

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**APRIL 5, 2016**

**PLANNING & ZONING**

Bartlett Ridge Subdivision

2007 Ridgemore Drive Fence Variation

**FINANCE & GOLF**

Financial Advisor Presentation (Police Building)

**POLICE & HEALTH**

Police Building Study

**EXECUTIVE SESSION:**

To Discuss Property Acquisition Pursuant to  
Section 2(c)5 of the Open Meetings Act



## Agenda Item Executive Summary

Item Name Bartlett Ridge Committee or Board Committee

### BUDGET IMPACT

Amount:	<u>N/A</u>	Budgeted	<u>N/A</u>
List what fund	<u>N/A</u>		

### EXECUTIVE SUMMARY

The Petitioner is requesting the following:

- (a) Amended Preliminary/Final Subdivision Plat,
- (b) Amended Preliminary/Final PUD Plan,
- (c) Special Use Permits for an Amended PUD (Planned Unit Development) and Wetlands.

The subject property is located along the east side of Naperville Road, approximately 1,200 feet south of Lake Street.

### ATTACHMENTS (PLEASE LIST)

Memo, Applicants Letter, Application, Location Map, Amended Preliminary/Final Subdivision Plat, Amended Preliminary/Final PUD Plan, Landscape Plan, Tree Preservation Plan, Wetland Location Map and the Model Renderings

### ACTION REQUESTED

For Discussion Only  X  To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the public hearing.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff: Jim Plonczynski, Com Dev Director Date: March 25, 2016

**COMMUNITY DEVELOPMENT MEMORANDUM**

**16-52**

DATE: March 25, 2016  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-29) Bartlett Ridge**

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**PETITIONER**

Nathan Wynsma on behalf of William Ryan Homes, Inc.

**SUBJECT SITE**

East side of Naperville Road, (approximately 1200 feet south of Lake Street) south of Iglesia Bautista Betel Church (formerly World Overcomers Church) and north of the Timberline Subdivision

**REQUESTS**

(a) Amended Preliminary/Final Subdivision Plat, (b) Amended Preliminary/Final PUD Plan and (c) Special Use Permits for an Amended PUD (Planned Unit Development) and Wetlands

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>SR-4 PUD</b>
North	Church	Commercial	B-4
South	Townhomes	Attached Residential (Low Density)	SR-5 PUD
East	RV sales/Restaurant/ Vacant	Commercial	B-3/ER-1
West	Golf Course (Villa Olivia) Single Family Residential	Commercial/Attached Residential (Low Density)	P-1/PD

**DISCUSSION**

1. The Petitioner is requesting approval of an **Amended Preliminary/Final Subdivision**, an **Amended Preliminary/Final PUD Plan** and **two Special Uses – the first, for the amended PUD and the second, for a wetland** located within the detention area. The 13.5 acre site is currently vacant and is located along the east side of Naperville Road approximately 1200 feet south of Lake Street.

2. The property was rezoned from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District on July 21, 2015 by Ordinance 2015-58 An Ordinance Rezoning the Property from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District, Granting a Special Use Permit for a Planned Unit Development and Approving a Preliminary PUD Plan and a Preliminary Plat of Subdivision for the Bartlett Ridge Subdivision.
3. Previously the Petitioner had proposed a 43 lot single family subdivision at this location; however, due to the Park District requesting a cash in-lieu of a land donation, the developer was able to add two single family lots to the subdivision. As a result, the amended application is for 45 single family lots (49 total lots including the Common Areas and Open Space/Detention.) The proposed minimum lot size of 6,988 square feet would remain the same, while the average lot size has increased slightly from 8,104 square feet to 8,191 square feet.
4. The first Special Use request is for the Amended Planned Unit Development which would allow for the following modifications from the bulk regulations: (These modifications remain unchanged from the original preliminary review.)

**SR-4 PUD Bulk Regulations (Proposed)**

Front Yard = 20 feet/25 feet (cul-de-sac Street B)  
Side Yard = 7 feet  
Rear Yard = 25 feet/35 feet\*  
Minimum Lot Width = 65 feet (60 feet-cul-de-sac)

**SR-4 Bulk Regulations**

Front Yard = 25 feet  
Side Yard = 5 feet  
Rear Yard = 45 feet  
Minimum Lot Width = 60 feet

*\*Increased rear yard setback for those lots closest to the Timberline Townhomes located south of this property.*

5. The Plat of Subdivision identifies a 17-foot wide road dedication along the east side of Naperville Road per the request of Cook County Highway. Staff is requesting a 10-foot wide bike path to be located along the east side of Naperville Road in-lieu of the required sidewalk. This proposed bike path would connect with the existing paths located to the north and south of this property.
6. The Petitioner would still be requesting two modifications from the Subdivision Ordinance (a) to reduce the right-of-way width from the required 66' to 60' for proposed Highpoint Court and Sierra Court; and (b) to exceed the maximum cul-de-sac length of 600 feet. The streets would still meet the required minimum pavement width of 28 feet, but a 10 foot wide utility easement would be located within the front yards of each lot to allow for the placement of the required sidewalks and utilities. The cul-de-sac as shown on the plat measures 1,476 feet more or less.
7. As stated previously, the Park District opted for a cash in-lieu of land and is only requiring a 10' wide bike path easement to be located on Lot 49. This path would be maintained by the Park District and would connect the future Bartlett Ridge residents to the existing park and playground in the Eagle's Ridge subdivision to the south.

8. The second Special Use request is for the mitigation of a 0.5 acre regulatory wetland that has been identified within the 2.14 acre detention area (Lot 49) at the southeast corner of the site. The Petitioner proposes to mitigate this wetland through the purchase of credits at a certified offsite wetland mitigation bank. The Petitioner states that "the buffer plantings and stormwater management design will exceed current conditions with increased infiltration and habitat area while reducing soil erosion and sedimentation." Our consultants agree, however they are still reviewing the application at this time.
9. Landscaping and the proposed subdivision sign would be located on the Common Area Lots 44 & 45. These 35' wide lots would serve as a buffer from Naperville Road for the future homeowners occupying Lots 1 & 43. These Common Areas Lots would be maintained by the Homeowner's Association.
10. The Petitioner will be installing an 8' high board on board, cedar fence (with steel posts) along the rear property line of Lots 12-15 and Lots 18-24 (and along the east side of Lot 24) to buffer the future homes from the existing RV sales property to the north and east as well as the adjacent restaurant/bar with outdoor seating.
11. Previous development submittals and requests by the Staff had the existing Telluride Court, located within the Timberline Subdivision to the south, extending through this property to not only connect the street system but to also provide a second point of ingress and egress for both subdivisions. The petitioner approached the Timberline Homeowner's Association property manager and president and were told that they would not be interested in connecting these two properties. The Annexation Agreement stated the Village would need to request the road dedication to take place within 24 months from the date of the Annexation Agreement and the property would need to be rezoned to residential. If the Village did not elect to exercise the dedication of the right-of-way within said period, this dedication would expire and be of no further force or effect. (The date of the Annexation Agreement was February 6, 2001.) Since no development proposals were submitted to the Village for the subject property within the two year time frame, the "window" for requiring the connection of the two subdivisions has passed.

As a result, the Staff approached the Petitioner with providing an emergency access easement (as was provided in the Timberline Subdivision) to allow a secondary point of access in the event the Naperville Road access was blocked. The Petitioner contacted the owner of the restaurant/bar located east of this property and had positive discussions regarding this emergency access. However, since the original preliminary approval, **the adjoining property owner has decided to NOT grant the emergency access easement.**

*The Petitioner has identified Lot 48 (at the end of the cul-de-sac) for a future emergency access connection and the Village has requested a depressed curb and a gate at this location. If at some point in the future the adjoining property owner consents to allow the access to continue onto the adjoining property, the access on the Bartlett Ridge property will be recorded and in place.*

12. The Staff reviewed the Tree Preservation Plan and the Final Civil Drawings with regard to saving the trees along the south property line and the placement of a storm pipe within close proximity to these preserved trees. The Staff had concerns with the life span of the remaining trees and the burden this could potentially become for new homeowners if these trees were to die and then need to be removed within a few years of purchasing their home. Staff contacted the Petitioner and they have agreed to remove eight (8) additional trees (those closest to the proposed pipe location) and will plant eight (8), six (6) foot tall evergreen trees in the back yards of the new homes along the south property line, generally filling in the gaps where the trees were removed. The remaining/preserved trees will be root pruned prior to construction to limit the potential for additional root damage and to aid in prolonging their life.
13. As discussed during the original Preliminary Plan review, an Impervious Surface Statement will be signed by all of the homeowners to ensure they are aware of the maximum impervious surface requirements on their lot. In addition, a Noise Disclosure Statement will be signed by the owners of lots 12-15 and 18-24 due to their close proximity to the RV sales and restaurant uses adjacent to this property. (The Impervious Surface and Noise Disclosure Statements will be exhibits attached to the final ordinance.)

### **RECOMMENDATION**

The Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

A copy of the Amended Preliminary/Final Subdivision Plat, the Amended Preliminary/Final PUD Plan and additional background information are attached for your review.

rbg/attachments

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President and Board of Trustees  
Village of Bartlett, Illinois  
228 S. Main Street  
Bartlett, IL 60103

Re: William Ryan Homes, Inc. Application for Amended Preliminary and Final PUD Plan Approval and Amended Preliminary and Final Subdivision Plat Approval for Bartlett Ridge

Dear President Wallace and Members of the Board of Trustees,

The petitioner, William Ryan Homes, Inc. ("Ryan") is the contract purchaser of a 13.5 acre parcel ("Property") located on the east side of Naperville Road, approximately ¼ mile south of Lake Street. The Property lies within the corporate limits of the Village and is more fully described in the documents accompanying this application. Ryan seeks to develop the Property as a single-family detached residential subdivision known as Bartlett Ridge.

On July 21, 2015, you approved Ryan's preliminary plans for a subdivision containing forty-three (43) residential lots and four (4) outlots. The subdivision plan originally depicted a large detention area and park to the south and east. Ryan positioned the park alongside Peregrine Park to the south, to create a larger, unified area to accommodate the increase in population resulting from development of Bartlett Ridge. In 2007, the Village approved a prior subdivision, also known as Bartlett Ridge, which contained an onsite park in the same location. That subdivision was not completed by the former developer.

Your preliminary approval required the construction of a path providing Bartlett Ridge residents access Peregrine Park. Village Staff noted that the path may not lie in a narrow area between residential lots.

On July 28, 2015, the Bartlett Park District formally voted to require an all cash donation in lieu of the land. This occurred after the July 21, 2015 Village Board meeting to approve the preliminary plan. The elimination of the park left Ryan with excess land.

To account for the loss of a land donation credit, Ryan seeks a modification to the plan to permit two (2) additional residential lots (lots 46 and 47). These will be among the largest lots in the subdivision and will likely be walk-outs due to the drop in topography in the rear yard toward the detention area. This modification results in two (2) higher EAV lots plus a fifty (50) foot wide gap in which to build the path. The path area borders only one lot and is wide enough so the path can be meaningfully offset from the residence built on such lot.

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The revised plan now contains forty-five (45) single family detached lots, the same four (4) outlots, a well-designed bike path, and a monetary donation for purchase offsite parkland.

Ryan has amended its preliminary PUD plan, preliminary plat of subdivision, and preliminary engineering to reflect the plan change. Ryan has also prepared its final PUD plan, final plat of subdivision and final engineering. All of these documents are included in this application.

At the time of preliminary approval, you emphasized the need for a tree preservation plan. Now that final engineering is complete and final grades are established, we have prepared and included this plan with this application.

Ryan requests that you process the amended preliminary plan approvals concurrently with the final plan approvals, since the amendments to the preliminary approvals result primarily from a decision by the park district occurring after your preliminary approval, and are in substantial conformance to the original approvals.

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

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Case # 14-29  
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**PROJECT NAME** Bartlett Ridge

**PETITIONER INFORMATION**

**Name:** William Ryan Homes, Inc. **Phone:** 847-519-9230  
**Address:** 945 N. Plum Grove Rd **Fax:** \_\_\_\_\_  
Schaumburg, IL 60195 **Mobile:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

**Name:** Old Second National Bank **Phone:** 630-892-2412  
**Address:** 37 S. River St. **Fax:** \_\_\_\_\_  
Aurora, IL 60506 **Mobile:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**ACTION REQUESTED** (Please check all that apply.)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan
- Unified Business Center Sign Plan
- Other (please describe)
- Special Use (please describe) WETLAND
- Variation (please describe)
- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Text Amendment

**SIGN PLAN REQUIRED?** (Please Circle.) 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:** East side of Naperville Rd.  
1200 feet south of Lake St.

Property Index Number ("Tax PIN"/"Parcel ID"): ~~06-28-102-007-0000; 06-28-102-016-0000;~~  
06-28-102-017-0000; 06-28-202-011-0000; 06-28-400-008

Zoning: Existing: SR-4 PUD Land Use: Existing: Vacant  
(Refer to Official Zoning Map)  
Proposed: SAME Proposed: Single Family Homes

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

Acreage: 13.54 acres

**For PUD's and Subdivisions:**

No. of Lots/Units: 45 SF (49 TOTAL)  
Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** Mark C. Eiden  
EidenLaw  
1000 N. Rand Rd., Unit 120, Wauconda, IL 60084  
224-513-5500 (phone) 847-865-5823 (fax) meiden@eidenlaw.com (email)

**Engineer** CEMCON, Ltd.  
2280 White Oak Circle, Aurora, IL 60502  
630-862-2100 (phone) 630-862-2199 (fax)

**Surveyor** CEMCON, Ltd.  
2280 White Oak Circle, Aurora, IL 60502  
630-862-2011 (phone) 630-862-2199 (fax)

**Land Planner** CEMCON, Ltd.  
2280 White Oak Circle, Aurora, IL 60502  
630-862-2011 (phone) 630-862-2199 (fax)

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Landscape Architect: Krogstad Land Design Limited

**Other**

Attn: Karl T. Krogstad

519 Pembroke Ct. N. Crystal Lake, IL 60014

815-529-1511 (phone) Krogstad@landdesignlimited.com (email)

**FINDINGS OF FACT (Standards)**

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

**\*\*PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY\*\*  
**\*\*RELATE TO YOUR CASE.\*\*****

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**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.

William Ryan Homes, Inc.  
SIGNATURE: \_\_\_\_\_

  
NATE WYNSMA

PRINT NAME: \_\_\_\_\_

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

8/24/15

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

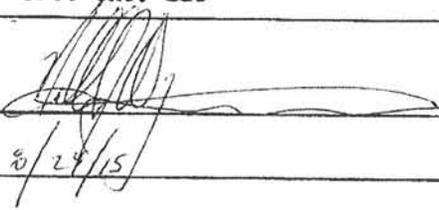
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Nathan Wynsma

ADDRESS: 945 N. Plum Grove Rd,  
Schaumburg, IL 60195

PHONE NUMBER: 847-995-8700 ext. 113

William Ryan Homes, Inc.  
SIGNATURE: By: \_\_\_\_\_

  
8/24/15

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

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## **FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

Both the Plan Commission and the Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed 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.

Bartlett Ridge and its surrounding properties create a large mixed use neighborhood consisting of single family uses within the property, commercial uses to the north and east, multi-family uses and a park to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

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.

The development will comply with all approval ordinances and Village Codes, thus protecting public health and safety. Residential development generally has no adverse impact on public health, safety, morals, comfort, or general welfare and there is nothing unusual about this development that will distinguish it from other residential developments under this standard. All of the surrounding uses are either commercial, multifamily or vacant. Therefore, as a less intense use, it will not injure property values in the vicinity.

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.

Agreed.

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

In conjunction with the review of petitioner's application, the Village has rezoned the property to SR-4PUD. Petitioner understands that the Village intends to update the Comprehensive Plan to a designation which would include SR-4PUD, and the recent rezoning of the property is evidence of the Village's intent to do so.

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.

Since the Property is now zoned SR-4PUD, Ryan's proposed use for single family residential homes is a permitted use.

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.

A residential development approved under Village ordinances and special use conditions will not endanger public health, safety and welfare. All applicable engineering and design requirements and building codes will be followed unless amended pursuant to the approval process. As discussed elsewhere, the property is located in a mostly developed area of compatible uses. A declaration of covenants will be recorded creating a homeowners Association and providing for collection of assessments for maintenance of common areas. The declaration also restricts undesirable activities and controls architecture.

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.

All of the surrounding properties are already developed with the exception of the property east of Lot 49 (detention, bike path and PUE), zoned ER-1. Lot 49 will not interfere with development of the ER-1 property, since the ER-1 parcel has separate access. The zoning intensity of the subdivision is less than all of its surrounding properties and will not create any noise, smoke, fumes, congestion or other conditions adverse to the use of surrounding properties.

As elaborated in Finding 1 above, the mix of the proposed use with the surrounding uses provides a wide range of well integrated community development.

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

Agreed.

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

Ryan has submitted its final engineering, which is subject to Village approval and demonstrates the adequacy of these facilities.

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.

There will be two (2) off street parking spaces per lot in the proposed driveways. The plat of subdivision contains a non-buildable lot (Lot 48) being reserved and improved to accommodate emergency access on the east side of the subdivision, for the purpose of extending emergency access through the Moretti's property at such time as the owner of such property grants an easement for such purpose, which, when combined with the main subdivision entrance on Naperville Road, would provide access on both ends of the subdivision to emergency vehicles.

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.

The site abuts developed property on all sides, except for vacant property to the east. The World Overcomers Church lies along most of the north line of the property. The improvements on the church property are significantly offset from Bartlett Ridge and neither use generates noise, unsightliness or offensive activities. Other uses to the north and northeast (Barrington Motors and Morretti's Restaurant and Bar) generate significant noise. Owners of lots most affected by such noise will be given a disclosure of this condition. The disclosure form is contained elsewhere in this response package. The landscape plan also provides methods to buffer this noise from the affected lots within Bartlett Ridge. Properties to the east are buffered by Lot 49 (detention, bike path and PUE). Timberline Subdivision along the south property boundary is buffered by greater setbacks and Ryan's Tree Preservation Plan. Common Area Lots 44 and 45 buffer the subdivision from Naperville Road.

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

The completion of the subdivision improvements will be bonded as required by the Village. There will also be a maintenance bond as and if required by the Village, plus a homeowner's association which has the power to assess homeowners for the maintenance activities outlined in the Covenants. A draft of the Covenants is contained in the final plat submittal.

Ryan is a respected builder in the Chicagoland area, and is using marketing professionals and a quality design team to attract customers to this development. Ryan has numerous active developments, including Sunset Hills in Bartlett, which are performing well in this post-recession housing market.

## **FINDINGS OF FACT FOR SPECIAL USES**

Both the Plan Commission and the Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at the 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.

Bartlett Ridge and its surrounding properties create a mixed use neighborhood consisting of single family and park uses within the property, commercial uses to the north and east, multi-family uses to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

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.

Public health, safety, morals or general welfare are supported compliance with the SR-4PUD district requirements. There is nothing about a residential development that is adverse to public health, safety, morals or general welfare, which is (a) designed and built according to Village codes and ordinances, (b) served by public sewer and water infrastructure, with (c) onsite detention and appropriately designed stormwater systems and (d) approved by all required agencies. The property has been down-zoned from SR-5PUD to SR-4PUD. This standard is generally intended to protect the public from unreasonable "up-zoning" to higher density, or from offensive uses not in keeping with the neighborhood, neither of which are present here.

All of the surrounding uses are either commercial, multifamily or vacant. Therefore, this down-zoning to a less intense use will not injure property values in the vicinity.

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.

Agreed, subject to review of the stipulations and conditions when they are formulated.



## Application for Special Use

Introductory Statement: There is no floodplain in the special use area. Only the wetland depicted on the attachment is affected ("Affected Wetland" and "Affected Wetland Area" as the context requires). Additionally, petitioner's Improvements (defined below) will provide detention for 13.22 acres of un-detained off-site stormwater drainage for properties to the north (Moretti's and Barrington Motors)

Title 9, Chapter 24 of the Village Code contains Additional Regulations for Developments and Building in Floodplains and Wetlands. The following special uses contained in Chapter 24, Section 9-24-2E are required for petitioner's development:

1. Construction, reconstruction or placement of any structure or facility (excluding buildings) including, but not limited to, the following: highways, roads and bridges and appurtenances thereto; culverts, docks or dams or appurtenances thereto; construction or erection of railroads or other transportation facilities or public utilities, water lines, storm and/or sanitary sewer lines, levees, walls or bulkheads and appurtenances thereto; and signs and fences.

The petitioner is installing a storm sewer as the outlet for its stormwater facility (see item 5 below) in the Affected Wetland Area.

5. Any other excavation, filling, constructing or storage which might cause a change in the direction, height, or velocity of the flood or surface waters or wetland area, including, but not limited to, landfills. (Ord. 2014-46, 6-3-2014).

The petitioner is excavating the Affected Wetland for construction of its stormwater facility.

(The stormwater pipes and construction of the stormwater facilities identified above are referred to herein as the "Improvements".)

Section 9-24-5 of the Village Code sets forth the Criteria for Evaluating Requests for Special Uses. It states: The following conditions and requirements are established for the utilization or alteration of the special flood hazard area (SFHA) and/or wetland area. Such criteria are to be used in determining whether a special use should be granted and what conditions or performance criteria should be placed on the property should it be granted a special use permit in order to protect the public health, safety and general welfare.

A. Minimum Requirements to Be Met: No special use permit shall be granted unless the applicant demonstrates:

1. That the granting of the special use is in harmony with the general purpose and intent of section 9-24-1 of this chapter, which set forth the following goals:

- a. Preventing developments from increasing the flood or drainage hazards to others.

The purpose of petitioner's Improvements is to manage on-site and off-site runoff, and to reduce the risk of flooding or flood damage downstream.

- b. Protecting new buildings and major improvements to buildings from flood damage.

All new buildings in Bartlett Ridge will be above the Affected Wetland and Improvements. The entire purpose of the Improvements is to comply with the stormwater management requirements for a new development so no such damage will occur either on-site or off-site.

- c. Protecting human life and health from the hazards of flooding.

This is the purpose of the petitioner's special use. Compliance with existing stormwater and wetland design and permitting requirements is in the interest of protecting public health, safety and welfare. This is accomplished by excavation of its stormwater basin and providing for the proper release and outflow through the drainage pipes.

- d. Lessening the burden on the taxpayer for flood control projects, repairs to flood damaged public facilities and utilities, and flood rescue and relief operations.

The Improvements are in furtherance of these goals by controlling collection, storage and release of stormwater, all at petitioner's and the homeowners association's expense.

- e. Making federally subsidized flood insurance available for property in the village.

Petitioner's compliance with flood control regulations supports such availability.

- f. Providing for the orderly growth and development of those areas in the village which are especially sensitive to changes from human activity. (Ord. 2014-46, 6-3-2014)

The Affected Wetland and Improvements are located entirely within restricted permanent open space. The remainder of the subdivision is above the Affected Wetland and Improvements. All wetland impacts will result only from properly issued permits.

Section 9-24 A.1 also states that no special use permit shall be granted unless the applicant demonstrates that it will not be injurious to the neighborhood,

detrimental to the public welfare, or in conflict with the village's comprehensive plan and official map for development.

Petitioner's compliance with zoning, subdivision and wetland ordinances, the holding of public hearings and construction according to Village and other agency requirements insures against these risks.

The Village is amending its comprehensive plan to reflect the most recent trend of development in the surrounding area. The petitioner has petitioned to downzone the Bartlett Ridge property to a less intense use (multi-family to single-family homes) resulting in far less impervious surface.

2. That the granting of the special use permit will not:

a. Diminish the value of land and buildings in its neighborhood.

The law requires that all developments of this size (including neighboring developments) have stormwater management facilities and improvements. Accordingly, they do not adversely affect the value of neighboring properties given that they are required and expected, and help to reduce stormwater that is otherwise un-detained (as is the case for the subject property and property to the north). The stormwater management area will have landscaping approved by the Village.

The use of the Affected Wetland Area for stormwater improvements also allows for:

(i) (1) construction of a bicycle and pedestrian path from Bartlett Ridge to Peregrine Park, (2) which will be owned by the homeowners association but maintained by the Park District pursuant to the Bicycle and Pedestrian Path Easement (attached as Item 19),(3) in an area that does not encroach on the privacy of lots, and (4) which may be used by anyone using the park district system trails; and

(ii) potential use of the area at the east property line for emergency access through adjoining land to Lake Street; and

(iii) detention and regulation of off-site stormwater

b. Increase the potential for flood damages to adjacent property.

The petitioner will construct the Improvements in accordance with all applicable regulations and permits. Additionally,

(i) the Improvements will benefit approximately 13.22 acres of un-detained off-site stormwater drainage from businesses to the North.

(ii) the Improvements will slow the release rate of stormwater leaving the Bartlett Ridge property, which will decrease (rather than increase) any potential for downstream flooding.

c. Incur additional public expenses for flood protection, rescue or relief.

The petitioner will construct all of the Improvements at its own cost, and the Improvements will be owned and maintained by the Bartlett Ridge homeowners association, using assessments charged to each residential lot owner. The Village will benefit by increased stormwater control and flood protection and the use of best management practices, at no cost to the Village. The petitioner will construct all Improvements according to safety requirements of the Village as evidenced by final engineering approval for the subdivision and any other permitting agency.

d. Increase the hazard from other dangers to said property.

This is a residential subdivision built according to all Village building codes and zoning and subdivision regulations, whose purposes are, in part, to eliminate hazards and dangers on residential property. There are no hazards or dangers inherent in a residential development which the stormwater improvements would increase.

e. Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the village, nor will it otherwise create a nuisance.

Petitioner's compliance with zoning, subdivision and wetland regulations, the holding of public hearings and construction according to Village and other agency requirements insures against these risks.

B. Additional Criteria for Evaluating Requests for Special Use Permit Issuance and Conditions: In reviewing all applications for a special use permit, the following additional criteria shall be used:

1. Protection of Natural Floodwater Storage Areas: Natural drainage and associated flooding requiring space allocation are land use problems and to the degree practicable, the natural storage areas (floodplains and wetlands) will be allocated to those purposes, rather than for purposes of building additional manmade structures which results in increased cost to the public in construction and maintenance. Therefore, no modifications of a special flood hazard area (SFHA) and/or wetland area shall be allowed which would result in a damaging or potentially damaging increase in flood height or increase in velocity of the downstream flow of water.

The purpose of the Improvements is to detain on-site and off-site stormwater on the property and slow down its velocity when released downstream. All

Improvements will be constructed by the petitioner at its cost, and will be owned and maintained by the Bartlett Ridge homeowners association, using assessments charged to each residential lot owner. The Village will benefit by increased stormwater control and flood protection at no cost to the Village.

Under section 10-13-8 of the Zoning Code, the applicant is also required to show:

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;

The Village requires all developments in the Village of this size to have stormwater detention facilities with controlled release rates. Petitioner assumes that these regulations have been adopted precisely because they are 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. The design of the Improvements is in accordance with best management practices.

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 values or improvements in the vicinity;

This is the purpose of the petitioner's special use. Compliance with existing stormwater and wetland design and permitting requirements is in the interest of protection public health, safety and welfare. This is accomplished by excavation of its stormwater basin and providing for the proper release rate and outflow through the drainage pipes.

The law requires that all developments of this size (including neighboring developments) have stormwater management structures and improvements. Accordingly, they do not adversely affect the value of neighboring properties given that they are required and expected. The stormwater management area will have landscaping approved by the Village. The use of this land area for stormwater improvements also allows for construction of a public Bicycle and Pedestrian Path from Bartlett Ridge to Peregrine Park to the south.

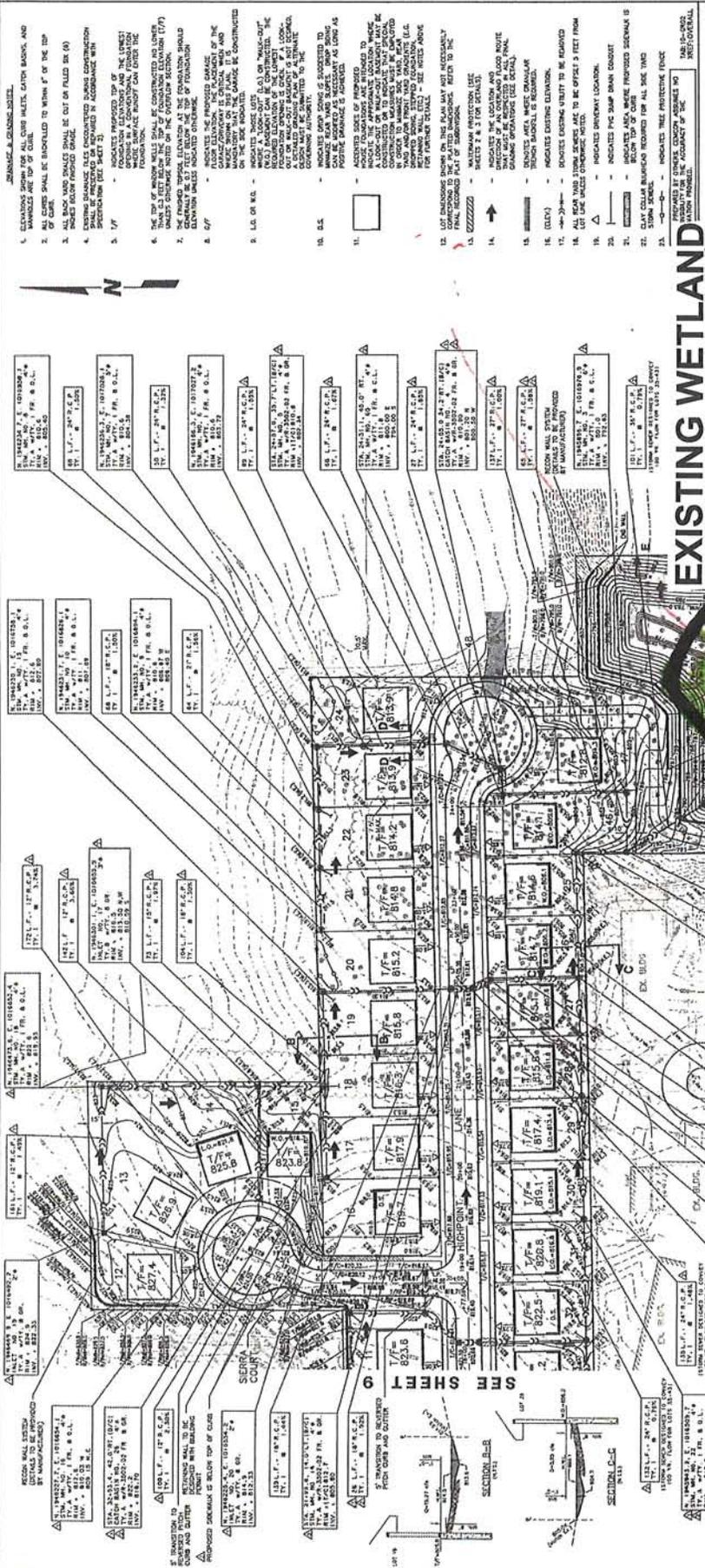
3. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulation and conditions made a part of the authorization granted by the village board of trustees. (Ord. 78-40, 5-16-1978; amd. Ord. 79-15, 3-20-1979)

Agreed.

# LOCATION MAP

## Bartlett Ridge





# EXISTING WETLAND

1. EXISTING SHIMS FOR ALL CURB INLETS, GUTTER BACKS, AND MANHOLES ARE TO BE REMOVED.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 1" OF THE TOP OF THE FINISHED GRADE.
3. ALL BACK FILL SHALL BE CUT OR FILL EX (4)
4. EXISTING DRAINAGE DITCHES ENCOUNTERED DURING CONSTRUCTION SHALL BE RELOCATED TO ACCORDANCE WITH SPECIFICATIONS (SEE SHEET 2)
5. 1/2" - INDICATES PROPOSED TOP OF THE CURB OR GUTTER. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
6. THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED AT LOWER ELEVATION THAN THE FINISHED GRADE AT THE OVERLAP SECTION. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
7. EXISTING ELEVATION AT THE OVERLAP SECTION SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
8. 5/8" - INDICATES THOSE LOTS AS "NOT OUT" (NOT A BACKLOT) CAN BE CONSTRUCTED. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
9. L.S. OR M.S. - INDICATES THOSE LOTS AS "NOT OUT" (NOT A BACKLOT) CAN BE CONSTRUCTED. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
10. D.E. - INDICATES THOSE LOTS AS "NOT OUT" (NOT A BACKLOT) CAN BE CONSTRUCTED. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
11. [Symbol] - INDICATES THOSE LOTS AS "NOT OUT" (NOT A BACKLOT) CAN BE CONSTRUCTED. THE FINISHED GRADE SHALL BE DETERMINED BY CONSTRUCTION OPERATIONS.
12. LOT BOUNDARIES SHOWN ARE BASED ON THE FINAL RECORD PLAT OF SUBDIVISION. REFER TO THE FINAL RECORD PLAT OF SUBDIVISION.
13. [Symbol] - INDICATES THE LOCATION AND DIRECTION OF AN OVERLAP FLOOD ROUTE DRAINAGE OPERATING (SEE DETAIL).
14. (DLO) - INDICATES EXISTING DRAINAGE.
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19. [Symbol] - INDICATED DRIVEWAY LOCATION.
20. [Symbol] - INDICATED PVC SHIM DRAIN GABRIEL.
21. [Symbol] - INDICATED AREA WHERE PROPOSED SIDEWALK IS TO BE CONSTRUCTED.
22. CLAY COLLAR BUSHINGS REQUIRED FOR ALL SIDE WALK STORM SEWER.
23. [Symbol] - INDICATES TREE PROTECTION FENCE.

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WILLIAM RYAN HOMES, INC.  
 945 NORTH PLUM GROVE ROAD  
 SCHLAUBURG, IL 60173  
 (847) 995-8700

CEMCON, Ltd.  
 Consulting Engineers, Land Surveyors & Planners  
 1000 N. WILSON AVENUE, SUITE 100  
 CHICAGO, ILLINOIS 60642  
 TEL: (312) 462-8800  
 FAX: (312) 462-8801  
 WWW.CEMCON.COM

DRAINAGE AND GRADING PLANS  
 BARTLETT RIDGE

JOB NO. 040100  
 DATE: 08-11-15  
 SHEET NO. 10 OF 15  
 FILE NAME: OVERLAP  
 DATE: 08-11-15  
 SCALE: 1" = 30'

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# THE COVENTRY

2,200 to 2,322 Square Feet  
 3 Bedrooms • 2.5 Bathrooms • 2 Car-Garage • Partial Basement  
 Optional: 4<sup>th</sup> Garage Bump, 3 Car Garage, Great Room Extension, Bedroom 3 Bay  
 To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



Colonial - Scheme 3



Colonial B - Scheme 3



Craftsman - Scheme 7



Prairie - Scheme 9



# THE JAMESTOWN

3,011 to 3,299 Square Feet

4 Bedrooms • 2.5 Bathrooms • 2 Car-Garage • Full Basement

Optional: 4' Garage Bump, 3 Car Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study Bay,

In-Law Suite ILO Study, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



Colonial - Scheme 1



Colonial B - Scheme 7



Georgian - Scheme 9



Folk Victorian - Scheme 16



Craftsman - Scheme 13



Dimensions are approximate, may differ from actual plans and are subject to change without notice. Floor plans vary per elevation. Windows, doors and ceilings may vary on options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Remodeling, elevations and landscaping are artist's conception only. Some optional features may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a Sales Representative for complete information. Copyright © 2014 William Ryan Homes, Inc. All Rights Reserved.



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

# THE JERICHO

2,935 to 3,613 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem,

Alternate 2nd Floor, Garden M. Bath, Designer M. Bath, Butler's Pantry, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



Colonial - Scheme 5



Colonial B - Scheme 11



Georgian - Scheme 9



FolkVictorian - Scheme 17



Craftsman - Scheme 14



Prairie - Scheme 21



Dimensions are approximate, may differ from actual plans and are subject to change without notice. Floor plans vary per elevation. Windows, doors and ceilings may vary on options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Rendering's coloration and landscaping are artist's conception only. Some optional features may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a Sales Representative for complete information. Copyright © 2013 William Ryan Homes, Inc. All Rights Reserved.



[williamryanhomes.com](http://williamryanhomes.com)

# THE SHERIDAN

2,508 to 2,917 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem, Garden M. Bath, Designer M. Bath, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



Colonial - Scheme 4



Colonial B - Scheme 6



Georgian - Scheme 9



Craftsman - Scheme 13



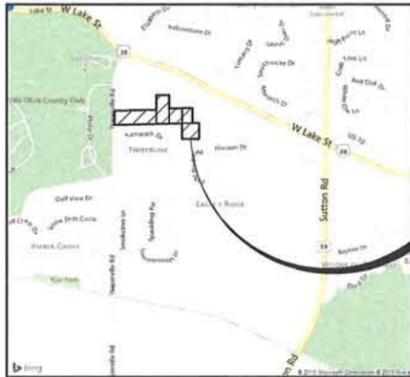
Folk Victorian - Scheme 19



Prairie - Scheme 22

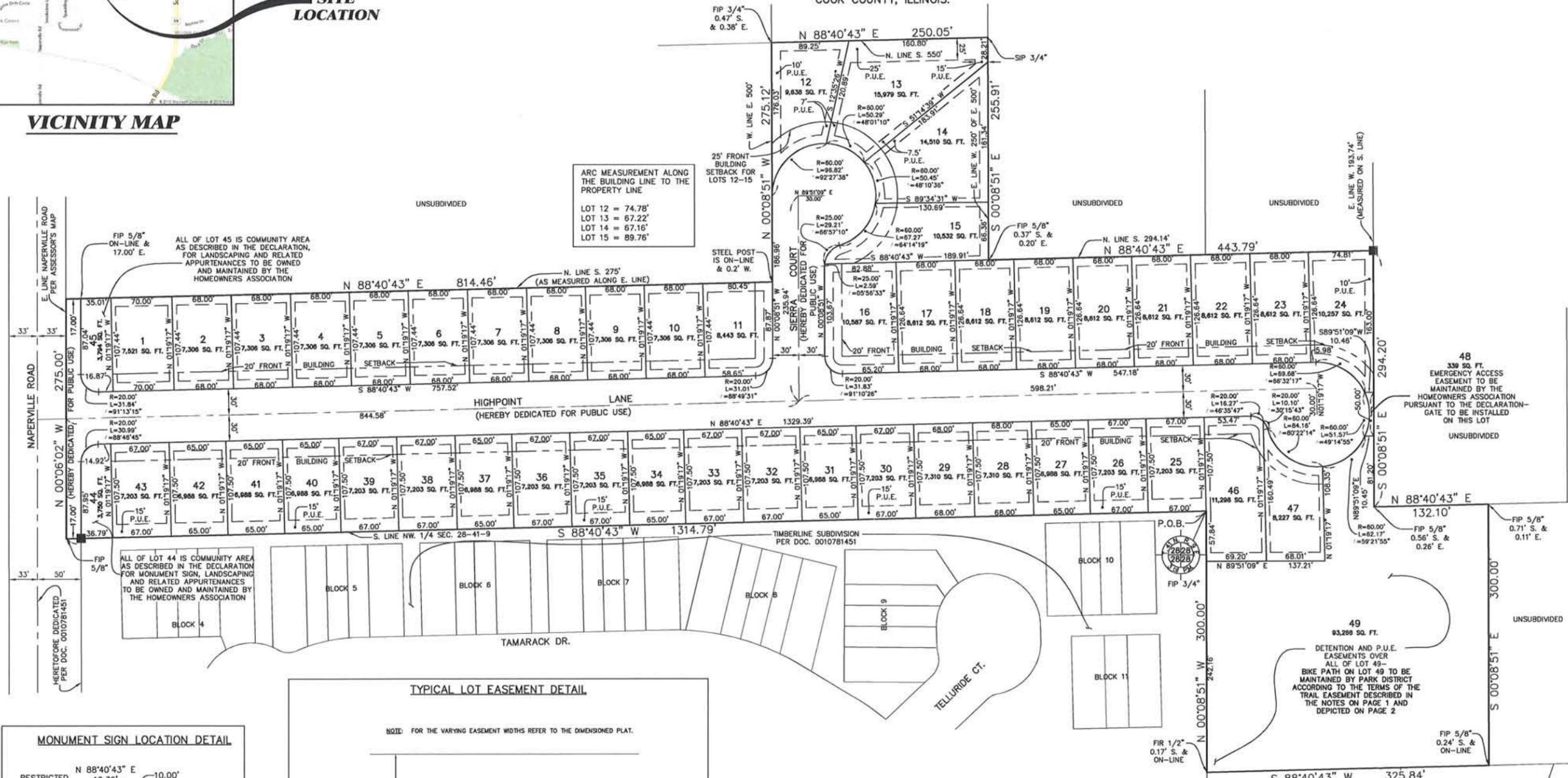
# PRELIMINARY / FINAL PLAT OF SUBDIVISION FOR BARTLETT RIDGE SUBDIVISION

BEING A PART OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.



**VICINITY MAP**

**SITE  
LOCATION**



ARC MEASUREMENT ALONG THE BUILDING LINE TO THE PROPERTY LINE  
LOT 12 = 74.78'  
LOT 13 = 67.22'  
LOT 14 = 67.16'  
LOT 15 = 89.76'

ALL OF LOT 45 IS COMMUNITY AREA AS DESCRIBED IN THE DECLARATION, FOR LANDSCAPING AND RELATED APPURTENANCES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

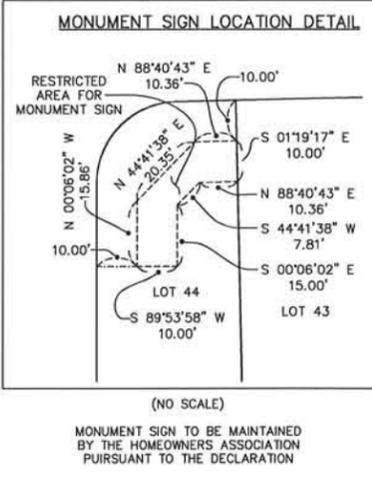
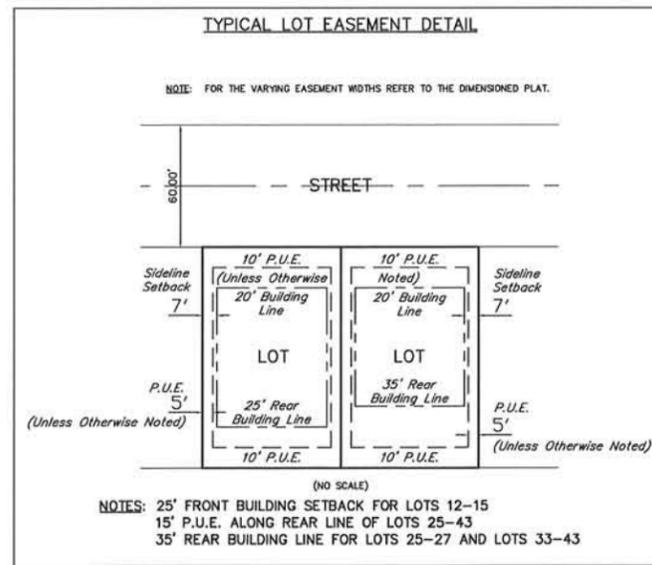
ALL OF LOT 44 IS COMMUNITY AREA AS DESCRIBED IN THE DECLARATION FOR MONUMENT SIGN, LANDSCAPING AND RELATED APPURTENANCES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

**TOTAL AREA OF SUBDIVISION**  
13.539 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
06-28-102-007-0000  
06-28-102-016-0000  
06-28-102-017-0000  
06-28-202-011-0000  
06-28-400-008-0000

**AREA SUMMARY**  
RESIDENTIAL LOTS = 8.462 Ac.  
LOTS 44, 45, 48, 49 = 2.322 Ac.  
R.O.W. = 2.755 Ac.  
TOTAL = 13.539 Ac.  
(More or Less)

**NOTES**  
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.  
P.U.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.  
THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF SUBDIVISION BEING N 88°40'43" E (ASSUMED)  
FENCES INSTALLED IN THE FRONT AND CORNER SIDE YARDS SHALL NOT EXCEED 4 FEET IN HEIGHT.  
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMUNITY AREAS (LOTS 44, 45, 48 AND 49). THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE RETAINING WALLS ON RESIDENTIAL LOTS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.  
LOT 49 IS SUBJECT TO THE TERMS OF THE BICYCLE AND PEDESTRIAN PATH EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER [REDACTED] WHICH IS REFERRED TO ON THIS PLAT AS "TRAIL EASEMENT".  
F.I.P. = FOUND IRON PIPE (IF AS SHOWN)  
THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BARTLETT RIDGE SUBDIVISION RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER [REDACTED] WHICH IS REFERRED TO ON THIS PLAT AS "DECLARATION".



**LEGEND**

—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- - -	LOT LINE/PROPERTY LINE (Solid Line)
- · - · -	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- · - · -	BUILDING LINE (Long Dashed Line)
- · - · -	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- · - · -	CENTERLINE (Single Dashed Line)
■	SET CONCRETE MONUMENT

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

PREPARED FOR:  
**WILLIAM RYAN HOMES**  
945 NORTH PLUM GROVE RD.  
SCHAUMBURG, IL 60195

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

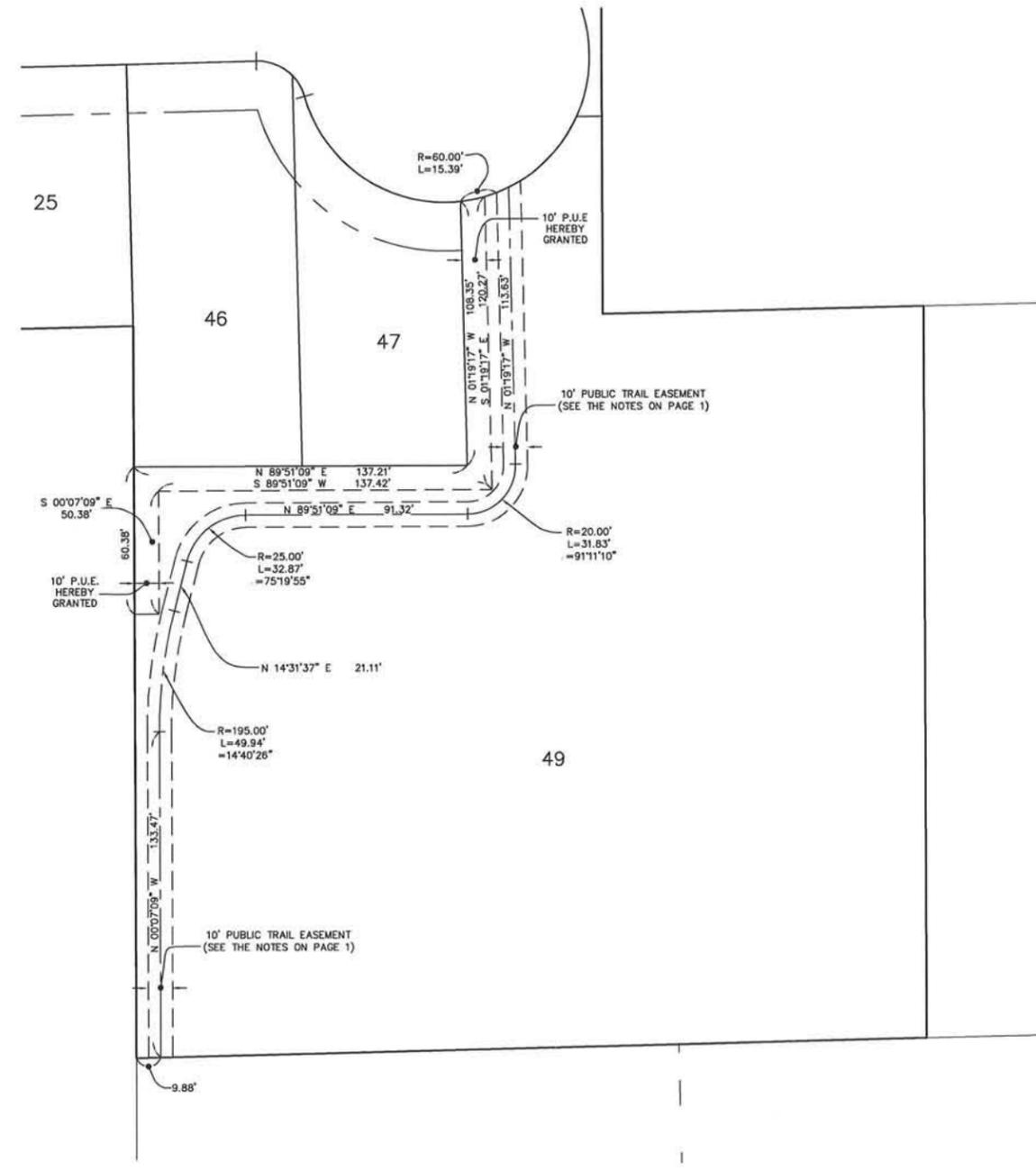
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COMPLETION DATE: 8-13-15 JOB NO.:  
REVISED 9-14-15/AJB PER VILLAGE COMMENTS  
REVISED 12-14-15/AJB PER VILLAGE COMMENTS DATED 10-23-15

SHEET 1 OF 3  
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DRAWING DATE: 02/15/16 - 08:04 BY: LESE



LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	BUILDING LINE (Long Dashed Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
	CENTERLINE (Single Dashed Line)
	SET CONCRETE MONUMENT



**PUBLIC ACCESS EASEMENT PROVISIONS**

INITIAL CONSTRUCTION AND MAINTENANCE OF THE ASPHALT BIKE PATH WITHIN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE MAINTENANCE OF BIKE PATH SHALL BECOME THE RESPONSIBILITY OF THE PARK DISTRICT, PURSUANT TO THE TRAIL EASEMENT.

PREPARED FOR:  
**WILLIAM RYAN HOMES**  
 945 NORTH PLUM GROVE RD.  
 SCHAUMBURG, IL 60195



PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: codd@cemcon.com Website: www.cemcon.com

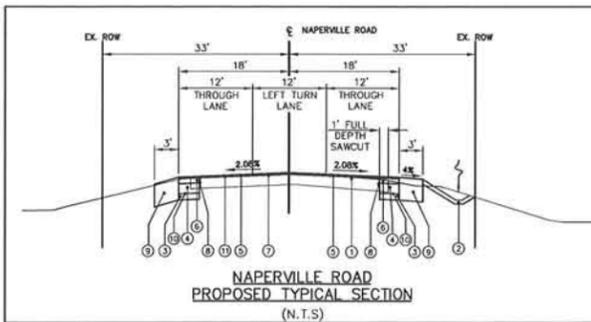
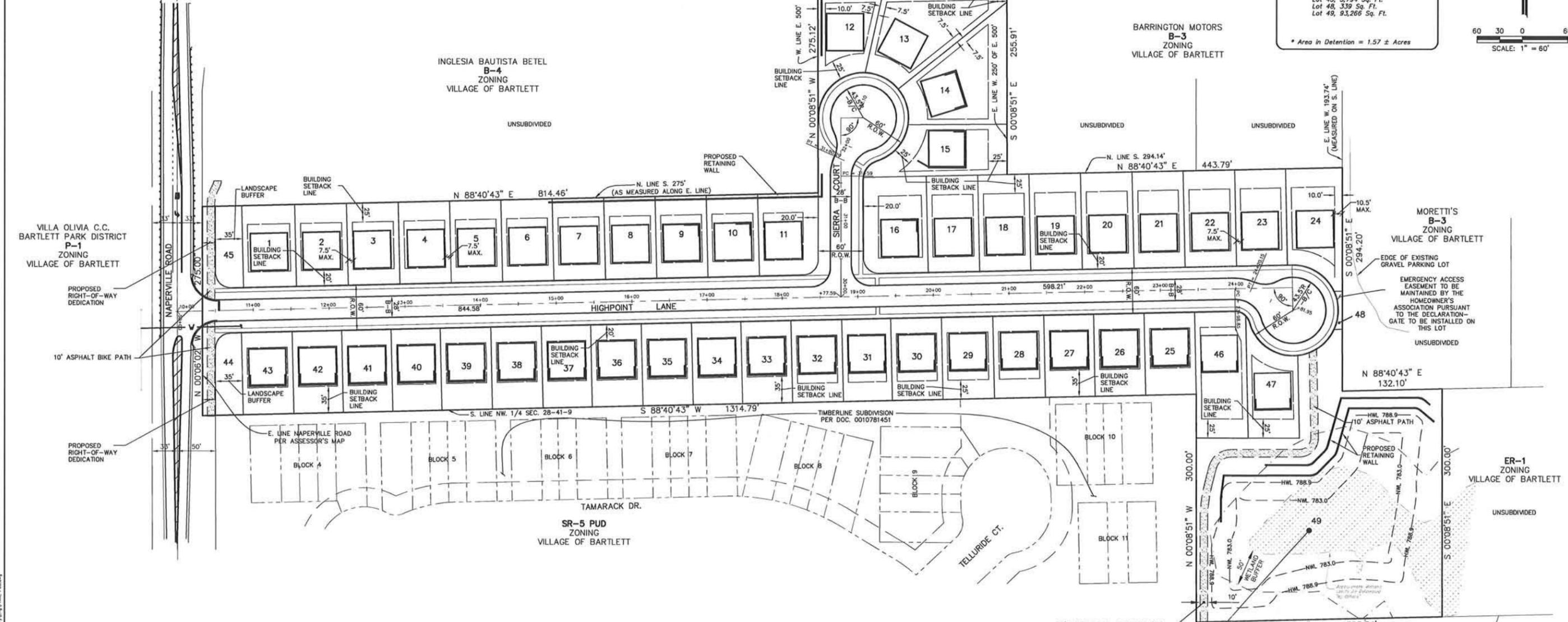
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 REVISED 9-14-15/AJB PER VILLAGE COMMENTS  
 REVISED 12-14-15/AJB PER VILLAGE COMMENTS DATED 10-23-15

DRAWING PATH: R:\30000\Survey\Subplat.dwg PLOT FILE ORIGIN: 2-10-16

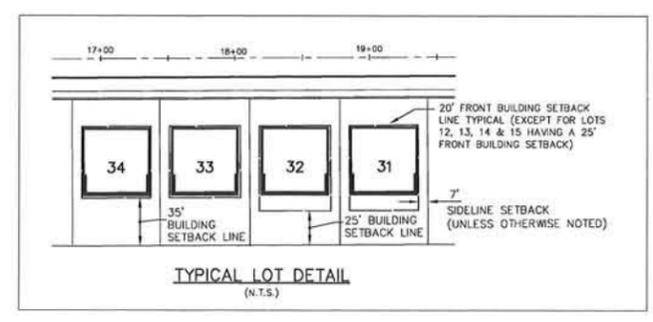
# PRELIMINARY / FINAL P.U.D. PLAN FOR BARTLETT RIDGE SUBDIVISION

BEING A PART OF SECTION 28, TOWNSHIP 41NORTH,  
RANGE 9EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Site Data Table	
Land Use	Area (Acres)
Single Family Homes	8.46±
Common Space (incl. Detention)	2.32±
Emergency Access Easement	0.01±
Interior Street R.O.W.	2.75±
<b>Total</b>	<b>13.54± Ac.</b>
<b>Density</b>	
Total Number Lots = 49	
Total Single Family Lots = 45	
Average Single Family Lot Size = 8,191± Sq. Ft.	
Total Area = 13.54± Acres	
Gross Density = 3.32 D.U. Per Acre	
Non Single Family Lots - (H.O.A. MAINTAINED)	
Lot 44, 3,750 Sq. Ft.	
Lot 45, 3,794 Sq. Ft.	
Lot 48, 339 Sq. Ft.	
Lot 49, 93,266 Sq. Ft.	
* Area in Detention = 1.57 ± Acres	



- LEGEND**
- ① HOT-MIX ASPHALT SURFACE REMOVAL (COLD MILLING, 1.5" MIN.)
  - ② TOPSOIL FURNISH AND PLACE, 4"
  - ③ AGGREGATE BASE COURSE, TYPE B, 6"
  - ④ HOT-MIX ASPHALT BASE COURSE WIDENING 10"
  - ⑤ HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N70, 1.5"
  - ⑥ HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70, 2.5"
  - ⑦ LEVELING BINDER (MACHINE METHOD), N70
  - ⑧ SAW CUT (WIDENING)
  - ⑨ BITUMINOUS SHOULDER, FULL DEPTH
  - ⑩ BITUMINOUS MATERIAL (PRIME COAT) @ 0.3 GAL./S.Y.
  - ⑪ BITUMINOUS MATERIAL (TACK COAT) @ 0.1 GAL./S.Y.



STORMWATER MANAGEMENT FACILITY  
N.W.L. = 783.0  
H.W.L. = 788.9  
4.77 AC.-FT. STORAGE REQUIRED  
5.11 AC.-FT. STORAGE PROVIDED AT OVERFLOW

PREPARED FOR:  
**SR-6 PUD ZONING VILLAGE OF BARTLETT**  
**WILLIAM RYAN HOMES**  
945 NORTH PLUM GROVE RD.  
SCHAUMBURG, IL 60195

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100  
E-Mail: cadd@cemcon.com  
FAX: 630.862.2199  
Website: www.cemcon.com

DISC NO.: 830001 FILE NAME: FINAL PUD  
DRAWN BY: LAL FLD. BK. / PG. NO.: D40/13-15  
COMPLETION DATE: 9-15-15 JOB NO.: 830.001  
REVISED 12-14-15/LAL PER VILLAGE COMMENTS DATED 10-23-15  
REVISED 02-09-16/LAL PER REVIEW COMMENTS DATED 2-8-16

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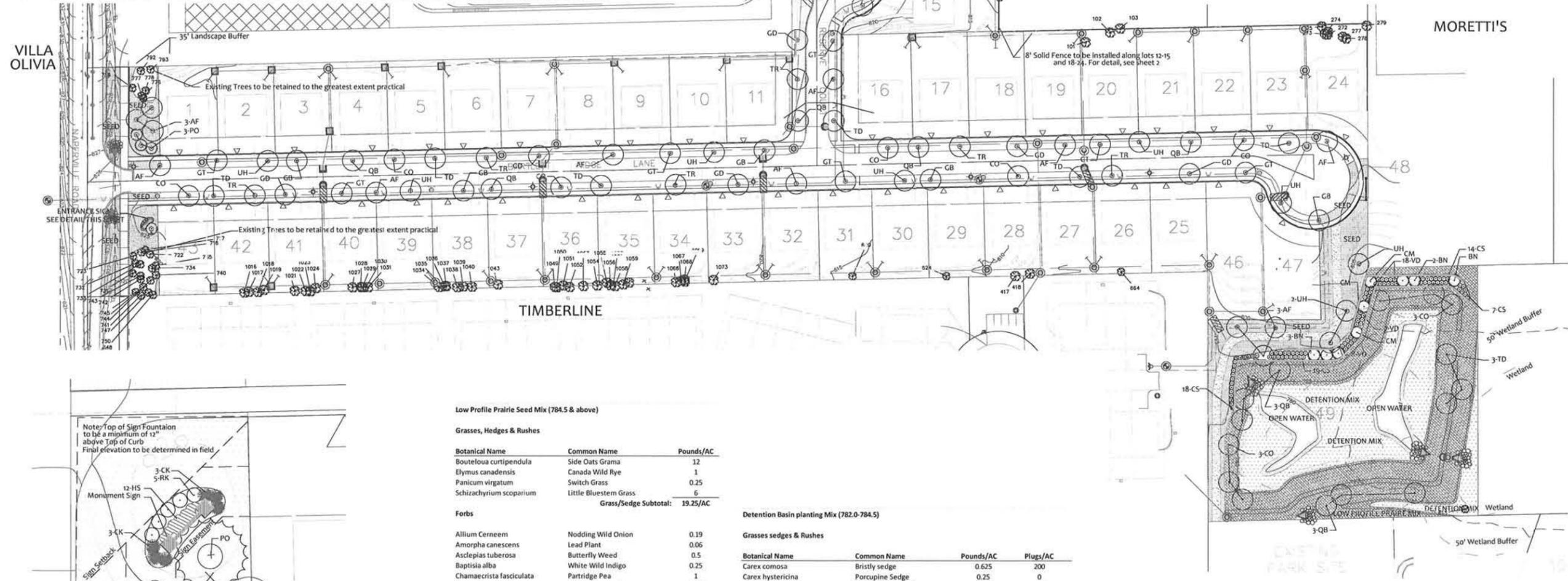
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**GENERAL NOTES**

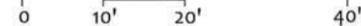
1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
8. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
9. FOR TREES PLANTED IN TURF AREAS, PROVIDE 5'-0" dia. MULCH RING AT 3" THICK WITH A CULTIVATED EDGE.
10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
11. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
12. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
13. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
14. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.

**PARKWAY PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AF	7	Acer x freemanii	Autumn Blaze Maple	2"	Central Leader
CO	7	Celtis occidentalis	Common Hackberry	2"	Central Leader
GB	6	Ginkgo biloba	Ginkgo	2"	Central Leader (Male)
GD	6	Gymnocladus dioicus	Kentucky Coffee Tree	2"	Central Leader
GT	7	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2"	Central Leader
QB	6	Quercus bicolor	Swamp White Oak	2"	Spring Dig
TD	7	Taxodium distichum	Bald Cypress	2"	Central Leader
TR	6	Tilia euchlora 'Redmond'	Redmond Linden	2"	Central Leader
UH	7	Ulmus 'Homestead'	Homestead Elm	2"	Central Leader
	11	Shredded Hardwood Mulch		C.Y.	



**ENTRANCE SIGN PLAN**



**ENTRANCE SIGN PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CK	6	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal. 36" O.C.	
HS	12	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal. 18" O.C.	
PO	1	Picea Omorika	Serbian Spruce	6'	
RK	5	Rosa 'knockout'	Knockout Rose	24"	42" O.C., wide
	2	Shredded Hardwood Mulch		C.Y.	

**GENERAL SIGN NOTES**

Construction Shop Drawings of Entrance Monument Sign and Pillars shall be prepared and submitted at time of building permit application.  
Location of Sign may be adjusted in field based on as-built location of utilities

**Low Profile Prairie Seed Mix (784.5 & above)**

**Grasses, Hedges & Rushes**

Botanical Name	Common Name	Pounds/AC
Bouteloua curtipendula	Side Oats Grama	12
Elymus canadensis	Canada Wild Rye	1
Panicum virgatum	Switch Grass	0.25
Schizachyrium scoparium	Little Bluestem Grass	6
<b>Grass/Sedge Subtotal:</b>		<b>19.25/AC</b>

**Forbs**

Allium Cerneem	Nodding Wild Onion	0.19
Amorpha canescens	Lead Plant	0.06
Asclepias tuberosa	Butterfly Weed	0.5
Baptisia alba	White Wild Indigo	0.25
Chamaecrista fasciculata	Partridge Pea	1
Coreopsis palmata	Prairie Coreopsis	0.25
Dalea purpurea	Purple Prairie Clover	0.38
Desmanthus illinoensis	Illinois Sensitive Plant	0.09
Echinacea pallida	Pale Purple Coneflower	1
Echinacea purpurea	Purple Coneflower	0.5
Eryngium yuccifolium	Rattlesnake Master	0.13
Euphorbia corollata	Flowering Spurge	0.13
Heliopsis helianthoides	False Sunflower	0.25
Lespedeza capitata	Round-headed Bush Clover	0.25
Liatis aspera	Rough Blazing Star	0.25
Monarda fistulosa	Wild Bergamot	0.06
Parthenium integrifolium	Wild Quinine	0.13
Penstemon digitalis	Foxglove Beard Tongue	0.19
Potentilla arguta	Prairie Cinquefoil	0.02
Pycnanthemum tenuifolium	Slender Mountain Mint	0.02
Ratibida pinnata	Yellow Coneflower	0.13
Rudbeckia fulgida var. sullivantii	Showy Black-eyed Susan	0.63
Rudbeckia hirta	Black-eyed Susan	0.5
Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.05
Solidago juncea	Early Goldenrod	0.02
Solidago rigida	Stiff Goldenrod	0.03
Symphoricarum ericoides	Heath Aster	0.02
Symphoricarum laeve	Smooth Blue Aster	0.06
Symphoricarum oolentangiense	Sky-Blue Aster	0.06
Tradescantia ohioensis	Common Spiderwort	0.31
Verbena stricta	Hoary Vervain	0.19
Zizia aurea	Golden Alexanders	0.31
<b>Forbs Subtotal:</b>		<b>7.98/AC</b>
<b>Low Profile Prairie Seed Mix Total:</b>		<b>27.23</b>

**Detention Basin planting Mix (782.0-784.5)**

**Grasses sedges & Rushes**

Botanical Name	Common Name	Pounds/AC	Plugs/AC
Carex comosa	Bristly sedge	0.625	200
Carex hystericina	Porcupine Sedge	0.25	0
Carex lacustris	Common Lake Sedge	0.25	400
Carex lupulina	Common Hop Sedge	0.625	0
Carex strica	Common Tussock Sedge	0.13	0
Carex vulpinoidea	Brown Fox Sedge	0.5	200
Eleocharis erythropoda	Res-rooted Spike Brush	0.13	0
Glyceria striata	Fowl Manna Grass	0.25	200
Jucus effusus	Common Rush	0.13	0
Leersia oryzoides	Rice Cut Grass	0.5	0
Schoenoplectus tabernaemontani	Great Bulrush	0.625	400
Scirpus atrovirens	Dark Green Rush	0.5	400
Scirpus cyperinus	Wool Grass	0.13	0
Scirpus pectinata	Prairie Cord Grass	1	400
<b>Grass/Sedge Subtotal:</b>		<b>5.645</b>	<b>2200</b>

**Flowers & Other Broadleaves**

Acorus calamus	Sweet Flag	0.75	500
Alisma subcordatum	Common Water Plantain	0.25	400
Asclepias incarnata	Swamp Milkweed	0.25	0
Bidens cernua	Nodding Bur Marigold	0.25	0
Bidens coronata	Tall Swamp Marigold	0.13	0
Eutrochium maculatum	Spotted Joe Pye Weed	0.05	0
Hibiscus laevis	Halberd-leaved Rose Mallow	0.38	0
Iris virginica shrevei	Blue Flag	1	400
Ludwigia alternifolia	Seed Box	0.01	0
Mimulus ringens	Monkey Flower	0.06	0
Sagittaria latifolia	Common Arrowhead	0.5	500
Solidago riddellii	Riddell's Goldenrod	0.13	0
<b>Flowers/Broadleaves Subtotal:</b>		<b>3.75</b>	<b>1800</b>
<b>Detention Basin Mix Total:</b>		<b>9.405</b>	<b>4000</b>

**COMMON AREA PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AF	6	Acer x freemanii	Autumn Blaze Maple	2"	Central Leader
BN	3	Betula nigra	River Birch	6'	Central Leader
CO	3	Celtis occidentalis	Common Hackberry	2"	Central Leader
CM	3	Cornus mas	Cornelian Cherry Dogwood	6'	
CS	58	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	3'	
PO	1	Picea omorika	Serbian Spruce	6'	
QB	3	Quercus bicolor	Swamp White Oak	2"	Spring Dig
TD	3	Taxodium distichum	Bald Cypress	2"	Central Leader
UH	3	Ulmus 'Homestead'	Homestead Elm	2"	Central Leader
VD	33	Viburnum dentatum	Arrowwood Viburnum	3'	
	.50	Kentucky Bluegrass Blend seed w/ erosion control blanket:			AC.
	.84	Low Profile Prairie Seed Mix:			AC.
	.54	Detention Basin Planting Mix:			AC.
	37	Shredded Hardwood Mulch:			C.Y.

**KROGSTAD**  
LAND DESIGN LIMITED  
LANDSCAPE ARCHITECTURE • CONSULTING  
159 PEARSON CT., N. CRYSTAL LAKE, IL 60412  
815.430.0200 • WWW.KROGSTADLANDSCAPE.COM

**Bartlett Ridge**  
**Bartlett, IL**  
**William Ryan Homes**  
**LANDSCAPE PLAN-FINAL**

**REVISIONS**

REV:	12/08/15
Native Update:	1/18/16
New Plat:	2/11/16

DATE 9/21/15

PROJECT WRH1402

DRAWN KTK

CHECKED KTK

SHEET NO.

**1 of 2**

**LANDSCAPE WORK**

**PART 1 - GENERAL**

**1.01 SUMMARY**

A. Landscape work includes the following:

1. Lawns
2. Native plantings
3. Groundcovers, perennials, and Ornamental Grasses
4. Trees and shrubs
5. Planting soil mixture
6. Fertilizer
7. Erosion control
8. Trunk wrap
9. Stakes and guys
10. Mulch

**1.02 SUBMITTALS**

- A. Planting schedule  
 Submit two (2) copies of the proposed planting schedule to client and Landscape Architect showing dates for each type of planting.
- B. Certification of seed mixture for sod, identifying sod source, including name and address of supplier.
- C. Certification of lawn seed from seed vendor for each grass - seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.
- D. Certification of native plantings and native seed from vendor for each plant type and seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.
- E. Data substantiating that groundcovers, perennials, and ornamental grasses. Comply with specified requirements.
- F. Data substantiating that trees and shrubs comply with specified requirements.
- G. Material test reports from a qualified independent testing agency indicating and interpreting test results for the following materials:  
 1. Analysis of existing topsoil  
 2. Analysis of imported soil  
 Submittal should include recommendations for soil additive requirement for Landscape Architect's review.
- H. Provide shredded hardwood mulch sample to Landscape Architect.

- I. Qualification data for firms and individuals dedicated to the job, to demonstrate their capabilities and experience. Include list of completed projects, with project and owner's names and addresses, and other pertinent information.
- J. Maintenance instructions to be established by the owner to maintain the landscaping during the entire year. Submit two (2) copies before expiration of required maintenance period. Instructions shall include: watering, fertilizing, spraying, mulching, pruning and training for plant material, groundcovers and perennials. Instructions for watering, fertilizing, and mowing turf areas shall be provided.

**1.03 QUALITY ASSURANCE**

- A. Installing contractor to have a minimum of 5 years experience on comparable projects.
- B. Installing Contractor to maintain an experienced fulltime supervisor on the project site during times that landscape installation is in progress.
- C. Landscape Contractor to conduct a pre-construction meeting with owner's representative and Landscape Architect prior to commencement of construction.
- D. Substitution will not be permitted without approval of the Landscape Architect and governing municipality.

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. Packaged materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from moisture and deterioration during delivery and while stored at site.
- B. Seed: Deliver seed in original sealed, labeled, and undamaged containers.
- C. Sod: Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producer's Association's (ASPA) "Specifications for Turf Grass Sod Materials and Transplanting/Installing."
- D. Trees and shrubs: Deliver freshly dug trees and shrubs directly to jobsite. Do not prune before delivery. Protect bark, branches, and root systems from sun scald, drying, whipping and other handling and typing damage. Do not bend or tie plant material in such a manner as to destroy the natural shape. Provide protective covering during transport and delivery.
- E. Handle balled and burlapped stock by the root ball. Handle container stock by the container.
- F. Deliver plant material after planting preparations have been completed, and install immediately. If planting is delayed more than 8 hours, after delivery, set plant material in shade, protect from weather and mechanical damages, and keep roots moist.  
 1. Set balled and burlapped stock on ground and cover ball with soil, peat moss or shredded hardwood mulch.  
 2. Do not remove container-grown stock from containers before time of planting.

**1.05 PROJECT CONDITIONS**

- A. Examine and evaluate entire site including grades, soils, water level, and existence of debris. Observe the conditions under which work is to be performed and notify Landscape Architect immediately of any unsatisfactory conditions. Do not proceed with work until all unsatisfactory conditions have been addressed in an acceptable manner.
- B. Utilities: Prior to commencement of work, review all underground utility location plans, notify local utility location service to clearly mark all underground utilities. Determine the location of all above grade and overhead utilities and perform work in a manner that will avoid damage. Provide plan for protection of utilities, including hand excavation, as necessary. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered, including but not limited to rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect prior to planting.

**1.06 COORDINATION AND SCHEDULING**

- A. Coordinate installation of planting materials during industry accepted planting seasons for each type of plant or seed specified.
- B. Coordinate with other trades performing work on site to minimize potential conflicts and prevent damage to plant materials.
- C. Contractor shall secure all plants and materials for landscaping immediately after being awarded contract to ensure availability.

**1.07 WARRANTY**

- A. Warranty the following plant materials for a period of one year after date of final acceptance, against defects including death, unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect by owner, abuse, vandalism or inadvertent damage by others, or unusual phenomena including abnormal weather conditions or incidents during the warranty period that are beyond the Landscape Contractor's control:  
 1. Trees  
 2. Shrubs  
 3. Groundcovers, Perennials & Ornamental grasses
- B. Remove and replace dead plant material immediately. If replacement is delayed to the next planting season, the dead plant material shall be removed immediately.

- C. Replace plant materials that are partially dead, in unhealthy condition or where shape and symmetry have been affected at the end of the warranty period. Final determination of material requiring replacement shall be made by the Landscape Architect.
- D. Replacement plant material shall be of the same kind, size, and quality as those originally planted, unless otherwise approved in writing by Landscape Architect. Replacement plants shall carry the same establishment period as the original.
- E. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
- F. Final acceptance will be made only if all plants are in place, in satisfactory conditions and in conformance with the drawing, as determined by Landscape Architect.
- G. Warrant seeded and sodded lawn areas through the maintenance period, and until final acceptance. Seeded areas should show uniform germinations and be free of all bare spots in excess of 6" x 6". Sod should be void of brown patches, and spaces between strips.

**1.08 TREE, SHRUB, & LAWN MAINTENANCE**

- A. Maintenance agreement: The landscape contractor shall provide maintenance for a period of 90 days from the date of acceptance or substantial completion as determined by Landscape Architect.
- B. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers and bed lines, tightening and repairing stakes, and guy supports, resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Apply insecticides and herbicides as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings. Maintain trees, shrubs, and lawns until final acceptance by the Landscape Architect. Supply adequate water for all plant material within the warranty period after the final acceptance.
- C. Maintain and establish lawns by watering, fertilizing, weeding, mowing, and trimming as necessary. Roll re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn.
- D. Mow lawn soon as top growth reaches no more than 40% of 2" mowing height. Repeat subsequent mowing as required to maintain height without cutting more than 40% of the grass of the grass-leaf growth. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet.

**1.09 FINAL INSPECTION & ACCEPTANCE**

- A. Final acceptance, which marks the beginning of the warranty and maintenance period, will be made by the Landscape Architect upon a written request by the Landscape Contractor after all plants are in place per specifications. The request for inspection shall be submitted to the Landscape Architect at least ten (10) days prior to the inspection date.
- B. The Contractor will be notified in the form of a written punch list, any deficiencies to be fulfilled in order to receive the final acceptance. All outstanding items shall be subject to re-inspection before final acceptance is issued.
- C. Upon contractor completion of punch list, Landscape Architect shall re-inspect all work to determine completion. The contractor and owner will be notified in writing of final acceptance, and commencement of one year warranty period.
- D. Upon completion of one year warranty period, contractor shall submit request for one year warranty inspection to Landscape Architect at least ten (10) days prior to inspection date.
- E. The Contractor shall be notified in the form of a written punch list any deficiencies based on section 1.08. All outstanding items shall be subject to re-inspection before final warranty acceptance is issued.
- F. Upon contractor completion of warranty punch list, Landscape Architect shall re-inspect all work to determine compliance. The Contractor and owner will be notified in writing of final warranty inspection.

**PART 2 - MATERIALS**

**2.01 MATERIALS**

Grass seed: Provide fresh, clean, new crop seed complying with the Association of Official Seed Analysts of North America "Rules for Testing" for purity and germination tolerances. Provide seed of grass species and varieties proportions by weight, and minimum percentages of purity, germination, and maximum percentages of weed seed, as specified on sheet below:

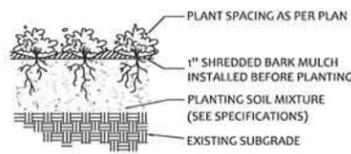
1. IDOT 1B Low Maintenance Lawn Mixture.

**2.03 GROUNDCOVERS, PERENNIALS, & ORNAMENTAL GRASSES**

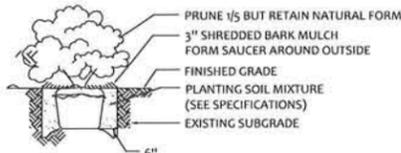
- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown and listed. Provide species, sizes and quantities of plants specified on sheets 1-6.

**2.04 TREES & SHRUBS**

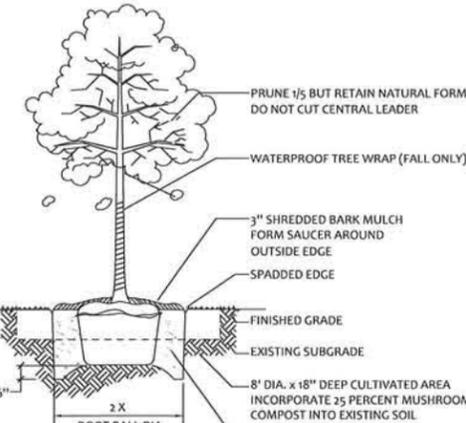
- A. Name and Variety: Provide nursery grown plant material true to name and variety per sheets 1-6 General: Provide plant material complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" with healthy root systems, developed by transplanting or root pruning. Provide well shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasion, and disfigurement.
- B. Deciduous Shade Trees: Provide trees of caliper and quantity listed on sheet 1 with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees with straight trunk, well-balanced crown, and intact leader. Provide balled and burlapped (B&B) deciduous trees.
- C. Deciduous Ornamental Trees: Provide trees of height or caliper and quantity listed on sheets 1-6, branched or pruned naturally according to species and type, conforming to ANSI Z60.1.
- D. Evergreen Trees: Provide trees of height and quantity listed on sheet 1 Provide quality evergreens, with well-balanced evenly branched form, single stem, with straight trunk, and intact leader. Provide balled and burlapped (B&B) evergreen trees.
- E. Deciduous Shrubs: Provide shrubs of the height of spread shown, and quantity listed on sheets 1-6 with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) or containerized deciduous shrubs.
- F. Evergreen Shrubs: Provide evergreens of the height or spread shown, and quantity listed on sheet 2. Dimensions indicate minimum spread for spreading and semi-spreading type evergreen shrubs. Provide balled and burlapped (B&B) or containerized evergreen shrubs.
- G. Inspection: All plants shall be subject to inspection and review at the place of growth, upon delivery or after installation. Plants shall be inspected as to conformity to specification requirements and quality. Landscape Architect has the right to reject plant material at time of inspection due to non-compliance to ANSI Z60.1 size and condition of root balls, diseases, insects and latent defects or injuries. Landscape Architect reserves the right to remove tree wrap or soil backfill for any installed plantings, as a part of the inspection process. Rejected plants shall be removed immediately from the site.



**PERENNIALS AND GROUNDCOVERS**  
N.T.S.



**DECIDUOUS AND EVERGREEN SHRUBS**  
N.T.S.



**DECIDUOUS TREES**  
N.T.S.

**2.05 SOIL**

- A. Existing Soil: Revise pulverized surface soil stockpiled on the site. Verify suitability, of topsoil, free of stones 1" or larger in any dimension, and other extraneous materials harmful to plant growth, to produce topsoil meeting requirements and amend when necessary. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth.
- B. Imported Topsoil: Import topsoil from off-site sources that meets the criteria established for existing topsoil. Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4" deep.
- C. Planting Soil Mixtures: Provide planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost (1) for all planting pits, perennial, annual, and groundcover areas.

**2.06 FERTILIZER**

- A. Slow Release Fertilizer: Granular fertilizer consisting of 50% water-insoluble nitrogen, phosphorus, and potassium in composition and amounts recommended in soil reports from a qualified soil-testing agency.

**2.07 EROSION CONTROL**

- A. Erosion Control Mulch: Lebanon PennMulch or other recycled material, subject to approval of Landscape Architect.
- B. Erosion Control Blanket: North American Green S75, or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.
- C. Shoreline Erosion Control Blanket: North American Green C350, or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.

**2.08 TREE WRAP**

- A. Standard waterproof tree wrapping paper, 2 1/2 inches wide, made of two (2) layers of crepe kraft paper, weighing not less than 30 pounds per ream (Fall planting only).

**2.09 MULCH**

- A. Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of shredded hardwood mulch. Provide sample to Landscape Architect for approval.

**2.10 STAKES & GUYS**

- A. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches by length indicated on landscape details, pointed on one end.
- B. Guy and Tie Wire: ASTM A 641 Class 1, Galvanized-steel wire, 2-strand, twisted 0.106 inches in diameters.
- C. Guy Cable: 5-strand, 3/16 inches diameter, galvanized-steel cable, with zinc-coated turn buckles, 3 inches long minimum, with two (2) 3/8 inches galvanized eyebolts.
- D. Hose Chafing Guard: Reinforced rubber on plastic hose at least 1/2 inches in diameter, cut in lengths required to protect tree trunk, from damage.

**PART 3 - EXECUTION**

**3.01 PLANTING SCHEDULE**

- A. At least thirty (30) days prior to commencement of work for each area or phase, Landscape Contractor shall submit a planting schedule for approval by the Landscape Architect.

**3.02 EXAMINATION**

- A. Landscape Contractor shall examine all areas to receive landscaping for compliance with requirements and for conditions affecting performance of work. Notify owner and Landscape Architect of unsatisfactory conditions. Do not proceed with installation until unsatisfactory conditions have been corrected.

**3.03 PREPARATION**

- A. Lay out individual tree and shrub locations and plant beds. Stake locations, outline areas and secure Landscape Architect's acceptance before the start of planting work. Adjust as required. Any planting completed without prior approval may be subject to alteration in field by Landscape Architect.

**3.04 PLANTING SOIL PREPARATION**

- A. Before mixing, remove all roots, vegetation, turf, stones, clay lumps, and other extraneous materials harmful to plant growth.
- B. Mix soil Amendments and fertilizers as determined with topsoil, based on material test reports.

**3.05 GENERAL LAWN PLANTING PREPARATIONS**

- A. General: Limit subgrade preparation to areas that will be planted within five (5) days.
- B. Remove existing grasses, vegetation, and turf.
- C. Loosen subgrade to a minimum depth of two (2) inches. Remove stones larger than one (1) inch in any dimensions, sticks, roots, rubbish, and other extraneous materials.
- D. Dispose of all removed material legally off-site; do not turn over into soil being prepared for lawns, or other areas on site.
- E. Spread topsoil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
- F. Respread approximately 1/2 the depth of topsoil mixture required, work into top of loosened subgrade to create a transition layer. Upon completion, respread remainder of topsoil mixture.
- G. Allow for sod thickness when setting grades where sod is to be installed.
- F. Preparation of unchanneled grades: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare soil as follows:  
 1. Remove and dispose legally off-site existing grass, vegetation, and turf. Do not turn over into soil being prepared for lawns, plant beds or native seeding.  
 2. Till surface soil to a depth of at least 2 inches. Apply required soil amendments and mix thoroughly into top 2 inches of soil. Trim high areas and fill in depressions. Till soil to a homogeneous mixture of fine texture.  
 3. Clean surface soil of roots, vegetation, grass, stones over 1 inch in any dimension, clay lumps and other extraneous materials harmful to plant growth. Dispose of legally off-site.  
 4. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted within 5 days. Remove trash, debris, stones larger than 1 inch in any dimension, and other objects that may interfere with planting or maintenance operations.  
 H. Moisten prepared lawn areas before planting when soil is dry. Water evenly and allow surface to dry before installation. Do not allow water to pond or create muddy soil.  
 I. Restore prepared areas if eroded or otherwise distributed after fine grading and before installation.

**3.06 SOD PREPARATION**

- A. Sodded areas shall receive an application of commercial fertilization at a rate of 10 pounds per 1,000 sq. ft.
- B. Lay sod within 24 hours from time of stripping.
- C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap and do not leave gaps. Adjacent to planting beds, lay first row of sod strip to follow bed line. Trim adjacent sod strips to fit snugly against initial strip. On slopes, length of sod strips shall follow contour. On slopes greater than 3:1, secure sod with degradable pine spikes to assure that strips remain in place. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering beds.
- D. Water sod thoroughly with a fine spray immediately after planting.
- E. Remove all sod waste and spoils legally off-site.

**EVERGREEN TREES**  
N.T.S.

**3.08 SEEDED LAWN**

- A. Seeded lawn areas shall receive an application of commercial fertilizer 6-24-24 at the rate of 5 pounds per 1,000 sq. ft. Fertilizer shall be uniformly spread and mixed into soil to a depth of 1 inch.
- B. Do not use wet seed or seed which is moldy or otherwise damaged.
- C. Sow seed using a spreader or seeding machine. Do not apply seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire designated area by sowing an equal quantity in two directions at right angles to each other.
- D. Do not sow less than the specified rate.
- E. Rake lawn seed lightly into top 1 inch of soil, roll lightly and water with a fine spray.
- F. After the seeding operation is completed, spray recycled fiber mulch (Lebanon PennMulch or equal as approved by Landscape Architect) over the entire seeded area, unless otherwise specified, at the rate of 2000 pounds per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles, paving, amenities, etc. during the application of the mulch.
- G. For slopes greater than 3:1, or in areas indicated on Landscape Plans. Install erosion control blanket per manufacturer's specifications.

**3.09 GENERAL NATIVE SEED PREPARATIONS**

- A. Remove existing grass, vegetation and turf, dispose of material legally off-site. Do not turn over into soil being prepared for lawns, plant beds, or native seeding.
- B. Till to a depth of not less than 3 inches, apply soil amendments, remove high areas, and fill in depressions; till soil to a homogeneous mixture of fine texture. Remove clumps, clods, and stones over 2 inches in diameter, roots and other extraneous matter. Dispose of legally off-site.
- C. Do not fertilize Native Seed areas.
- D. For areas receiving Emergent, Sedge or Prairie mix, mark area with survey flags. Do not mow Emergent, Sedge or Prairie.

**3.12 GROUNDCOVER, PERENNIAL & ORNAMENTAL GRASS BED PREPARATION**

- A. Loosen subgrade of planting bed areas to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous materials.
- B. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 4 inches of planting soil mixture, and work into top of loosened subgrade to create a transition layer. Place remainder of planting soil mixture, for a minimum of 8 inch depth.

**3.13 GROUNDCOVER, PERENNIALS & ORNAMENTAL GRASSES**

- A. Install holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

**3.14 EXCAVATION FOR TREES & SHRUBS**

- A. Trees And Shrub Pits: Exchange with vertical sides and bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil or existing subgrade in bottom of tree pit.  
 1. Balled And Burlapped Trees And Shrubs: Excavate approximately 2 times as wide as ball diameter and 1 inch less than ball diameter. Place tree pits to a depth of 18 inches and diameter of 8 inches and incorporate 25% mushroom compost into existing soil to promote root growth.  
 2. Container Grown Shrubs: Excavate approximately 2 times as wide as container width equal to container depth.
- B. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavation.
- C. Drainage: Notify Landscape Architect if subsol conditions evidence or unexpected water seepage or retention in tree or shrub pits.
- D. Fill excavations with water and allow to percolate out before placing, setting layer, and positioning trees and shrubs.

**3.15 PLANTING TREES & SHRUBS**

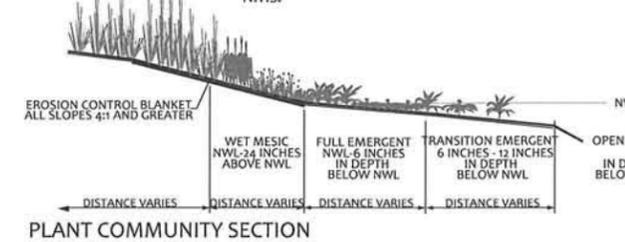
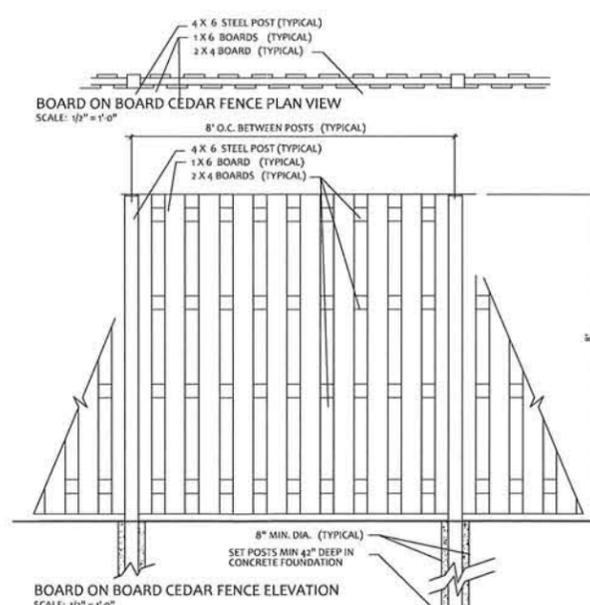
- A. Set balled and burlapped plant material plumb and in center of pit or trench with top of ball raised 1 inch above adjacent finished grades. Remove burlap and wire baskets from tops of ball, and 2 down the sides, but do not remove from under finished grades. Do not use plant material if ball is cracked, or broken before or during planting operation.
- B. Set container-grown shrubs plumb and in center of pit with top of ball raised 1 inch above adjacent finished grade. Carefully remove containers so as not to damage root balls. Place shrub on setting layer of compacted planting soil.
- C. Place backfill around root ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill.
- D. Dish and tamp top of backfill to form a 3 inch high mound around rim of pit. Do not cover top of root ball with backfill.
- E. Cut a 3 inch deep spaded trench around all individual tree pits, or around plant beds.
- F. Mulch tree rings and plant beds. Spread mulch evenly at a depth of 3 inches. Cover root balls and match finish level with adjacent finish grades. Remove any mulch pieces in excess of 1/2 inch, and dispose of legally off-site.
- G. Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread unless otherwise directed by Landscape Architect. Do not cut leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

**3.16 TREE GUYING AND STAKING**

- A. The Landscape Contractor shall be wholly responsible for assuring that all trees are planted in vertical and plumb position and remain so throughout the life of the contract and warranty period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor, except where specified by the Landscape Architect.
- B. Upright Staking and Tying: Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 54 inches above grade. Set stakes vertical and space to avoid penetrating root balls or masses. Support trees with strands of tie wire encased in hose sections at contact points with tree trunks. Allow enough slack to avoid rigid restraint of tree. Remove stakes and guys when trees are able to stand on their own.
- C. Guying and Staking: Guy and Stake trees exceeding 14 feet and more than 3 inch caliper unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches long, driven to grade.

**3.17 CLEANUP AND PROTECTION**

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, maintenance and warranty period. Treat, repair or replace damaged landscape work as directed by Landscape Architect.



**PLANT COMMUNITY SECTION**  
N.T.S.

**KROGSTAD**  
LAND DESIGN LIMITED  
159 PENNSYLVANIA ST., CLEVELAND, OHIO 44115  
KROGSTAD@KROGSTADLANDDESIGN.COM

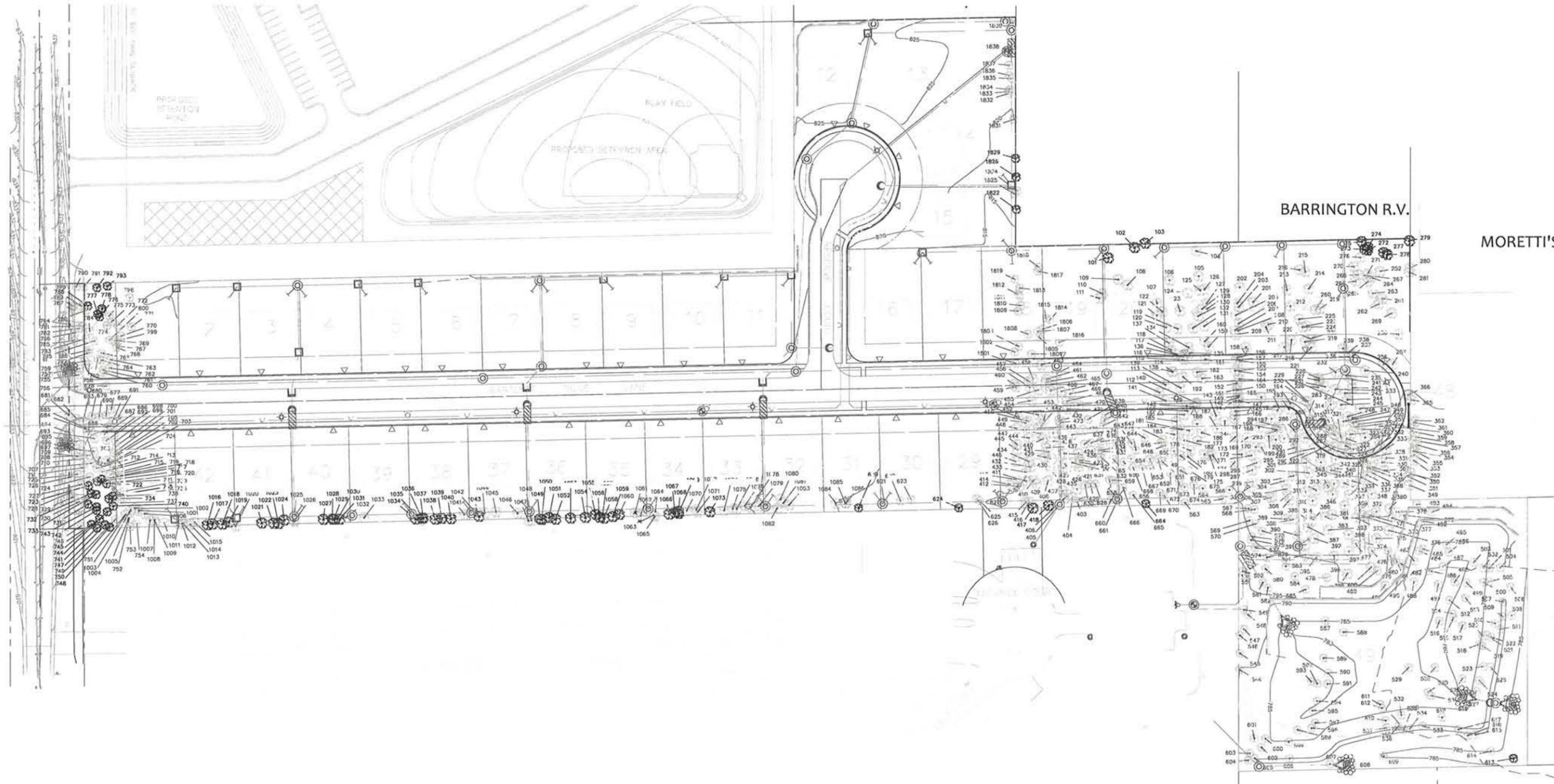
**Bartlett Ridge**  
**Bartlett, IL**  
**William Ryan Homes**  
**LANDSCAPE PLAN-FINAL**

REVISIONS	
REV:	12/08/15
Native Update:	1/18/16
New Plat:	2/11/16

DATE	9/21/15
PROJECT	WRH1402
DRAWN	KTK
CHECKED	KTK

SHEET NO.  
**2 of 2**





BARRINGTON R.V.  
MORETTI'S

Tag No.	Species	Scientific Name	Diameter*	Condition	Action
101	Green Ash	<i>Fraxinus pennsylvanica</i>	15	Fair	Remove
102	Silver Maple	<i>Acer saccharinum</i>	18	Fair	Preserve
103	American Elm	<i>Ulmus americana</i>	8	Good	Preserve
104	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
105	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
106	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
107	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
108	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
109	Box Elder	<i>Acer negundo</i>	8,8	Poor	Remove
110	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
111	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
112	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
113	Black Cherry	<i>Prunus serotina</i>	3,6	Poor	Remove
114	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
115	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
116	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
117	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
118	White Mulberry	<i>Morus alba</i>	10	Fair	Remove
119	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
120	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
121	Common Buckthorn	<i>Rhamnus cathartica</i>	15	Fair	Remove
122	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
123	Box Elder	<i>Acer negundo</i>	1	Poor	Remove
124	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
125	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
126	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
127	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
128	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Fair	Remove
129	Common Buckthorn	<i>Rhamnus cathartica</i>	12	Poor	Remove
130	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
131	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
132	Box Elder	<i>Acer negundo</i>	8	Poor	Remove

133	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Poor	Remove
134	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
135	Black Cherry	<i>Prunus serotina</i>	6,6	Fair	Remove
136	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
137	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Fair	Remove
138	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
139	Black Cherry	<i>Prunus serotina</i>	8,12	Poor	Remove
140	Green Ash	<i>Fraxinus pennsylvanica</i>	10	Fair	Remove
141	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
142	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
143	Green Ash	<i>Fraxinus pennsylvanica</i>	6	Fair	Remove
144	Green Ash	<i>Fraxinus pennsylvanica</i>	8	Fair	Remove
145	Box Elder	<i>Acer negundo</i>	6,7	Poor	Remove
146	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
147	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
148	Box Elder	<i>Acer negundo</i>	8,12	Poor	Remove
149	Box Elder	<i>Acer negundo</i>	15	Poor	Remove
150	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
151	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
152	Box Elder	<i>Acer negundo</i>	6,10	Poor	Remove
153	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
154	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
155	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
156	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
157	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
158	Box Elder	<i>Acer negundo</i>	7,10	Poor	Remove
159	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
160	Box Elder	<i>Acer negundo</i>	6,6	Poor	Remove
161	White Mulberry	<i>Morus alba</i>	10	Fair	Remove
162	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
163	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
164	Box Elder	<i>Acer negundo</i>	8,10	Poor	Remove

165	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
166	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
167	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
168	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
169	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
170	Black Cherry	<i>Prunus serotina</i>	8	Dead	Remove
171	Black Cherry	<i>Prunus serotina</i>	17	Poor	Remove
172	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
173	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
174	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
175	White Mulberry	<i>Morus alba</i>	8	Fair	Remove
176	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
177	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
178	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
179	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
180	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
181	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
182	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
183	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
184	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
185	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
186	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
187	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
188	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
189	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
190	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
191	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
192	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
193	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
194	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
195	Green Ash	<i>Fraxinus pennsylvanica</i>	15	Fair	Remove
196	Black Walnut	<i>Juglans nigra</i>	8	Fair	Remove

Note: Trees in black are to be Preserved,  
Trees in Gray are to be Removed.  
All Ash trees and Buckthorn shall be removed

0 60' 120' 240'

NORTH

197	Green Ash	<i>Fraxinus pennsylvanica</i>	18,18	Fair	Remove
198	Black Cherry	<i>Prunus serotina</i>	15	Dead	Remove
199	Box Elder	<i>Acer negundo</i>	7,7,7	Fair	Remove
200	Box Elder	<i>Acer negundo</i>	8,8,8	Poor	Remove
201	Box Elder	<i>Acer negundo</i>	7,7,7	Fair	Remove
202	Box Elder	<i>Acer negundo</i>	10,10,10	Fair	Remove
203	Box Elder	<i>Acer negundo</i>	6,6,6	Poor	Remove
204	Box Elder	<i>Acer negundo</i>	7,7,7	Fair	Remove
205	Box Elder	<i>Acer negundo</i>	7,7,7	Poor	Remove
206	Box Elder	<i>Acer negundo</i>	8,8,8	Poor	Remove
207	Box Elder	<i>Acer negundo</i>	8,8,8	Poor	Remove
208	Box Elder	<i>Acer negundo</i>	6,10,12	Poor	Remove
209	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
210	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
211	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
212	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
213	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
214	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
215	Black Walnut	<i>Juglans nigra</i>	6	Fair	Remove
216	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
217	Box Elder	<i>Acer negundo</i>	15	Poor	Remove
218	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
219	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
220	Box Elder	<i>Acer negundo</i>	12	Fair	Remove

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LAND DESIGN LIMITED  
LANDSCAPE ARCHITECTURE • CONSULTING  
150 WEST WASHINGTON ST., SUITE 1000, CHICAGO, IL 60604  
PH: 312.334.3400  
WWW.KROGSTADLANDDESIGN.COM

Bartlett Ridge  
Bartlett, IL  
William Ryan Homes  
**TREE PRESERVATION PLAN-FINAL**

REVISIONS

REV:	12/08/15
Native Update:	1/18/16
New Plat:	2/11/16
DATE	9/21/15
PROJECT	WRH1402
DRAWN	KTK
CHECKED	KTK
SHEET NO.	1 of 3

221	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
222	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
223	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
224	Box Elder	<i>Acer negundo</i>	14	Poor	Remove
225	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
226	Box Elder	<i>Acer negundo</i>	9	Poor	Remove
227	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
228	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
229	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
230	Black Cherry	<i>Prunus serotina</i>	15	Fair	Remove
231	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
232	Box Elder	<i>Acer negundo</i>	6.6	Poor	Remove
233	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
234	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
235	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
236	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
237	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Fair	Remove
238	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
239	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
240	Box Elder	<i>Acer negundo</i>	14	Poor	Remove
241	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
242	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
243	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
244	Box Elder	<i>Acer negundo</i>	11	Poor	Remove
245	Box Elder	<i>Acer negundo</i>	7	Fair	Remove
246	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair	Remove
247	Black Cherry	<i>Prunus serotina</i>	9	Poor	Remove
248	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
249	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
250	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
251	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
252	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
253	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
254	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
255	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
256	White Mulberry	<i>Morus alba</i>	10,12	Poor	Remove
257	White Mulberry	<i>Morus alba</i>	12	Fair	Remove
258	White Mulberry	<i>Morus alba</i>	12	Poor	Remove
259	Box Elder	<i>Acer negundo</i>	8.6	Poor	Remove
260	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
261	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
262	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Fair	Remove
263	White Mulberry	<i>Morus alba</i>	8,8	Fair	Remove
264	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
265	White Mulberry	<i>Morus alba</i>	8	Fair	Remove
266	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
267	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
268	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
269	White Mulberry	<i>Morus alba</i>	8,12	Poor	Remove
270	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
271	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
272	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
273	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
274	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
275	Box Elder	<i>Acer negundo</i>	8	Fair	Preserve
276	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
277	Box Elder	<i>Acer negundo</i>	6	Fair	Preserve
278	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
279	Box Elder	<i>Acer negundo</i>	24	Poor	Preserve
280	Box Elder	<i>Acer negundo</i>	24	Fair	Remove
281	Box Elder	<i>Acer negundo</i>	18	Fair	Remove
282	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
283	Shagbark Hickory	<i>Carya ovata</i>	12	Fair	Remove
284	Shagbark Hickory	<i>Carya ovata</i>	24	Good	Remove
285	Basswood	<i>Tilia americana</i>	9	Fair	Remove
286	Basswood	<i>Tilia americana</i>	12	Fair	Remove
287	Black Cherry	<i>Prunus serotina</i>	9	Poor	Remove
288	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
289	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
290	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
291	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
292	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
293	Black Cherry	<i>Prunus serotina</i>	12	Dead	Remove
294	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
295	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
296	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
297	Box Elder	<i>Acer negundo</i>	5	Fair	Remove
298	Box Elder	<i>Acer negundo</i>	12	Fair	Remove
299	Black Cherry	<i>Prunus serotina</i>	12, 15	Fair	Remove
300	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Fair	Remove
301	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
302	Black Cherry	<i>Prunus serotina</i>	15,12,8	Fair	Remove
303	Black Cherry	<i>Prunus serotina</i>	10,9,6	Fair	Remove
304	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
305	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
306	Basswood	<i>Tilia americana</i>	15	Good	Remove
307	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
308	Basswood	<i>Tilia americana</i>	8	Good	Remove
309	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
310	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
311	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair	Remove
312	Black Cherry	<i>Prunus serotina</i>	15	Fair	Remove
313	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
314	Hackberry	<i>Celtis occidentalis</i>	8	Good	Remove
315	Black Cherry	<i>Prunus serotina</i>	7	Dead	Remove
316	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
317	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
318	Black Cherry	<i>Prunus serotina</i>	9	Fair	Remove

319	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
320	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
321	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
322	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
323	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
324	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
325	Black Cherry	<i>Prunus serotina</i>	10	Good	Remove
326	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
327	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
328	Box Elder	<i>Acer negundo</i>	7	Fair	Remove
329	Black Cherry	<i>Prunus serotina</i>	9,10	Poor	Remove
330	Red Oak	<i>Quercus rubra</i>	10	Fair	Remove
331	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
332	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
333	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
334	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
335	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
336	Shagbark Hickory	<i>Carya ovata</i>	10,15	Fair	Remove
337	Black Cherry	<i>Prunus serotina</i>	6	Good	Remove
338	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
339	Black Cherry	<i>Prunus serotina</i>	12,12	Fair	Remove
340	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
341	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
342	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
343	Shagbark Hickory	<i>Carya ovata</i>	12,15	Fair	Remove
344	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
345	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
346	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
347	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
348	Black Cherry	<i>Prunus serotina</i>	10,12	Fair	Remove
349	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
350	Basswood	<i>Tilia americana</i>	13	Fair	Remove
351	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
352	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
353	Basswood	<i>Tilia americana</i>	10	Fair	Remove
354	Basswood	<i>Tilia americana</i>	10	Good	Remove
355	Basswood	<i>Tilia americana</i>	6	Poor	Remove
356	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
357	American Elm	<i>Ulmus americana</i>	18	Poor	Remove
358	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
359	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
360	Basswood	<i>Tilia americana</i>	12	Fair	Remove
361	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
362	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
363	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
364	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
365	Red Oak	<i>Quercus rubra</i>	15	Good	Remove
366	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
367	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
368	Black Cherry	<i>Prunus serotina</i>	8	Dead	Remove
369	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
370	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
371	Black Cherry	<i>Prunus serotina</i>	9	Fair	Remove
372	Red Oak	<i>Quercus rubra</i>	24,24	Fair	Remove
373	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
374	Red Oak	<i>Quercus rubra</i>	6	Good	Remove
375	Red Oak	<i>Quercus rubra</i>	9	Good	Remove
376	Red Oak	<i>Quercus rubra</i>	10,12	Fair	Remove
377	Basswood	<i>Tilia americana</i>	15,12,12	Fair	Remove
378	Red Oak	<i>Quercus rubra</i>	28	Fair	Remove
379	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
380	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
381	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
382	White Oak	<i>Quercus alba</i>	30	Good	Remove
383	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
384	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
385	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
386	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
387	American Elm	<i>Ulmus americana</i>	10	Fair	Remove
388	Black Cherry	<i>Prunus serotina</i>	10,12	Fair	Remove
389	Red Oak	<i>Quercus rubra</i>	24,12	Fair	Remove
390	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Good	Remove
391	Red Oak	<i>Quercus rubra</i>	7	Good	Remove
392	Red Oak	<i>Quercus rubra</i>	8	Good	Remove
393	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
394	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
395	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
396	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
397	Red Oak	<i>Quercus rubra</i>	10	Good	Remove
398	Shagbark Hickory	<i>Carya ovata</i>	8	Good	Remove
399	Basswood	<i>Tilia americana</i>	7	Good	Remove
400	Bur Oak	<i>Quercus macrocarpa</i>	8	Good	Remove
403	Basswood	<i>Tilia americana</i>	9,8	Poor	Remove
404	Basswood	<i>Tilia americana</i>	20	Fair	Remove
405	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
406	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
407	Black Cherry	<i>Prunus serotina</i>	18	Poor	Remove
408	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
409	White Mulberry	<i>Morus alba</i>	7	Fair	Remove
410	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
411	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
412	White Mulberry	<i>Morus alba</i>	12	Fair	Remove
413	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
414	Honey Locust	<i>Gleditsia triacanthos</i>	12	Fair	Remove
415	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
416	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
417	Box Elder	<i>Acer negundo</i>	6	Poor	Preserve
418	Red Oak	<i>Quercus rubra</i>	6	Fair	Preserve

421	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
422	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
423	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
424	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
425	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
426	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
427	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
428	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
429	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
430	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
431	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
432	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
433	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
434	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
435	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
436	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
437	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
438	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
439	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
440	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
441	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
442	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
443	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
444	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
445	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
446	Box Elder	<i>Acer negundo</i>	20	Poor	Remove
447	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
448	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
449	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
450	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
451	White Mulberry	<i>Morus alba</i>	8	Poor	Remove
452	Box Elder	<i>Acer negundo</i>	12	Fair	Remove
453	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
454	Box Elder	<i>Acer negundo</i>	9	Fair	Remove
455	Box Elder	<i>Acer negundo</i>	10,8	Poor	Remove
456	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
457	Box Elder	<i>Acer negundo</i>	8,10	Fair	Remove
458	Box Elder	<i>Acer negundo</i>	8,10	Poor	Remove
459					

637	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
638	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
639	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
640	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
641	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
642	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
643	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
644	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
645	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
646	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
647	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
648	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
649	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
650	Box Elder	<i>Acer negundo</i>	6.5	Poor	Remove
651	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
652	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
653	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
654	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
655	Basswood	<i>Tilia americana</i>	10	Good	Remove
656	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
657	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
658	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
659	Basswood	<i>Tilia americana</i>	8.10	Fair	Remove
660	Basswood	<i>Tilia americana</i>	14	Fair	Remove
661	Bur Oak	<i>Quercus macrocarpa</i>	36	Good	Remove
665	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
666	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
667	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
668	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
669	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
670	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
671	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
672	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
673	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
674	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
675	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
676	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
677	Colorado Blue Spruce	<i>Picea pungens</i>	14	Fair	Remove
678	Colorado Blue Spruce	<i>Picea pungens</i>	12	Fair	Remove
679	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
680	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
681	Black Locust	<i>Robinia pseudoacacia</i>	18	Poor	Remove
682	White Mulberry	<i>Morus alba</i>	6.4	Poor	Remove
683	Black Locust	<i>Robinia pseudoacacia</i>	8	Poor	Remove
684	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
685	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
686	Black Locust	<i>Robinia pseudoacacia</i>	6.6.5	Poor	Remove
687	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
688	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
689	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
690	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
691	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
692	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
693	Black Locust	<i>Robinia pseudoacacia</i>	6.6.7	Poor	Remove
694	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
695	Black Locust	<i>Robinia pseudoacacia</i>	8	Poor	Remove
696	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
697	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
698	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
699	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
700	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
701	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
702	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
703	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
704	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
705	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
706	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
707	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
708	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
709	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
710	White Mulberry	<i>Morus alba</i>	7	Poor	Remove
711	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
712	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
713	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
714	Colorado Blue Spruce	<i>Picea pungens</i>	8	Poor	Remove
715	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
716	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
717	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
718	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
719	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
720	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
721	Colorado Blue Spruce	<i>Picea pungens</i>	10	Poor	Remove
722	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
723	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
724	Black Locust	<i>Robinia pseudoacacia</i>	6.6	Fair	Remove
725	Black Locust	<i>Robinia pseudoacacia</i>	6.6	Poor	Remove
726	White Mulberry	<i>Morus alba</i>	8.6	Poor	Remove
727	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
728	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
729	Black Locust	<i>Robinia pseudoacacia</i>	6.8	Poor	Remove
730	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
731	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
732	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
733	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
734	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
735	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
736	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
737	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove

738	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
739	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
740	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
741	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
742	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
743	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
744	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
745	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
746	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
747	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
748	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
749	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
750	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
751	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
752	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
753	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
754	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
755	American Elm	<i>Ulmus americana</i>	10	Poor	Remove
756	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
757	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
758	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
759	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
760	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
761	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
762	Black Locust	<i>Robinia pseudoacacia</i>	9.8	Fair	Remove
763	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
764	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
765	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
766	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
767	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
768	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
769	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
770	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
771	Black Walnut	<i>Juglans nigra</i>	8.10	Fair	Remove
772	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
773	Box Elder	<i>Acer negundo</i>	8.6	Poor	Remove
774	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
775	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
776	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
777	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
778	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
779	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
780	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
781	White Mulberry	<i>Morus alba</i>	10	Poor	Remove
782	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
783	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
784	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
785	White Mulberry	<i>Morus alba</i>	10	Poor	Remove
786	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
787	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
788	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
789	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
790	American Elm	<i>Ulmus americana</i>	8	Poor	Remove
791	Black Walnut	<i>Juglans nigra</i>	12	Good	Remove
792	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
793	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
794	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
795	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
796	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
797	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
798	Siberian Elm	<i>Ulmus pumila</i>	24	Good	Remove
799	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
800	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
1001	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1002	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1003	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
1004	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
1005	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
1006	White Mulberry	<i>Morus alba</i>	7	Fair	Remove
1007	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1008	Siberian Elm	<i>Ulmus pumila</i>	10	Poor	Remove
1009	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1010	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1011	Siberian Elm	<i>Ulmus pumila</i>	16	Poor	Remove
1012	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1013	White Mulberry	<i>Morus alba</i>	7.7	Poor	Remove
1014	Siberian Elm	<i>Ulmus pumila</i>	12	Fair	Remove
1015	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1016	Siberian Elm	<i>Ulmus pumila</i>	12	Poor	Remove
1017	Siberian Elm	<i>Ulmus pumila</i>	8	Poor	Remove
1018	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
1019	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1020	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1021	Silver Maple	<i>Acer saccharinum</i>	16	Fair	Remove
1022	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
1023	Silver Maple	<i>Acer saccharinum</i>	9	Fair	Remove
1024	Silver Maple	<i>Acer saccharinum</i>	16	Poor	Remove
1025	Silver Maple	<i>Acer saccharinum</i>	8	Poor	Remove
1026	Silver Maple	<i>Acer saccharinum</i>	6	Poor	Remove
1027	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1028	Silver Maple	<i>Acer saccharinum</i>	6	Poor	Remove
1029	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1030	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1031	Silver Maple	<i>Acer saccharinum</i>	8	Poor	Remove
1032	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1033	Silver Maple	<i>Acer saccharinum</i>	8.8	Poor	Remove
1034	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1035	Siberian Elm	<i>Ulmus pumila</i>	8	Poor	Remove

1036	Siberian Elm	<i>Ulmus pumila</i>	16	Poor	Remove
1037	Siberian Elm	<i>Ulmus pumila</i>	16	Fair	Remove
1038	Siberian Elm	<i>Ulmus pumila</i>	14	Poor	Remove
1039	Siberian Elm	<i>Ulmus pumila</i>	12	Poor	Remove
1040	Siberian Elm	<i>Ulmus pumila</i>	14	Poor	Remove
1041	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1042	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1043	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1044	Siberian Elm	<i>Ulmus pumila</i>	10	Poor	Remove
1045	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1046	Silver Maple	<i>Acer saccharinum</i>	8.8	Fair	Remove
1047	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1048	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
1049	American Elm	<i>Ulmus americana</i>	10	Fair	Remove
1050	Siberian Elm	<i>Ulmus pumila</i>	22	Fair	Remove
1051	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
1052	Siberian Elm	<i>Ulmus pumila</i>	26	Fair	Remove
1053	Siberian Elm	<i>Ulmus pumila</i>	28	Fair	Remove
1054	Siberian Elm	<i>Ulmus pumila</i>	18	Poor	Remove
1055	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1056	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1057	American Elm	<i>Ulmus americana</i>	8	Poor	Remove
1058	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
1059	Siberian Elm	<i>Ulmus pumila</i>	14	Fair	Remove
1060	American Elm	<i>Ulmus americana</i>	20	Fair	Remove
1061	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
1062	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1063	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1064	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
1065	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1066	Siberian Elm	<i>Ulmus pumila</i>	24	Fair	Remove
1067	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
1068	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1069	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1					



**COMMUNITY DEVELOPMENT MEMORANDUM**

**16-034**

DATE: March 24, 2016  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, Com Dev Director  
RE: **(#16-02) 2007 Ridgemoor Drive**

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**PETITIONER**

Jennifer & Dan Cox

**SUBJECT SITE**

2007 Ridgemoor Drive, Westridge of Bartlett, Unit 2

**REQUEST**

Variation – 6 foot high fence where a 4 foot high fence is permitted.

**DISCUSSION**

1. The subject property is zoned PD (Planned Development).
2. The petitioner is requesting a 2' variation to allow for a 6 foot high fence in a corner side yard. This lot is a reverse corner lot whereby the rear yard of the subject property abuts the front yard of the adjoining property.
3. The petitioner has built a 6 foot high fence along the rear property line and is proposing to extend the 6 foot high fence into the corner side yard. The fence would be located 10 feet inside the property line as requested by staff. Currently a 3 foot fence exists on the property line along Cedarfield Drive.
4. The 6 foot high wood fence would be a solid fence (see attached photo).
5. The neighbor to the south that would be effected by the solid fence has provided a letter supporting the variation request 10 feet from the property line (see attached letter from the Lazopoulos').
6. This is the first fence variation request in the Westridge of Bartlett Subdivision.
7. If the variation were approved, a building permit could be issued for the proposed fence.

**RECOMMENDATION**

1. The Zoning Board of Appeals reviewed the variation request and conducted the public hearing at their March 3, 2016 meeting. The Zoning Board of Appeals recommended **approval** of the variation based on the following findings of fact:
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
  - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals public hearing and background information are attached for your review and consideration.

Village of Bartlett  
Zoning Board of Appeals  
Minutes

March 3, 2016

Chairman Werden called the meeting to order at 7:00 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, P. Hanson, L. Hanson, J. Banno

Absent: None

Also Present: J. Plonczynski, CD Director, R. Grill, Asst. CD Director, A. Zubko, Planner

Approval of Minutes

A motion was made to approve the minutes of the November 5, 2015 meeting.

Motioned by: P. Hanson

Seconded by: B. Bucaro

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, L. Hanson, P. Hanson

Nays: None

Abstain: J. Banno

The motion carried.

**Case # 16-02 2007 Ridgemoor Drive – Variation – Fence Height**

**PUBLIC HEARING**

The petitioners, Jennifer and Daniel Cox, were present and sworn in. They resides at 2007 Ridgemoor Drive, Bartlett, IL.

**The following Exhibits were presented:**

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

**M. Werden:** Go ahead and present your case

**J. Cox:** My name is Jennifer Cox and this is my husband Dan Cox. We are here to ask to build a 6 foot fence that will be ten feet back from our property line. As you can see the existing fence is at the sidewalk at our property line. We are asking to come back ten feet. We would build a 6 foot privacy fence. There are several reasons we are asking for this. The main reason is we have had a lot of damage done to our property over this past summer. The police were out several times because there were neighborhood kids frequently in our subdivision that were destroying property. Not only on our property but others also. They come in to my backyard, cutting my landscaping lights on the right side that go around my house that are on the ground. They have actually came on our deck and cut the tie out for my dog. My dog can actually jump my fence that's the reason we have the tie out. The last time the cops were at my house in the summer is because they had come into my yard and cut the tie out. I let my dog out on the tie out and she was running all over the yard. They have come into my back yard and ruined my Christmas decorations, they have come in and taken our pumpkins off of our deck and smashed them all outside on the street. They come on my deck and were banging on back windows, actually on my deck off my living room. My husband is a Fireman so he is gone every third day for 24 hours at a time. This always happens at night, it has happened when he is there. I'm scared. It does not make me feel safe when they are coming right up on my property and can see me through the deck windows. Kids are constantly walking back and forth since it is a very busy subdivision. There is always garbage in our yard, pop cans, fast food bags, beer bottles, any number of things that are constantly on the fence line from people walking by all day. One other reason is because I have a 60 pound dog that can and has jumped the fence. We are on a busy intersection and we would like her to be safe in our yard without having to use the tie out. A couple of weeks ago there was a coyote that was standing on our sidewalk when I let me dogs out at about 10:30 pm. The coyote was standing at the fence line looking over my fence into my yard within a foot of my little Jack Russell terrier. That was extremely scary. Our main reason is I'm scared at night, it happened all summer long. We are not the only one. Westridge has a Facebook site that we all talk on. The destruction of property was happening to multiple people. I think it is very brazen of whom ever these kids are that they literally just walk up on my deck and destroy my property. It's just not the outskirts of the property, they are actually coming into my yard.

**D. Cox:** With a three foot fence they jump it like it's not even there. They are gone before you get to the door to even see them. This has happened a couple of times when I was home and I couldn't even see who it was because they were over that fence and down the block.

**J. Cox:** Between keeping my dog and myself safe that is why we are petitioning to have a 6 foot fence put up.

**M. Werden:** Do any of these people ever get caught?

**P. Hanson:** These juvenile delinquents have never been caught?



**J. Cox:** From what I understand on the Facebook site, no one has caught them, I don't know if the police have been able to catch these people. I know a lot of the people in the subdivision have cameras. No one has said if they saw the kids on the cameras but it was happening the entire summer.

**D. Cox:** Into the winter with the Christmas lights and decorations was very frequent. The people's big blow up decorations were getting cut and it's common in our subdivision.

**J. Cox:** Stealing stuff, they took our pumpkins off of our deck that were on the steps, they actually came into our yard. They smashed the pumpkins all over the sidewalk and the street. It is multiple times of them coming into our yard. Constantly coming into our yard. I was sitting in our living room in the dark with the blinds open, they have had to of seen me! It makes me feel extremely vulnerable and I'm home alone all the time with him gone working at night. The night they cut the tie out it was 11 at night when they came on our deck to cut it. We hang it on our light next to the door and it was cut just 2 feet off the light which means they were standing at my patio door when they were doing this. They had to be looking right at me, I'm shaking talking about this.

**D. Cox:** It seems what they are doing is just escalating, and we just want a safety measure when I'm gone. I'm gone for 24 hours at a time and she is home alone. It would be nice to have that security blanket because they aren't jumping a six foot fence. They would have to try pretty hard, especially since it is graduating, starting off by breaking little things to cutting line, repeatedly hitting the same houses, jumping on the decks. It getting worse. Banging on the windows. It is just getting worse. As they get older they are just going to get more courage and who knows what they are going to do. We are trying to put a little safety measure for my wife while I'm at work. There are some times that I'm gone 72 hours, three days straight and she's head of the house when I'm gone. There is nothing I can do since I work 20 minutes away in Cook County, so it will take me a while to get back home if something happens.

**M. Werden:** I took a look there today and it looks very congested right now with all the fencing that is already there. With you being on the corner and your side yard, being what is like a front yard to the neighbors to the south, 6 feet would look congested. They could still throw trash over that. I can appreciate the need for feeling safe and we do have a coyote problem, but this could present a little bit of a problem with 6 feet right there on the corner.

**D. Cox:** We thought about that, and it's the reason we brought the fence 10 feet off of our property line, if they are going to throw trash or do anything they would have to actually walk onto our property to throw anything over the fence or anything that they are going to do they would need to get off the sidewalk.

**P. Hanson:** Then they are actually on your property.

**D. Cox:** We are not putting it on the side walk as you can see we want it 10 feet off to give us a little break.

**P. Hanson:** I think that's really important that you already have proposed that. If you'd proposed to the sidewalk I can tell you I don't think that would have happened, ever.

**J. Cox:** We don't want to pose a safety issue for our neighbors either. We have talked to our neighbors that live at Cedarfield, the driveway right there. We have talked to them about this, we had them out there, and we were measuring, we were showing them what we wanted to do. They are the ones that wrote the letter that said it was ok. All aesthetics aside it would not pose a safety problem for them. We are not be selfish here, we are not just being in it for what we want out of it. I would never put the fence there and compromise someone else's safety. It wouldn't even make sense.

**D. Cox:** We discussed it on multiple occasions, and they were fine enough with it to write the note.

**P. Hanson:** What is the actual type or style of the fence? I know you are putting up a wood fence.

**J. Cox:** Same type of fence only taller.

**D. Cox:** It's going to match it, same company that installed the other one.

**J. Cox:** It will be the exact same thing. We understand that they get ratty looking and look run down after 3 or 4 years and a lot of people let it go and we are taking on the responsibility of the upkeep. We don't have any problem with that. We are not going to let boards fall off and rot and hanging half way over into our yard and then the wind blows it down. We are going to take care of it and up keep it. Just like we do now.

**G. Koziol:** As I always do, I drive out to look at property and the neighborhoods and try to use that information to help me come to a decision. All of the cases like this we are challenged with a number of points that we need to look at to consider. I am going to address several of them that I'm concerned with. One is point B: In our recommendations list it says conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties within the same zoning classifications. As I drove the neighborhood looking for other situations where it's a side to a front. They are many homes like this. I also have to say that there are many 3 foot fences like yours. Some go to the property line and some are set back, but I did not see any 6 foot fences in the side yards. I did see 6 foot fences that are within the side site line of the house so if you came straight off the house, I have seen 6 foot fences there, but not into the side. There might be but I didn't check every home in the development, but I did drive around quite a bit to see if there were any. Also item E that says granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located. What I saw were numerous side yards with 3 foot fences to the sidewalk or set back. Again I saw no 6 foot fences in the side yards. Our ordinance about fences was recently changed for side yards for 3 feet to 4 feet to address problems like this where the 3 foot fence was just too low. Typically I would say many if not most fences that are installed here in town are of the 4 foot variety. Our item F that the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the adjacent neighborhood. I feel this proposed fence blocks part of the visibility off the driveway of the property at 220 Cedarfield. It obstructs the view approaching the property from the south along Cedarfield. As you are heading north on Cedarfield what you will see will be this, for lack of a better term, sort of a box, a stockade fortress that is sticking outside of the property line of the house into the side yard. If you look to the north I saw no side yards that have any sort of obstruction in them. I feel this is not in keeping with the other properties in the neighborhood, and might possibly be an impairment of their home values. Item G granting of the variance requested will not confer on the applicant any special privilege that is denied by the provision of this title to other lands structures or buildings in the same district. My comment is do we need to give a special privilege when others throughout the neighborhood have abided by, in this case, the old ordinances of 3 feet. The recent change of our ordinance to allow 4 foot fences in side yards is intended to address requests such as this. My question to you is why isn't a four foot fence being considered?

**J. Cox:** We have considered a 4 foot fence. Another 12 inches onto the fence that is already there is not going to resolve any of the issues that we have. My dog can still jump it and we will still have to use a tie out for her which is extremely inconvenient. Any one over the age of 10 is still taller than a 4 foot fence and they will still be able to jump it, still be able to see into the yard, and still be able to see any of our decorations and our pumpkins. All the things that I listed as to why we are getting a fence, the 4 foot fence isn't going to change any of that. They are still going to see in, still be able to jump it, the dog will still be able to jump it. I don't see the 12 extra inches resolving any of the issues that we are having with the 3 foot fence now, we have considered it. We are looking for privacy and safety and putting a 4 foot fence in place of a 3 foot fence will not change any of my issues.

**D. Cox:** We noticed you added the 4 foot fence variance that would be on the existing fence now that's why we brought it back 10 feet hoping we can get the 6 foot fence. There are multiple houses in our subdivision that have a 6 foot fence that don't follow the house line, they are brought out. It's been done in our subdivision, not sure if it grandfathered in, not sure I didn't look at each house and ask about it. We know that it was 4 feet that's why we backed it up 10 feet, hoping to get a 6 foot fence.

**J. Cox:** I'm sure by driving around that people are getting around this is by putting up 6 to 8 foot Boxwoods. Leaving that fence there and putting up 6 foot trees does not seem to have any push back from the Village about doing that. If we put six foot Boxwood up against that fence that is already there we will be obstructing their view for my neighbors and there will be a green wall instead of a wood wall. Our neighbors van will be in the street before they can see if they have clearance. Bringing the fence back 10 feet it is actually taking the safety concern away from our neighbors, instead of putting the tree line there. There are a few houses in our subdivision that you cannot see past the sidewalk because the trees create a wall.

**D. Cox:** Even in the winter without leaves you cannot see through the trees.

**G. Koziol:** In my travels through that area I don't remember seeing more than a couple that were that way that had some kind of vegetation of some sort. I do have a question for staff. Have there been requests for 6 foot fences in side yards for situations like this?

**A. Zubko:** No, this has been the first variance request.

**G. Koziol:** Like I said when I drove the neighborhood I saw many structured situations like this but many of them had no fence, some had 3 foot like you do or set back. I'm having a problem with a 6 foot stockade fence in a side yard because when I look north on this street I'm going to see this thing sticking out that is not consistent with the homes to the north. When I look to the north I see nothing but open space, now I'm going to see a six foot stockade fence. When I look at the property at 220 Cedarfield it looks like they are getting is a 6 foot fence in their front yard.

**J. Cox:** It's their side yard and we have discussed it with them already and they are the ones that wrote a letter. They have no problems, we have told them exactly what we are doing and showed them our plans to put up the same fence that is already there but 6 foot instead of 3 foot. They have no issue with it I did not beg them. I showed them what we are going to do and they were fine with it. I get that it will look different but I don't have any comment on that.

**G. Koziol:** Isn't that driveway coming off the front of their house to the street? It's coming off the garage.

**D. Cox:** It's coming off the north side of their house. Their property line only goes out 8 feet.

**G. Koziol:** The van parked is parked in front of the garage. It kind of looks like it's their front yard, although it your side yard. I think it looks inappropriate there.

**M. Werden:** Another advantage is that when you have an open fence is that you can tell if someone is on the other side doing some mischief, or a coyote also. With a stockade fence you cannot tell if someone is there. It has the appeal of a barricade blocking the light and air.

**J. Cox:** If we put up 6 or 8 foot Boxwoods the exact same problems will still exist. They may look better but safety, light, air and blocking the driveway not seeing anyone around the corner, those issues will exist if we put Boxwoods.

**P. Hanson:** Let's be honest, if you drive down Prospect and you see where they put Boxwoods up they let them overgrow on the sidewalk and from a visibility standpoint they are worse than a 6 foot fence. No one maintains them.

**J. Cox:** They stick out of the fences. The blocking, safety, side yard all that stuff will still exist even worse with trees. There isn't a problem with that in the ordinance. That's why we are compromising, esthetically it looks worse than trees, and I totally get that.

**P. Hanson:** You have an association in that neighborhood also, what was their position regarding this? Have they had any comments on what you are proposing to do?

**J. Cox:** We have not discussed it with them.

**D. Cox:** We needed to get an approval through you before we even start that process. If you deny this we wouldn't even bother with the association. This past year when we got our first fence we went through you first, then the HOA.

**G. Koziol:** Question to staff, isn't the back page of the permit or application, must be presented to HOA stating the HOA is in agreement with what you are proposing?

**P. Hanson:** I have never signed one.

**A. Zubko:** It is just an affidavit saying that they are aware if there are any HOA rules that they will abide by them. It takes the burden off of what is ever more restrictive.

**G. Koziol:** But they could object.

**P. Hanson:** Of course they could but it would have to be in the by-laws and covenants.

**J. Cox:** I haven't looked recently but I can tell you when we bought the house in June 2014, we looked over the HOA rules and one of the reasons we bought the house is because at that time there were no fencing issues. If there were we would not have bought the house. When we got our fence put up and took the existing 6 foot fence down we dealt with the Village first then the HOA.

**D. Cox:** The HOA said as long as the Village approves it then the HOA will also.

**M. Werden:** Anyone else?

**A. Zubko:** The letter from the neighbor that is most effected is in your packet.

**B. Bucaro:** My problem is more with the type of fence. The stockades, while it achieves some of your objectives of privacy, ascetically looking down that street it looks like a stockade fence compared to a fence that would give you protection because they are not going to cross it. Wood on wood shadow box fence is more ascetically pleasing than the stockade fence. If it were a more appealing type of fence it would not be as obtrusive as a stockade fence.

**J. Cox:** We did discuss different fences but you can still see into our yard and our Jack Russell can walk right through them. Anything where people can still see into our yard, and whomever have been terrorizing our subdivision, the ability to see what we have in there and come into our yard if they want. Aesthetically, Shadow Box fences looks nicer but we will resort to putting trees up if that is the type of fence we need to put up. Rod Iron and Shadow Box fences still allow people to see in our yard and that makes me feel extremely insecure. It was a very bad summer for me.

**P. Hanson:** Do you intend on putting a gate up on that far side?

**J. Cox:** There will be 2 gates. There will also be a 3<sup>rd</sup> gate for the utility box so they will have access to the boxes.

**G. Koziol:** I understand that your situation is somewhat unique, you have people coming on your property, as well as coyotes. I lived in my community for 25 years and it's a wooded community no fences and I'm on my third dog. We handle it by putting my dog on a leash and we go out for a walk, 365 days a year. It can be done.

**J. Cox:** Yes, but I would also like to go out and enjoy my property and yard with my animals. We walk them now, we walk them every day. We keep our dog tethered, we cannot even play with them knowing they can get out or jump the fence. The dog doesn't have a lot of room to run. Kids walk by and tease the dogs, they have never bitten before but we don't want to take a chance of something bad happening. Safety issues are number one concern.

**J. Banno:** What about replacing the fence with something that you cannot see through something similar to what you have on that 3 foot fence that will keep coyotes out, kids out and protect the dogs.

**D. Cox:** We are not opposed to different styles but we would prefer the solid fence. It would have to be small because my Jack Russell can stick his head through. That's why we put up the solid fence on the one side because my neighbors dogs and my Jack Russell were going at it. Another time, My Jack Russell and a coyote were literally nose to nose through the fence.

**P. Hanson:** Been there.

**J. Cox:** The slats would have to be smaller than that to solve our problems. That's why we're saying if this is what we are going to be granted then we will just plant bushes to stop that problem from happening. The coyotes are crazy in our subdivision. On the subdivision website people post that they see them almost every night. We will stain the fence and we are fully aware of the upkeep that it will take.

**P. Hanson:** They walk down Stearns Road.

**B. Bucaro:** Question for staff: were there any phone calls in response to the notices from anybody? We have the one letter from the neighbor, but beyond that?

**A.Zubko:** I did not receive any phone calls.

**B. Bucaro:** So no comments what so ever.

**A.Zubko:** The sign was up actually early.

**J. Cox:** I sent out maybe 40 letters to the neighbors telling them what we intend to do with the fence. I know the whole subdivision saw the notice, it was pretty big. People were slamming on their brakes trying to read the sign.

**A.Zubko:** She included a map with the notice, to notify them of what they were planning to do as well.

**J. Cox:** I thought people were going to be at our door, or on the Westridge Facebook page, I was ready to talk to people.

**B. Bucaro:** The corner side yard is the issue, but just about every rear yard in that entire neighborhood is fenced. Almost every single one. On Google Earth you can see a lot of swimming pools in fenced in yards. I know this is a different issue but I think people are so used to fences that they come to accept it.

**D. Cox:** There are a lot of kids in the neighborhood and everyone likes the safety aspect of a fence.

**M. Werden:** Anything else? At this time we will open it up to the public. Anything else going on? Any further comments or motions?

**P. Hanson:** I would like to make a motion to send an approval to the Village Board for #16-02, 2007 Ridgemore Drive, variation fence height.

**L. Hanson:** I second that.

**M. Werden:** At this time we will close the Public Hearing portion, it has been moved by Patti seconded by Linda to recommend approval. Any further discussion?

**G. Koziol:** I have to make a comment, I was a strong advocate in the change in the ordinance from 3 feet to 4 feet. That is a strong issue to me. That stockade fence in a side yard and where I can't see any others is another issue.

**M. Werden**: I echo George's comments on that. Anyone else? Please call the Roll:

**Yes**

**No**

**J. Banno**

**G. Koziol**

**B. Bucaro**

**M. Werden**

**P. Hanson**

**L. Hanson**

**M. Werden**: you have the majority of the people so it will pass on a positive recommendation to the Village Board. Stay in touch with Angela as to when it will be on the agenda.

**P. Hanson**: Find out who those kids are that's terrible.

**M. Werden**: Tell them to go after the coyotes instead.

**G. Koziol**: Maybe you need one of those cameras they use for hunting, it takes pictures within a certain range. Share that with your neighbors.

**P. Hanson**: I back to 4 ½ acres of green space and I have a 3 foot fence. The coyotes run in packs through there. Air horns work really well, motion detector lights.

**J. Plonczynski**: Old Business, New Business is what you have in front of you are the Service Recognition for service to the Zoning Board and also treats for those of you who have been on for a little while. You are getting your mug and treats. Recognizing Mike Werden for 37 years of Service. George Koziol has 13 years of service. The Village appreciates that, as well as the staff. This was an idea from one of the Village Trustees to recognize those terms of longevity. The rest of you have something to look forward to.

**G. Koziol**: I have to say with my 13 years I'm trying like the dickens to catch up to Mike. I have to give a thank you to staff and the Village Board for doing something like this. It's nice to be recognized.

**M. Werden**: It is nice, thank you. I got the 25 year one when it was actually 26 years, that's when Julie researched and found it. I was appointed in March but the first meeting was in April. Anything else?

**P. Hanson**: I make a motion to adjourn the meeting. 7:45

All in favor Ayes!!!

February 1, 2016

Re: Request for Fence Variance

To Village of Bartlett President and Board of Trustees:

I am requesting a variance and your permission to build a 6 foot, wooden privacy fence 10 feet off of my property line/sidewalk. There are multiple reasons for me requesting this variance. Most importantly, I had to contact the police several times over the past 6 months because neighborhood kids were climbing over my existing 3 foot fence and doing damage to my property. They have cut my landscaping lights in my backyard, ruined my Christmas decorations and Halloween pumpkins, and have even cut my tie out that I have in my backyard for my dog. They also came into my backyard several times and would pound on my backyard windows and even walked up my deck and pounded on my back deck sliding glass door. My husband is a fireman and is gone frequently overnight, and these things always happen at night and have made me fear for my safety and the safety of my pets. There is also garbage along the whole inside of my backyard along the fence line because people who walk down the sidewalk think it's appropriate to throw their garbage into my yard, including, but not limited to pop and beer cans, cigarette butts, and empty fast food bags and containers. Also, my dog can and will jump the 3 foot existing fence, so the 6 foot fence will help to ensure the safety of both of my pets.

I have discussed the 6 foot fence extensively with my neighbors Cheryl and Ted Lazopoulos, who live at 220 cederfield. We measured where the fence would go (10 feet back from the sidewalk/property line) and they would have more than enough room to see past the fence to safely pull out of their driveway. They are very supportive of us building the fence and they don't see any reason for it to compromise their safety or their property in anyway.

Thank you,



Jennifer Cox  
2007 Ridemore Drive  
Bartlett, IL 60103

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 04 2016

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only  
Case # 16-02  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
**FEB 04 2016**  
VILLAGE OF  
BARTLETT

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: JENNIFER COX

Street Address: 2001 Ridgemoor Drive

City, State: Bartlett, IL

Zip Code: 60003

Email Address: Nursing8383@yahoo.com

Phone Number: 630-709-8306

Preferred Method to be contacted (Please Circle): Phone/Email

### PROPERTY OWNER INFORMATION

Name: Dan & Jennifer Cox

Street Address: 2001 Ridgemoor Dr.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-709-8306

OWNER'S SIGNATURE: [Signature]

Date: 02-01-16

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

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

I would like to place a 6 foot, wooden privacy fence 10 feet back from my property line

### PROPERTY INFORMATION

Common Address/General Location of Property: SW CORNER of Ridgemoor Dr & Cedarfield Dr.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-31-310-015

Acreage: 9,418 sq ft

Zoning: PD (Refer to Official Zoning Map)

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

Attorney: Karin O'Danneu 1515 E. Warfield Rd Suite 112 Schaumburg, IL 60173

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_



**FINDINGS OF FACT FOR VARIATIONS**

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

- 1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

I have had to call the ~~GA~~<sup>Police</sup> several times because neighbor hood kids have come into my yard & caused damage to my property by cutting landscaping lights, pet tie-out & bang on my back yard windows. My husband is a fireman and I am frequently alone at night and I am scared for my safety. Also my dog can jump existing fence. I am afraid for my own safety & the safety of my pets.

- 2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

My property is not unique. There are other properties that could request this variance.

- 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

I have no desire to make more money from this property.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

As stated in question #1, I had to continuously call the police several times for neighborhood kids coming into my yard over 3 foot fence & doing damage to my property and hanging on my windows that are off of back of house. My husband is a fireman & I am frequently home alone and I am afraid for the safety of myself & my pets and I'm tired of having to continuously pay for damage that is done to my yard.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

Building a 6 foot privacy fence 10 feet off the sidewalk / property line will not affect my neighbors or neighborhood.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

Placing this privacy fence will not impair adequate air supply or light to adjacent property or substantially increase congestion in the public streets, or increase danger of fire or endanger public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Other neighbors may request same type of variance

**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: Jax

PRINT NAME: Jennifer Cox

DATE: 02-01-16

**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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

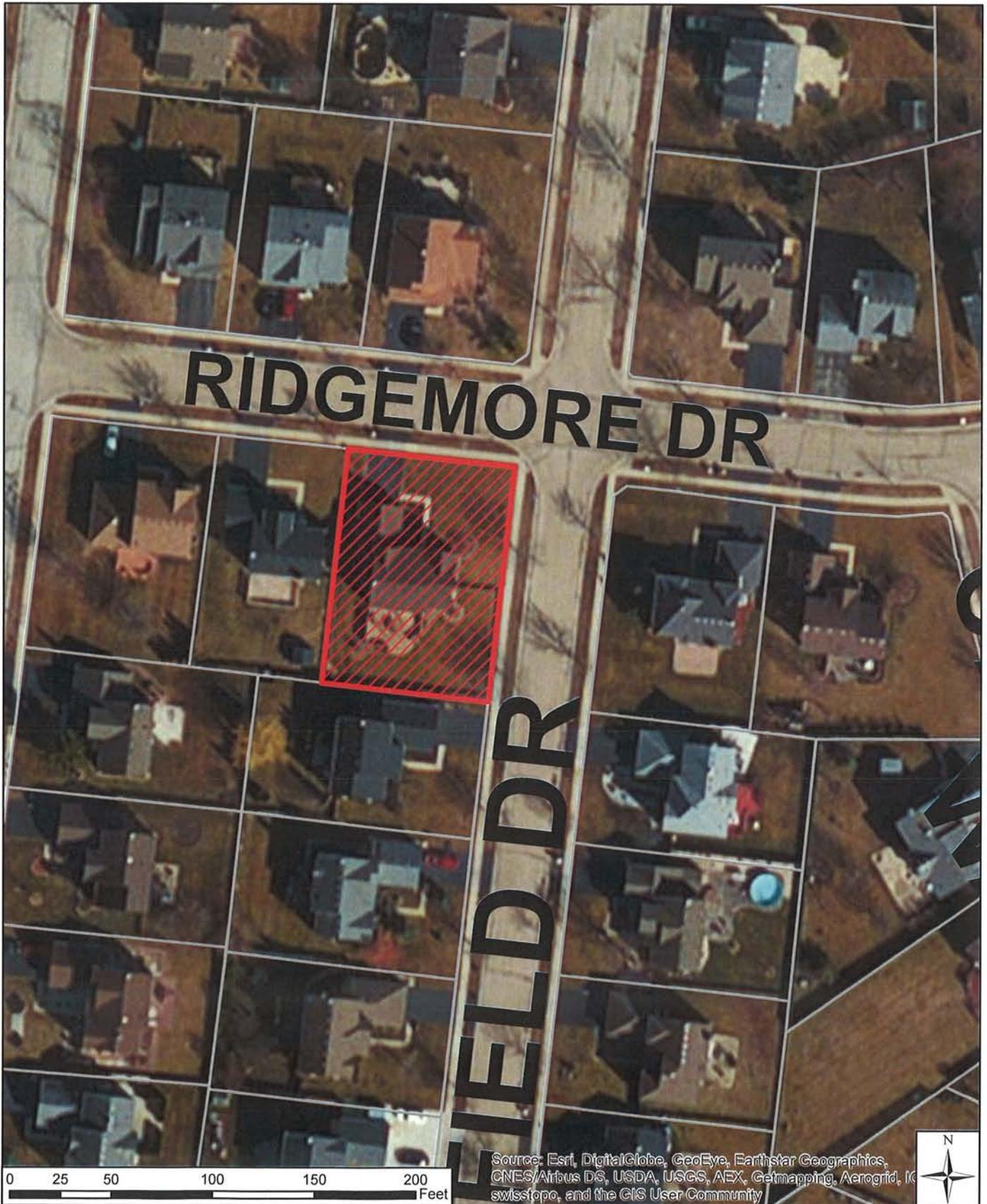
PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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

Location Map  
2007 Ridgemore Dr.  
PIN 06-30-310-015



February, 2<sup>nd</sup> 2016

Re: Fence variance for Cox Family

To Village of Bartlett:

We are the neighbors who live at 220 cedarfield. Our driveway runs along the side of the property at 2007 ridgemore. We have discussed with Dan and Jennifer Cox extensively about their plan to build a 6 foot privacy fence 10 feet off their property line. Their 6 foot fence will not impede on our line of view when we are pulling out of our driveway, or cause any type of safety or aesthetic problems to our property. If you have any further questions or concerns, please contact us.

Thank you,



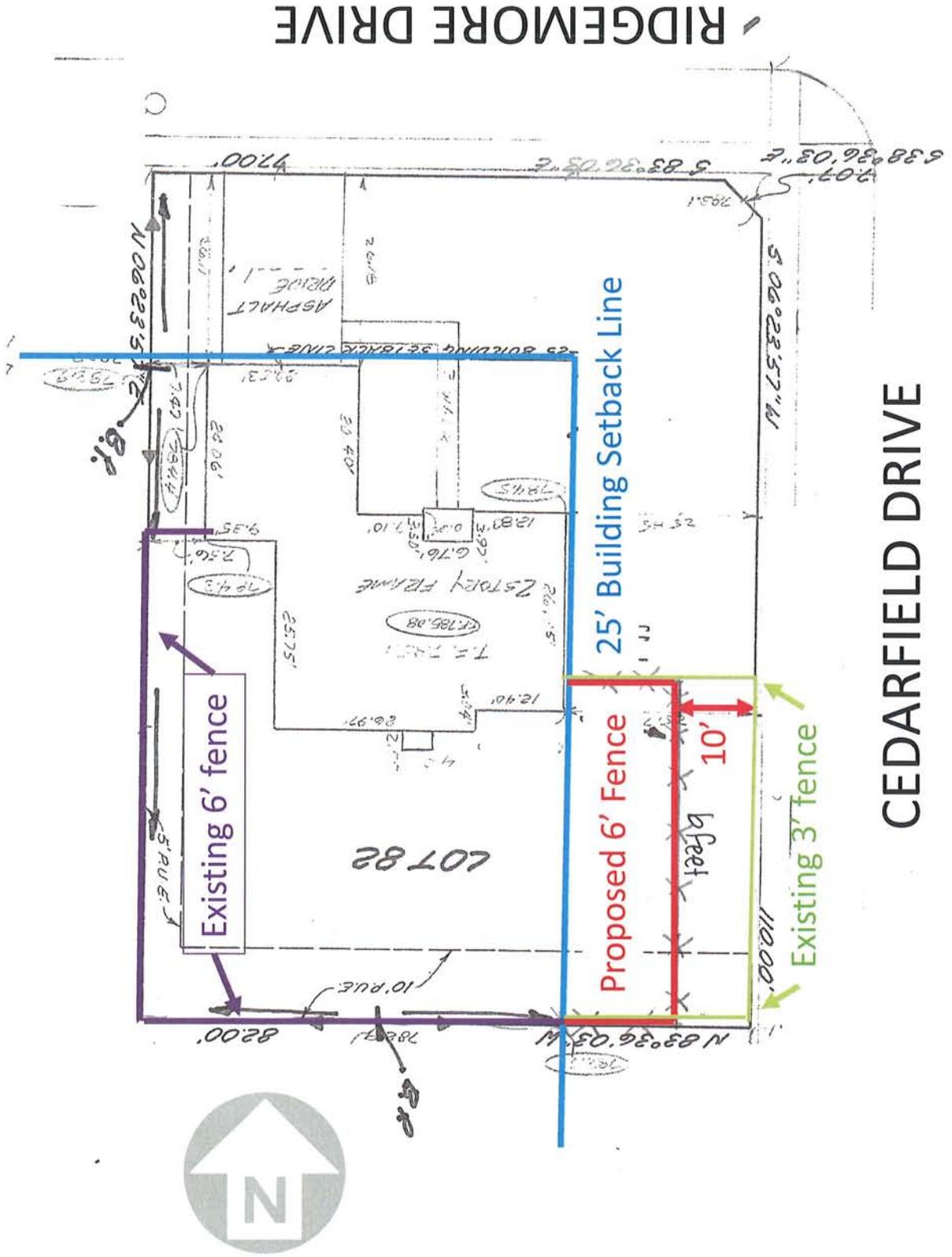
Ted and Cheryl Lazopoulos  
220 Cedarfield drive  
Bartlett, IL  
630-999-5766

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 04 2016

VILLAGE OF  
BARTLETT

# (#16-02) Plat of Survey



# (#16-02) Fence Style- Solid fence

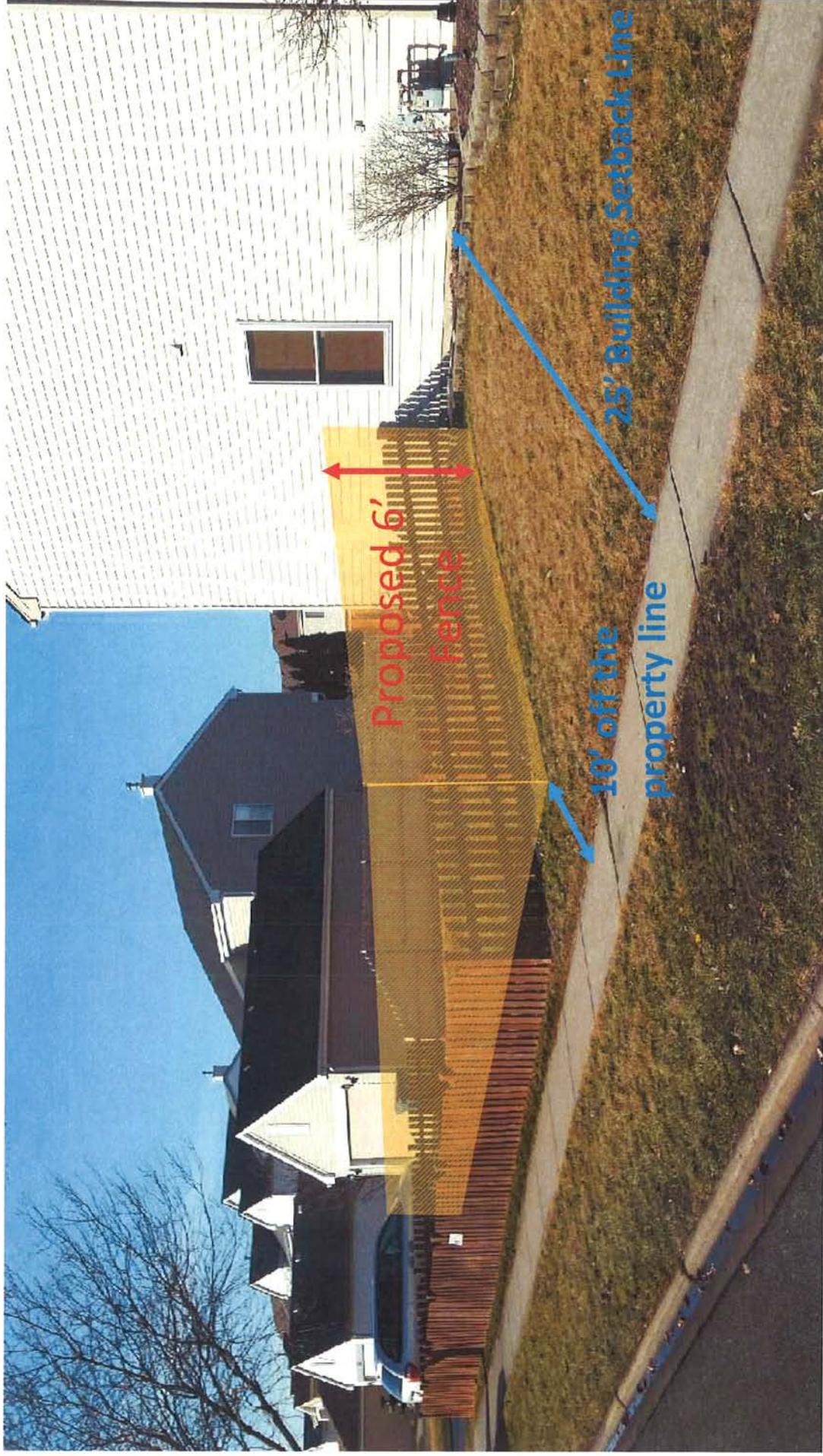


Front of house





# Proposed View from Cedarfield Drive



# Proposed View from neighbor's



# Proposed View from neighbor's





# Agenda Item Executive Summary

Item Name Financial Advisor Presentation Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

Presentation by Tom Gavin of the Firm Robert W. Baird to discuss financing options of a new Police facility.

## ATTACHMENTS (PLEASE LIST)

Finance Department Memo 2016-07

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion
- 

Staff: Jeff Martynowicz, Finance Director Date: 3/24/2016

**Village of Bartlett**  
**Finance Department Memo**  
**2016 -07**

**DATE:** March 24, 2016  
**TO:** Valerie Salmons, Village Administrator  
**FROM:** Jeff Martynowicz, Finance Director  
**SUBJECT:** Financial Advisor Presentation



Tom Gavin, with the firm Robert W. Baird and Company, will be doing a presentation to the committee on options for financing a new Police facility. Mr. Gavin serves as the Village's Financial Advisor for municipal bond issuances. Staff has been working with Mr. Gavin over the past several weeks to talk about a Bond issuance to finance a Police Facility. Mr. Gavin is prepared to discuss a number of options to the committee for possible financing.



# Agenda Item Executive Summary

Item Name Police Building Study Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

On February 2, 2016, Mark Bushhouse, President of Williams Architects, presented a review of the Police Facility Space Needs Analysis & Facility Evaluation & Options Study conducted by his firm during the Village's Committee of the Whole Meeting. During that meeting, the Village Board asked several questions related to the Space Needs Analysis and Facility & Options Study. Mr. Bushhouse is here tonight to provide answers to those questions. He will also be presenting two site plan options for the Board's review.

## ATTACHMENTS (PLEASE LIST)

Project memorandum and site plan options.

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion
- 

Staff: Kent Williams, Chief of Police

Date: 04/05/16

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## PROJECT MEMORANDUM

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**PROJECT:** Bartlett Police Department  
**PROJECT NO.:** 2015-047  
**TO:** Valerie Salmons, Village Manager  
**REGARDING:** Police Building Questions & Answers  
**COPIES TO:** Village Staff & Board  
**PREPARED BY:** Mark Bushhouse  
**DATE PREPARED:** 25 March 2016

**NOTE:** The following items shall be recorded as a part of the above project record and acted upon as noted unless Williams Architects is promptly directed to proceed otherwise.

### BOARD UPDATE

At the February 2, 2016 Committee of the Whole meeting, the Village Board reviewed the facility space needs analysis study conducted by Williams Architects. I presented the findings for the study and the committee discussed the deficiencies of the existing building and the broad concept plans for a new facility.

During that discussion, the board asked several questions that required additional research and analysis. Below are the individual questions with the corresponding responses.

- **Could the building site move more to the south?**

This would put the building site on the property where there is an existing pump house and water storage. The cost to remove the pump house and reservoir south of Village Hall would be approximately \$100,000 to remove the pump house and an additional \$700,000 for ground storage or \$1.25 M for additional elevated storage. The space available would not provide enough room to site the building. Instead, it would more likely be used for parking, thus making such an option cost prohibitive.

- **What would be the access to parking for other uses in the downtown including the Fire Barn?**

Some of the concept designs eliminate the parking directly adjacent to the Fire Barn. There remains parking available to downtown visitors.

- **Would it be practical to build a fourth floor?**

Designing the police facility to have 4 floors (3 levels above grade) would diminish the site area required for the building, however the tradeoffs include:

- A less efficient police layout due to having fewer functions on the main level as would be strongly recommended.
  - Would cause the police building to be taller than the Village Hall.
- **What is the cost estimate to move the department off site, demolish & rebuild the police station on the same site?**

While this option eliminates conflicts between police operations and construction, it comes with significant costs. The cost considerations for relocating the department during construction include the costs to improve a new location, moving costs, and rent. We expect to need a location with a minimum of 20,000 SF at a rental cost of \$10-14 per SF (\$200,000-\$280,000 for one year). Estimated build-out costs are approximately \$150 per SF (\$3,000,000), and moving costs are estimated at \$50,000 per move for a total of \$100,000.

- **What are the sizes and costs of other area police stations?**

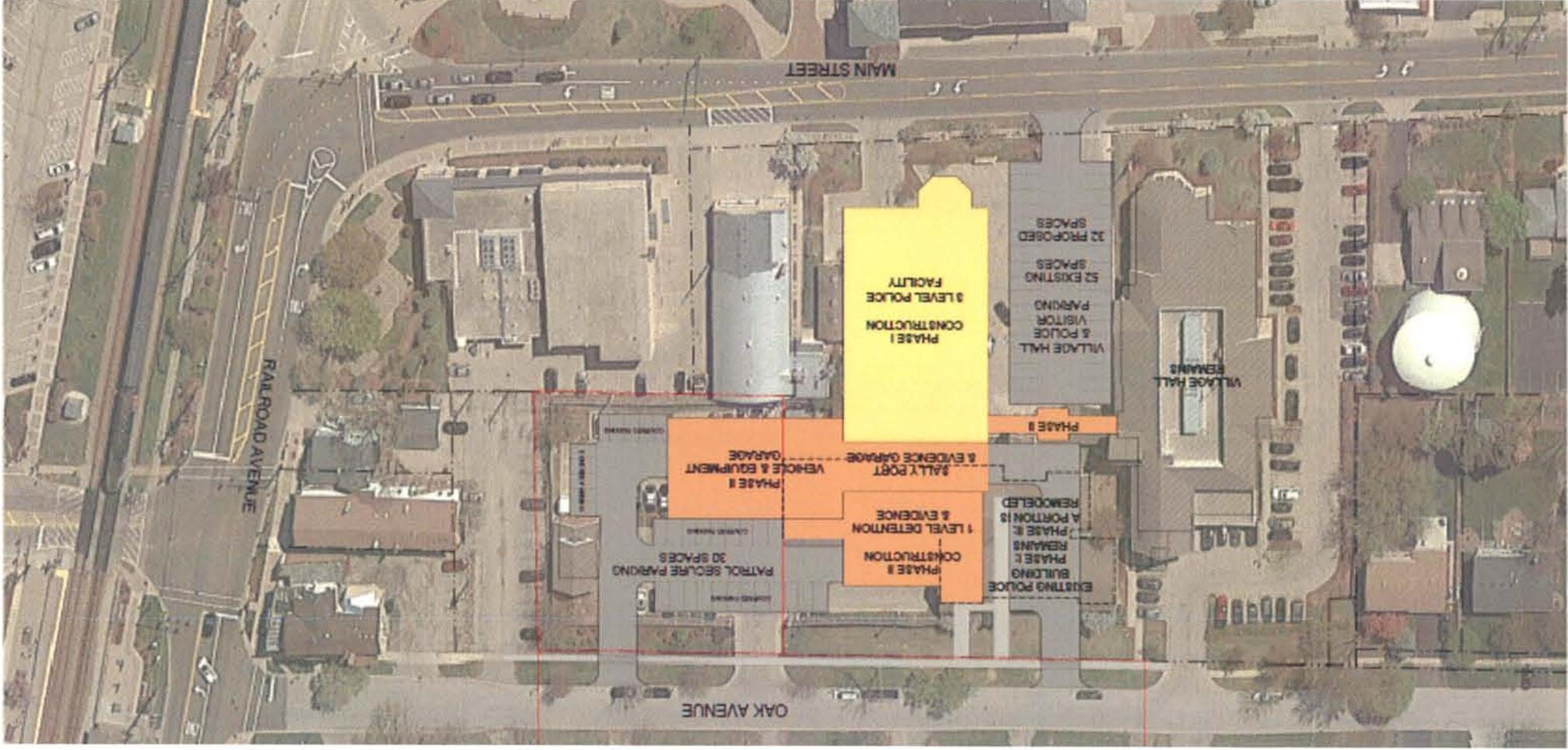
- Hanover Park Police Department
  - Final total project cost: \$19,082,500
  - Building size: 63,760 SF
- Bensenville Police Department
  - Final total project cost: \$15,800,000
  - Building size: 47,000 SF
- Proposed St. Charles Police Department
  - Projected total project cost: \$18,600,000 -\$21,800,000
  - Building size: 50,000 SF

End of Project Memorandum



# Bartlett Police Department Police Station Study

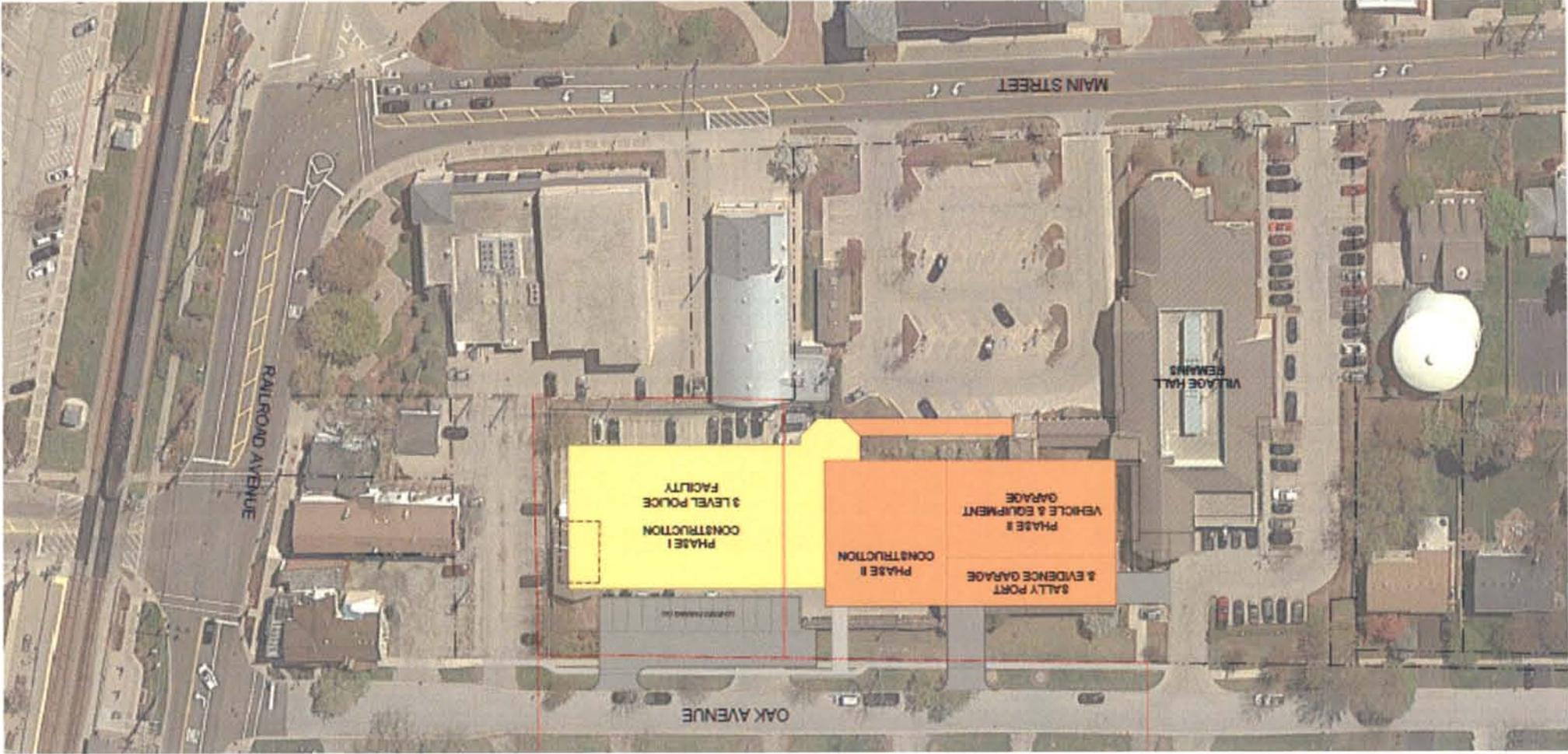
SITE PLAN - OPTION 1



2019-04-23  
 10:45 AM

# Bartlett Police Department Police Station Study

SITE PLAN - OPTION 2 - PHASE II



2019.06  
24 MARCH 2019