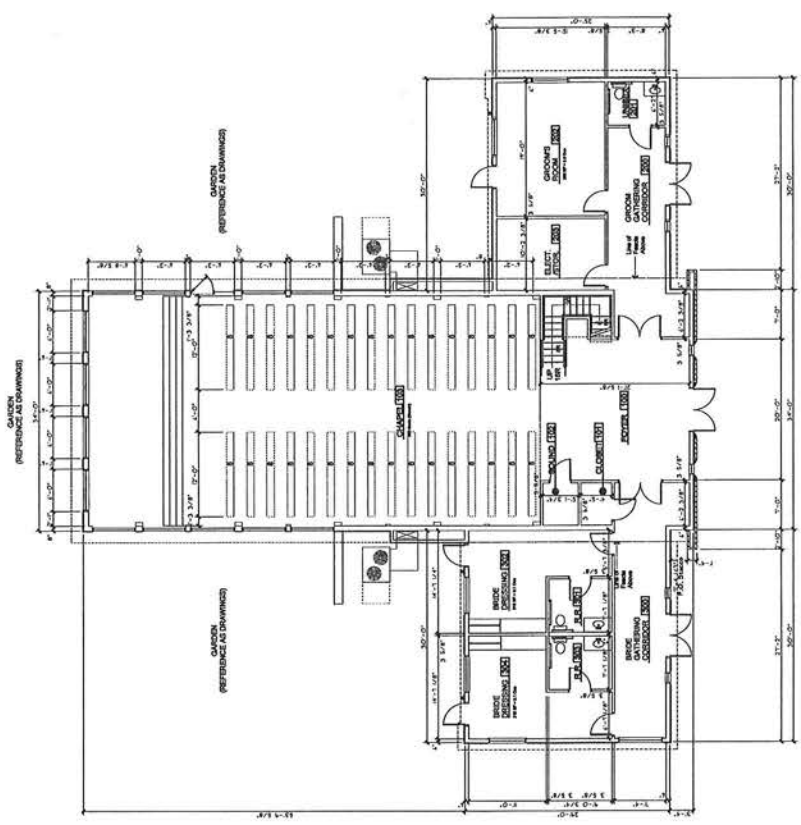
1 FLOOR PLAN CONCEPT A
1/8" = 1'-0"



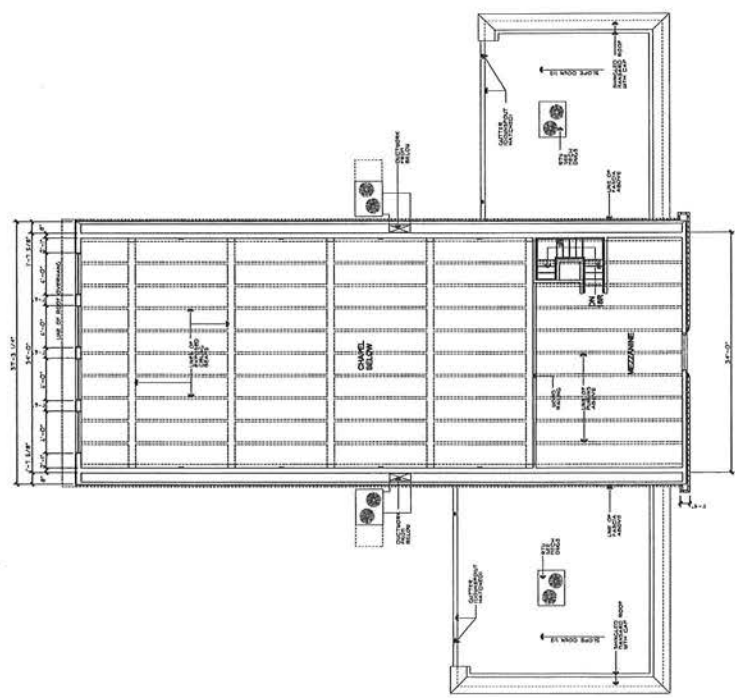
DESIGNED BY
 ARCHITECTURE
 10000
 HOUSTON, TEXAS 77036
 TEL: 713.865.1000
 WWW.A101.COM

DESCRIPTION DATE
 10/10/2011

A1.01
 FLOOR PLAN
 CHAPEL



1 FLOOR PLAN
 ENTRY LEVEL
 1/8" = 1'-0"
 SCALE IN FEET

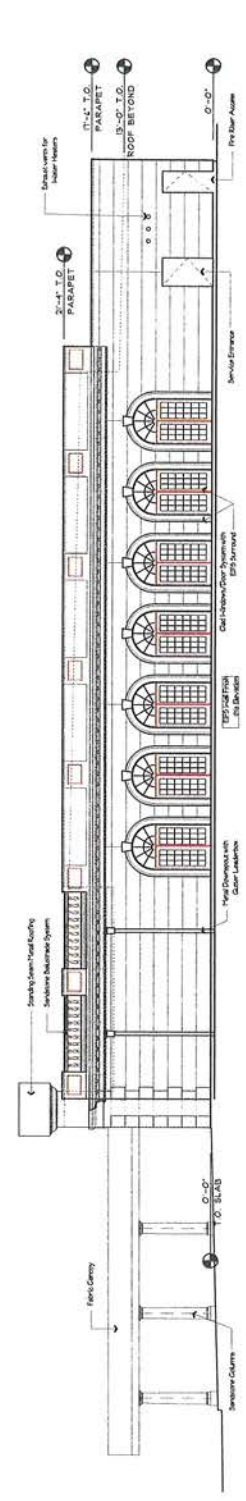


2 FLOOR PLAN
 MEZZANINE / ROOF
 1/8" = 1'-0"
 SCALE IN FEET

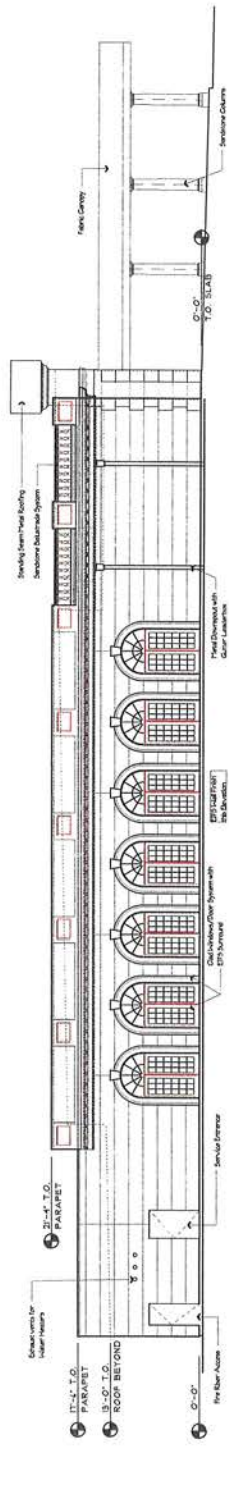
300 SEAT BALLROOM PROTOTYPE
 RECEPTION FACILITY

ARCHITECT: GARDNER WHARF, LLC
 100 State Street, Suite 200
 Boston, MA 02109
 (617) 452-1233
 www.gardnerwharf.com

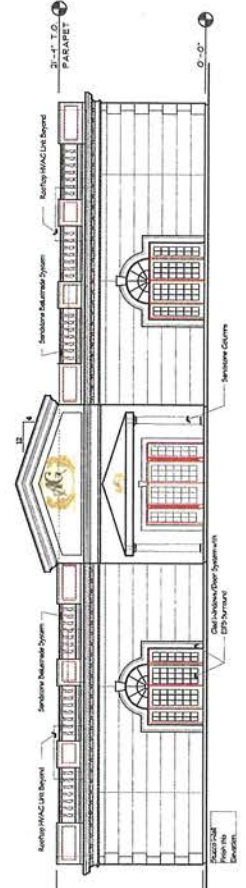
DESCRIPTION	DATE
REVISION	11/27/15



3 RIGHT ELEVATION
 1/8" = 1'-0"
 1/4" = 1'-0"
 SCALE IN FEET



2 LEFT ELEVATION
 1/8" = 1'-0"
 1/4" = 1'-0"
 SCALE IN FEET



1 FRONT ELEVATION
 1/8" = 1'-0"
 1/4" = 1'-0"
 SCALE IN FEET



RICK CHAFFIN

CITY MANAGER
CITY OF CORINTH

3300 CORINTH PKWY
CORINTH, TEXAS 76208
940-498-3200



To Whom It May Concern,

On behalf of the City of Corinth, Texas it is my pleasure to recommend Ashton Gardens as a premier venue for your community.

Ashton Gardens is an asset to the community and has been a model corporate citizen in Corinth since it opened. In addition to attracting a significant amount of visitors and corporate business to Corinth each year, Ashton Gardens has also been the preferred location of many of the City's special events including the annual Police and Fire Banquet, as well as the first annual City Volunteer Appreciation Dinner in October of 2015.

The City of Corinth is fortunate to be the home of a truly unique venue like Ashton Gardens. Please feel free to contact me if you have any questions or need additional information.

Best Regards,

Rick Chaffin
City Manager
City of Corinth



August 7, 2015

To Whom It May Concern:

The City of Sugar Hill is proud to be home to Ashton Gardens Atlanta. Since they opened their doors in Sugar Hill in 2012 less than a mile from our downtown, they have been an ever-present member of the Sugar Hill community as well as the greater Gwinnett County area. Their elegant facility and calm and serene scenery creates a hidden gem in our flourishing suburb of Atlanta. Voted Best of Gwinnett in 2013 and The Knot's Best of Weddings from 2008 to 2013, Ashton Gardens is a jewel of our community.

We share common goals of excellence in customer service and world-class facilities. The leadership of the facility in Sugar Hill as well as President Brad Schreiber in Houston has been accessible and responsive. They are a great corporate and community partner, serving as a sponsor and participant in our "Sweet Life Concert Series" and other downtown events.

Ashton Gardens Atlanta hosts over 300 upscale weddings and functions per year, bringing in literally thousands of new guests through their doors every year. The City has experienced a significant positive economic impact thanks to the presence of Ashton Gardens. In fact, we are looking for ways to attract the interest of a hotel developer to capture the 1200-1500 hotel night stays created by their wedding events every year.

As city manager of Sugar Hill, I would highly recommend Ashton Gardens to any community fortunate to have them considering the siting of a new facility in their community. Their facility would add significant value to any community landscape.

Best Regards,

A handwritten signature in blue ink, appearing to read "Paul D. Radford", is written over a large, stylized blue scribble that serves as a background for the signature.

Paul D. Radford
City Manager

C: Mr. Brad Schreiber, President
Ashton Gardens