



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
February 8, 2018
7:00 P.M.**

- I. Roll Call
- II. Approval of the December 14, 2017 meeting minutes
- III. (#17-24) **Southwest Corner of W. Lake Street and Route 59**
Annexation of the East Lot (3.6 Acres)
Rezoning the East Lot (3.6 Acres), upon annexation, and the West Lot (7.2 Acres) from the ER-1 (Estate Residence) to the B-4 (Community Shopping) Zoning District
PUBLIC HEARING
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

J. Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, J. Miaso, A. Hopkins, T. Ridenour, T. Connor, J. Allen, J. Kallas and M. Hopkins

Absent: D. Negele

Also Present: R. Grill, Assistant CD Director

Approval of Minutes

A motion was made to approve the minutes of the September 14, 2017 meeting.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll Call

Ayes: J. Lemberg, J. Miaso, A. Hopkins, T. Ridenour, T. Connor, J. Allen, and M. Hopkins

Abstain: J. Kallas

The motion carried.



**Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017**

Case # 17-23 Jacaranda Subdivision
Preliminary/Final PUD Plan
Final Plat of Subdivision
Rezoning from the SR-2 PUD (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District for future Lots 16 and 22 of the proposed Jacaranda Subdivision (the Hawk Hollow Elementary School Site),
Special Use Permit for a Planned Unit Development
PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from DuPage County Economic Development and Planning

Petitioner Greg Berna (representing U-46) 2359 Lake Avenue, Crystal Lake, Il was sworn in by J. Lemberg.

R. Grill stated the subject property was **annexed** to the Village in 1986. In 1998 - A application for the Jacaranda Estates Subdivision consisting of 49 single family lots and the rezoning of the subject property from ER-1 to SR-3 (8,100 sq. ft. lots) was filed with the Village. This application was **denied** by the Village Board primarily because the 8,100 sq. ft. lot was not consistent with the trend and character of the area, perhaps looking for larger lots.

In 2000, the Property owner sued the Village. On May 16, 2000 the Village entered into a Consent Decree to settle the lawsuit filed by the Owner against the Village. Also in May 2000 the property was rezoned from ER-1 to the SR-2 District, a Preliminary Plat of Subdivision was approved for 43 single family lots.

In 2001 School District U-46 purchased the Subject Property from the property owner and petitioned the Village for Site Plan approval for a proposed Elementary School. The Site Plan included the construction of Jacaranda Drive. This site plan was approved on July 5, 2001.

In October, 2001, School District U-46 filed a Final Plat of Subdivision for the Jacaranda Subdivision (15 single family lots) and a Special Use Permit for wetlands on the Subject Property which was approved by Ordinance #2001-126 (*An Ordinance Approving the Final Plat and Special Use for Wetlands for the Jacaranda Subdivision*).

In 2002, U-46 constructed the Hawk Hollow Elementary School and conducted a public auction to sell off the balance of the property to a residential builder to construct the 15 lot subdivision. Also in 2002, DuPage County Department of Environmental Concerns (DEC) requested a Conservation Easement to be recorded on the Subject Property for the future protection and maintenance of the wetland and wetland buffer area.

In 2003, there was successful bidder from the public auction but said bidder decided not to move forward on the project. As a result, an Intergovernmental Agreement Regarding Certain Drainage and Wetland Maintenance and Conservation Obligations for the Jacaranda Subdivision was approved between the Village and U-46.



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

In August, 2009, the DEC signed off on the Wetland Enhancement Summary for the Gerber Road/Hawk Hollow Elementary School.

As of 2017, a Preliminary Subdivision was approved as well as a Final Subdivision, but they were never recorded and construction never commenced. In accordance with The Bartlett Subdivision and PUD Ordinance they had one year to start construction. No extensions were requested or granted therefore, all plans became null and void.

Today, the Petitioner is requesting A Preliminary/Final PUD Plan and a Final Plat of Subdivision for 15 single family lots. This also includes the Hawk Hollow Elementary School site and a small remnant parcel located at the southwest corner of the subject property (future Lot 22). The School District is requesting to rezone the school lot and lot 22 to a P-1 (Public Lands) Zoning District. A Special Use Permit for a Planned Unit Development (PUD) is also being requested to allow for modifications from the SR-2 bulk requirements that were previously granted in the Consent Decree and are outlined in the staff report for several of the lots.

No changes are being proposed to the Hawk Hollow Elementary School site or the access off of Gerber Road (the existing Jacaranda Drive). As shown on the subdivision plat, Winston Lane in the existing Hawk Hollow Subdivision to the north will be extended southward through this subdivision and would connect to the existing Benson Drive to the southeast in the existing Fairfax Commons Subdivision.

The 80' wide future Fair Oaks Road right-of-way would be dedicated with the recording of this Plat of Subdivision and follows the Village's Future Land Use Plan and Thoroughfare Plan road alignment. The Village, however would not construct this roadway until the entire ROW has been obtained and when funds become available.

Stormwater and detention would be located on Lots 18, 19 and 21 which would be owned and maintained by the Homeowner's Association (HOA) with Lot 20 consisting of an existing wetland, a 50' wetland buffer and a Tree Preservation Easement. No lots will encroach within the wetland or wetland buffer and existing trees located along the north property line of Lot 20 would be preserved. In addition, the builder and HOA will be required to comply with all of the DuPage County requirements pertaining to the wetland.

This Final Subdivision Plat is consistent with the approved plat from 2001, however the original plat was never recorded and never constructed. In accordance with the Village's Zoning Ordinance, once a Final Plat/PUD Plan is approved, construction must commence within one year from the approval date. The Petitioner is requesting an Extension to allow two years rather than the one year time frame for construction to commence since the School District must follow certain state mandated guidelines, which includes conducting a public auction for the sale of the subject property. The extension is not part of this commission's purview. The Village Board will need to hear the request for the extension.

Once the School District sells the property to the successful bidder, engineering plans will be completed and then submitted to the Village for review. Other documents required by the Village (i.e. Public Improvement Completion Agreement, Sureties, Covenants, etc.) will also need to be submitted for review prior to construction commencing.



Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017

Staff recommends approval of the Petitioner's requests subject to the conditions and Findings of Fact outlined in your report. The Petitioner is present if there are any questions or comments.

J. Lemberg stated the packet shows an approved site plan from 2001 and Exhibit B, a Final Plat of subdivision that shows part of the road north of Jacaranda Drive as Gerber. **J. Lemberg** asked if this will be officially changed to Fair Oaks. **R. Grill** stated the original Plat was never recorded and could have been just an error, on the new Plat, it will show it as Fair Oaks Road.

J. Lemberg asked if anyone on the Commission had any questions or comments.

M. Hopkins stated per the report, it states this Plat is in substantial conformance to what was presented previously. **M. Hopkins** asked **R. Grill** to describe the variances. **M. Hopkins** asked how is this different than what was presented before. **R. Grill** stated this provides more details on this Plat. Staff worked very closely with the School District to ensure the requirements of **today** were met. DuPage County requirements of the wetlands and the labels that are placed on the wetland lot are different than they were in 2001. The wetland 50 ft. buffer has also been labeled and the wetland has been outlined. The dimensions are as identical as possible to the original dimensions provided to us sixteen years ago. No rights- of- way changes; they are all identical. Lot 22 may be a new number. This has all been clarified in detail on the new Plat.

A. Hopkins questioned why connect Fair Oaks Road to Gerber Road. **R. Grill** stated back in 1990 when the subdivision to the east, Fairfax Commons was built, Fair Oaks Road, was located south of Army Trail in Carol Stream. This future roadway extension aligned with Fair Oaks Road and was recorded with this subdivision. They set aside a right-of-way that starts out 80' wide and then narrows on the recorded plat. This subdivision complied with the Thoroughfare Plan and began this collector that would travel north over the tracks to the Silvercrest Subdivision. **A. Hopkins** asked if this is something that will get done or could it be changed. **R. Grill** stated this would depend on whether the funding is available. The Village cannot construct this roadway until the entire ROW has been obtained. Several factors are involved. **A. Hopkins** stated looking at this it looks as a cut through with a strange intersection at Gerber and Fair Oaks when they connect.

J. Lemberg asked if anyone had any questions for staff.

T. Ridenour wanted to clarify that the Homeowners Association will maintain ownership and maintenance of lots 19, 20 and 21. **R. Grill** stated they will maintain lots 18, 19, 20 and 21. The School District will maintain lot 22.

G. Berna, Petitioner, was sworn in by **J. Lemberg**. **G. Berna** had nothing to add to the report.

J. Lemberg asked if anyone from the Board have any questions for the Petitioner. No one came forward.

The **Public Hearing** portion of the meeting was then opened to the Public.

Steve Hendrickson, of 1623 Fairfax Lane, had concerns regarding the traffic flow for drop off and pick up at Hawk Hollow School. The traffic on Jacaranda is backed up almost to Gerber. The plan for extending Fair Oaks is a nightmare with the playground being right there. **S. Hendrickson** also had concerns about the wetland portion by Penny Lane. Will this be rezoned? **R. Grill** stated the wetland buffer is required by DuPage County, which will be officially recorded if this is approved.



**Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017**

S. Hendrickson stated there is a sign at the end of Benson saying this is a wetland, no dumping etc. There is a cut through that is used daily, mulch and things are put there because of the constant traffic. One of the concerns is how will this be extended if it's a wetland. **R Grill** stated there is an existing larger pond area on Penny Lane that is not on this property. The wetland area that **S. Hendrickson** is concerned about is already existing and is a park. Schrader Park is the park land. **R Grill** stated with this development there will be a sidewalk connection to the street giving easier access. **S. Hendrickson** stated the traffic pattern out of the school is a nightmare with traffic backing up to Gerber. If they extend Winston through to Penny there will be three different routes getting into the school. Parents don't always treat each other nicely during pick-ups and drop offs. The school lot doesn't have enough parking for the parents and adding homes, traffic is a big concern. **S. Hendrickson** stated his last concern was if a developer has to provide a playground. At the moment they are trying to raise money to upgrade Hawk Hollow playground and it would be nice if the developer could kick in some money for this project. **R Grill** stated the Park District will look at this subdivision and they may request this, however, this is a separate district and taxing body. **R Grill** asked **G. Berna** if the School District talked to the Park District. Also, if **G. Berna** could address the traffic issues at the school for **S. Hendrickson**. **G. Berna** stated there will be a new drive that should give better flow through the lot once the design is complete that will help with the day to day traffic. **S. Hendrickson** stated the traffic will be able to get in two different ways which will cause a huge bottle neck unless this made a one way or no turns at certain times of days. If the extension of Fair Oaks goes in that will make things worse and that is a concern. **G. Berna** stated he cannot comment on the Fair Oaks extension because it something that will be done in the future. However, there should be better flow because it's a dead end road. **S. Hendrickson** asked if a second entrance is proposed for the lot at Hawk Hollow. **G. Berna** stated yes, the current drive will be relocated. **S. Hendrickson** asked if he should take his questions to the School District. **G. Berna** stated no, this will be part of the requirement with the sale of the lot. Once the School District gets approvals then the lot will be auctioned off. **S. Hendrickson** thanked everyone for their time.

J. Lemberg asked if anyone else from the audience had any questions or comments. No one came forward.

The **Public Hearing** portion of the meeting was closed.

J. Lemberg asked if anyone on the Commission had any questions or comments for Staff or the Petitioner. No one came forward.

J. Lemberg then asked for a motion to approve the Petitioner's requests for a Preliminary/Final PUD Plan, Final Plat of Subdivision, Rezoning from the SR-2 PUD Zoning District to the Public Lands Zoning District for future Lots 16 and 22 and a Special Use Permit for a Planned Unit Development, the conditions and Findings of Fact.

Motioned by: T. Connor
Seconded by: J. Miaso

Roll Call

Ayes: T. Ridenour, T. Connor, J. Allen, J. Miaso, J. Kallas, M. Hopkins and A. Hopkins
Nays: None

The motion carried.



**Village of Bartlett
Plan Commission Meeting Minutes
December 14, 2017**

Old Business/ New Business

R. Grill stated as of now there aren't any items for a January meeting, however we may be very busy in the spring.

Motion to adjourn.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Motion Carried

The meeting was adjourned at 7:30 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
18-008

DATE: January 25, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
RE: **(#17-24) Southwest corner of W. Lake Street and Route 59**

PETITIONER

The Village of Bartlett

SUBJECT SITE

Southwest corner of W. Lake Street and Route 59. Two Parcels: the East Lot (3.6 Acres), and the West Lot (7.2 Acres)

REQUESTS

(a) Annexation of the East Lot (3.6 Acres)

(b) Rezoning the East Lot (3.6 Acres), upon annexation, and the West Lot (7.2 Acres) from the ER-1 (Estate Residence) to the B-4 (Community Shopping) Zoning District

SURROUNDING LAND USES

<u>Subject Site</u>	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
	Vacant Bldg.	Commercial	ER-1, C-8**
North	Multi-Family	Townhouse Residential*	R-5*
South	Vacant	Commercial	B-4
East	Ramp	Ramp to Rt. 59/Lake St.	ER-1 (east of Route 59)
West	Vacant	Commercial	ER-1

*Streamwood- General Residential

**Unincorporated Cook County- Intensive Commercial District

HISTORY

1. This site is comprised of two lots, the **East Lot (3.6 Acres)** and the **West Lot (7.2 Acres)**.
2. On September 4, 1990 the Village of Bartlett **annexed the West Lot (7.2 Acres)** per Ordinances 1990-82 and 1990-83. This property was part of the Route 59 and

Lake Street improvements by IDOT and the former Groh Camping site. Upon annexation the West Lot was zoned ER-1.

3. On October 19, 2004 the Village of Bartlett per Ordinances #2004-149 and #2004-150 approved and designated the Route 59 and Lake Street Redevelopment Project Area on the **West Lot** as a precursor to Ordinance #2004-151 creating a tax increment finance (TIF) district for properties located at the southwest corner of Lake Street and Route 59, of which the west lot was included.
4. The **East Lot** was purchased by the Village of Bartlett in 2005 but it was never annexed or developed. It was purchased as part of a land assembly for the opportunity to establish a commercial lifestyle shopping center.
5. The Village of Bartlett has been marketing these lots for commercial development and has recently hired SVN Commercial Real Estate Advisors to sell the lots.

DISCUSSION

1. The Village is requesting to **Annex** the **East Lot** (3.6 Acres). The **West Lot** (7.2 Acres) is within the corporate limits and currently zoned ER-1.
2. The Village is also requesting to **Rezone** the **East Lot** (upon annexation) and the **West Lot** from the ER-1 (Estate Residence District) to the B-4 (Community Shopping District).
3. A vacant building and parking lot are located on the **West Lot**.

RECOMMENDATION

1. The Staff recommends **approval** of the rezonings subject to the following conditions:
 - A. Building permits shall be required for all future construction activities;
 - B. The future owner of the property shall prepare and submit a Public Improvement Completion Agreement to the Village for review and approval by the Village Attorney.
 - C. Zoning Map to be updated.
 - D. Annexation Plat to be recorded.
2. Background materials are attached for your review and consideration.

alz/attachments

\\vhfs\vhusers\comdev\mem2018\008_SW Lake and 59_pc.docx

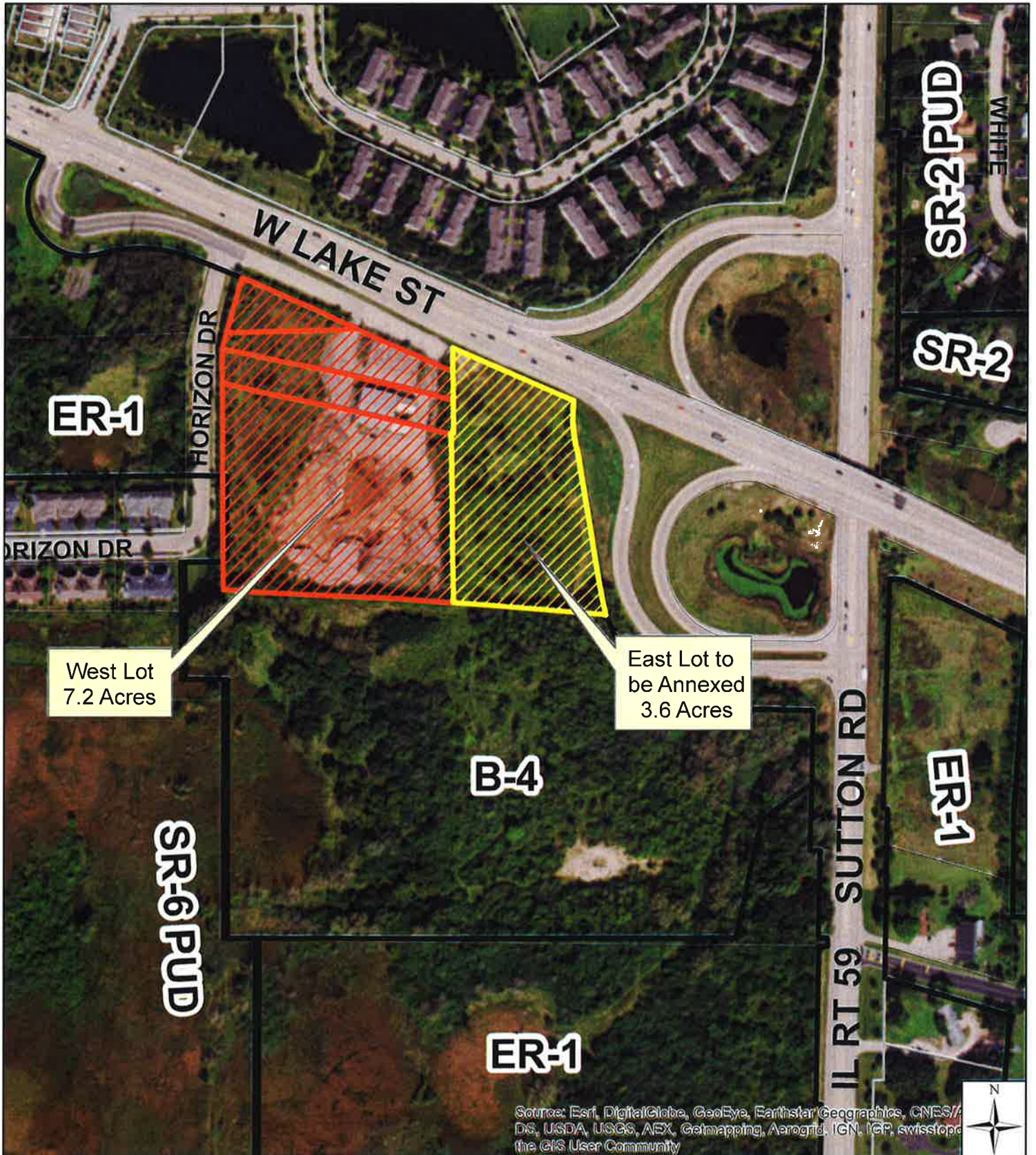
ZONING/LOCATION MAP

Village of Bartlett

Case #17-24 - Annexation and Rezoning

PINs: 06-28-400-014, 06-28-204-002, 06-28-400-016

06-28-400-018 & 06-28-400-019



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



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 17-24

RECEIVED
COMMUNITY DEVELOPMENT
NOV 06 2017

VILLAGE OF
BARTLETT

PROJECT NAME SW Corner of W. Lake Street & Route 59

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Village of Bartlett

Street Address: 228 S. Main Street

City, State: Bartlett, IL

Zip Code: 60103

Email Address: azubko@vbartlett.org

Phone Number: 630-540-5934

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Village of Bartlett

Street Address: 228 S. Main Street

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-0800

OWNER'S SIGNATURE: _____ Date: _____

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning ER-1 to B-4
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? 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: SWC Lake and Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-400-014; 06-28-204-002; 06-28-400-0

Zoning: Existing: ER-1
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: B-4

Proposed: Commercial

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

Acreage: 10.72

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney

Engineer

Other

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: Paula Schumacher

PRINT NAME: PAULA Schumacher

DATE: 1/20/18

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: _____

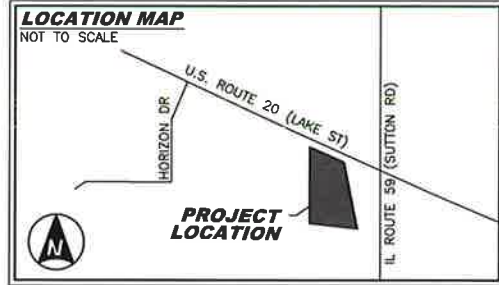
ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____



PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT

PROPERTY DESCRIPTION:

THAT PART OF THE EAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28, THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1197.24 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 73.92 FEET, THENCE SOUTH 76 DEGREES 41 MINUTES EAST, A DISTANCE OF 601.56 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 375.79 FEET, THENCE SOUTH 85 DEGREES 20 MINUTES EAST, A DISTANCE OF 360.0 FEET, THENCE NORTH 0 DEGREES 14 MINUTES WEST, A DISTANCE OF 264.20 FEET TO THE CENTER LINE OF THE CONNECTING ROAD BETWEEN U.S. ROUTE 20 AND STATE ROUTE 59, THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 281.9 FEET, A DISTANCE OF 287.9 FEET TO THE SOUTHERLY LINE BEING OF U.S. ROUTE 20, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2342.01 FEET, A DISTANCE OF 312.80 FEET, THENCE SOUTH 0 DEGREES 14 MINUTES EAST, A DISTANCE OF 224.21 FEET, THENCE NORTH 76 DEGREES 41 MINUTES WEST, A DISTANCE OF 3.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE AFORESAID PROPERTY LYING WITHIN THE RIGHT OF WAY OF THE CONNECTING ROAD BETWEEN U.S. 20 AND ROUTE 59, BEING SITUATED IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF SOUTH 0 DEGREES 08 MINUTES 38 SECONDS EAST ON THE WEST LINE OF SAID NORTHEAST 1/4 2,662.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 THENCE NORTH 88 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1768.60 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE 20, SAID POINT BEING ON A 2,296.05 FOOT RADIUS CURVE THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 21 DEGREES 17 MINUTES 07 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 263.98 FEET, CENTRAL ANGLE 6 DEGREES 35 MINUTES 15 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 36.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, CENTRAL ANGLE 65 DEGREES 56 MINUTES 41 SECONDS TO A POINT OF REVERSE CURVATURE (SAID POINT OF REVERSE CURVATURE BEING ON THE WESTERLY LINE OF THE CONNECTING ROAD BETWEEN U.S. ROUTE 20 AND STATE ROUTE 59) THENCE (THE FOLLOWING 2 COURSES BEING ALONG THE WESTERLY LINE OF SAID CONNECTING ROAD) ALONG A 299.72 FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTRAL ANGLE 21 DEGREES 39 MINUTES 31 SECONDS 113.30 FEET TO THE POINT OF BEGINNING, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 197.92 FEET, CENTRAL ANGLE 37 DEGREES 50 MINUTES 06 SECONDS; THENCE SOUTH 0 DEGREES 22 MINUTES 38 SECONDS EAST 224.28 FEET, THENCE NORTH 85 DEGREES 28 MINUTES 35 SECONDS WEST 16.30 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 67 DEGREES 36 MINUTES 19 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 59.59 FEET, CENTRAL ANGLE 11 DEGREES 22 MINUTES 53 SECONDS, THENCE NORTH 11 DEGREES 00 MINUTES 57 SECONDS WEST ALONG TANGENT 340.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO INCLUDING THAT PART OF IL ROUTE 59 (SUTTON ROAD) AND U.S. ROUTE 20 (LAKE STREET) LYING ALONG AND ADJOINING THE ABOVE DESCRIBED PROPERTY NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF BARTLETT.

ALL THE ABOVE DESCRIBED PROPERTY CONTAINS 151,520 SQUARE FEET OR 3.478 ACRES OF LAND MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THE VILLAGE OF BARTLETT IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE SUBJECT PLAT OF ANNEXATION, AND HAVE CAUSED THE SAME TO BE SURVEYED, DEPICTED AND LEGALLY DESCRIBED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE OF BARTLETT
228 S. MAIN STREET
BARTLETT, ILLINOIS 60103

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE

OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS _____ DAY

OF _____ 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK

PLAT PREPARED FOR AND SUBMITTED BY:

CLIENT:

VILLAGE OF BARTLETT

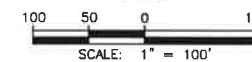
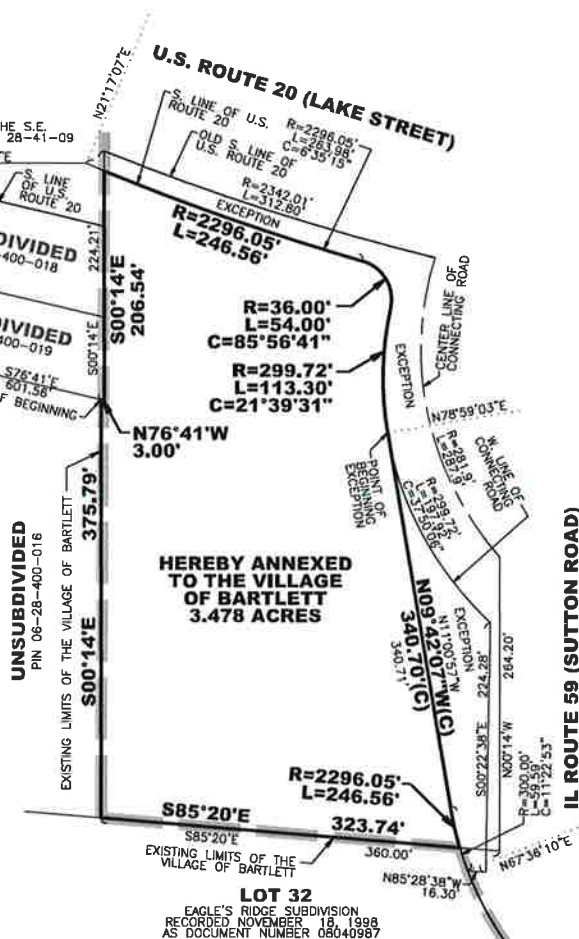
2228 S. MAIN STREET
BARTLETT, IL 60103



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

AFTER RECORDING MAIL TO:

MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



LEGEND:

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- - - SECTION LINE
- VILLAGE LIMIT LINE
- R= RADIUS
- L= ARC LENGTH
- C= CENTRAL ANGLE
- (C) CALCULATED

P.I.N.:

06-28-400-014

NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON IS FROM A WARRANTY DEED RECORDED OCTOBER 27, 2004 AS DOCUMENT NUMBER 0430102198.
- ALL DIMENSIONS, BEARINGS AND ANGLES ARE RECORD BASED ON WARRANTY DEED RECORDED OCTOBER 27, 2004 AS DOCUMENT NUMBER 0430102198.
- ZONING INFORMATION SHOWN HEREON IS BASED UPON THE VILLAGE OF BARTLETT, ILLINOIS OFFICIAL ZONING MAP 2017 ADOPTED ON FEBRUARY 21, 2017.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS PLAT WAS PREPARED FROM EXISTING PLATS AND RECORDS BY MACKIE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002894, UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR FOR THE PURPOSE OF GRANTING AN EASEMENT AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID EXISTING PLATS AND RECORDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

DALE A. GRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2018

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	
DRAWN	GKF
APPROVED	DAG
DATE	01/26/18
SCALE	1"=100'

**PLAT OF ANNEXATION
SOUTHWEST CORNER OF LAKE STREET
AND SUTTON ROAD
UNINCORPORATED COOK COUNTY, ILLINOIS**

SHEET	
1	1
PROJECT NUMBER:	3416
© MACKIE CONSULTANTS LLC, 2018 ILLINOIS FIRM LICENSE 184-002894	

1/26/2018 6:25:43 PM N:\3416\Survey\Proposed\Final\3416-Plat of Annexation.plt