

# **VILLAGE OF BARTLETT**

## **COMMITTEE AGENDA**

**OCTOBER 6, 2015**

### **PLANNING & ZONING**

1. Bartlett Point West
2. Spring Lakes Playground and Parking Site Plan

### **FINANCE & GOLF**

1. Golf Simulator



# Agenda Item Executive Summary

Item Name (Case #14-27) Bartlett Pointe West Committee or Board Village Board Committee of the Whole

<b>BUDGET IMPACT</b>			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		
<b>EXECUTIVE SUMMARY</b>			
<p>The Petitioner is requesting the following:</p> <ul style="list-style-type: none"><li>(a) Approval of the 5<sup>th</sup> amended annexation agreement</li><li>(b) Preliminary/Final Subdivision Plat,</li><li>(c) Preliminary/Final PUD Plan,</li><li>(d) Rezoning from PD-Townhomes to Single Family SR-4 PUD (Suburban Residence - Single Family),</li><li>(e) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and</li><li>(f) a Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses (2-5 dwelling units/net acre)</li></ul>			
<p>The Plan Commission conducted the public hearing and reviewed the Petitioner's request at their meeting on September 10, 2015. The Commission recommended <u>approval</u> subject to the conditions and Findings of Fact outlined in the Staff Memo.</p>			
<b>ATTACHMENTS (PLEASE LIST)</b>			
CD Staff Memo, 9/10/15 Plan Commission Minutes, Applicant Cover Letter, Application, Location Map, Multi-Family/Townhome Plan, Preliminary/Final Plat of Subdivision and PUD Plan, Landscape Plan and the Future Land Use Plan			
<b>ACTION REQUESTED</b>			

For Discussion Only  X  to discuss the project and forward to the Village Board for a final vote.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff: Jim Plonczynski, Com Dev Director

Date: September 25, 2015

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-186**

DATE: September 25, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-27) Bartlett Pointe West**

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**PETITIONER**

Rich Guerard on behalf of Reliable Materials Corporation of Illinois (RMI)

**SUBJECT SITE**

East side of Southwind Blvd., South of West Bartlett Road (approximately 1,050 feet east of Route 25)

**REQUESTS**

- a) Approval of the 5<sup>th</sup> amended annexation agreement
- b) Preliminary/Final Subdivision Plat,
- c) Preliminary/Final PUD Plan,
- d) Land Use changes from PD-Townhomes to Single Family SR-4 PUD (Suburban Residence – Single Family),
- e) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and
- f) A Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses (2-5 dwelling units/net acre)

**SURROUNDING LAND USES**

<b><u>Subject Site</u></b>	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
	<b>Vacant</b>	<b>Mixed Use Bus. Park</b>	<b>PD</b>
North	Blue Heron Business Park	Mixed Use Bus. Park	PD
South	Koehler Fields	Open Space	P-1
East	Single Family	Suburban Residential	PD
West	Vacant	Mixed Use Bus. Park	PD

**SITE HISTORY**

This property was zoned PD (Planned Development) and complied with the Comprehensive Plan which identified this site for commercial, office and industrial uses until the annexation agreement was amended to allow Multiple Family/Townhomes by Ordinance #2009-36 for the **Bartlett Pointe West Subdivision** (see attached plan). Bartlett Pointe West was a 64 unit townhome development approved as a Preliminary

Subdivision/PUD Plan. A final development plan was never submitted and the project was never built.

A **Concept Plan** was submitted in July 2014 to modify the 64 unit townhome development and change it to a 29 single family home lot subdivision. The Village Board liked the concept and recommended the Petitioner submit a Preliminary/Final Plat & PUD application.

### **CURRENT APPLICATION SUBMITTAL AND DISCUSSION**

1. The Petitioner is requesting approval of the **5<sup>th</sup> Amended Annexation Agreement, a Preliminary/Final Plat of Subdivision, Preliminary/Final PUD Plan and a Special Use for a PUD** for a proposed 29 single family lot subdivision (33 total lots including the Common Areas, Open Space/Detention and a Park Site.) The 8.97 acre site is currently vacant and is located at the southeast corner of West Bartlett Road and Southwind Blvd approximately 1,050 feet west of Route 25.
2. The Petitioner is also requesting to **Rezone** the property from the PD- Planned Development Zoning District to the SR-4 PUD Zoning District. The proposed minimum lot size for this subdivision is 7,500 square feet which most closely matches the SR-4 (Suburban Residence) District with a minimum lot size requirement of 6,000 square feet. (The average lot size is 8,902 square feet.) The **Special Use** request for the Planned Unit Development overlay on the subject property would allow for the following modifications from the bulk regulations:

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

Rear Yard = 25 feet

#### **SR-4 Bulk Regulations**

Rear Yard = 45 feet

3. The Petitioner is requesting one modification from the Subdivision Ordinance to reduce the right-of-way width from the required 66' to 60' for the proposed street. The streets would still meet the required minimum pavement width of 28 feet.
4. The petitioner will also extend the bike path along the northern edge of the development (as requested in the right of way) to tie into the existing bike path system from the east.
5. The Southwind Boulevard street plans have a sidewalk along the east side of the street to connect the bike path along West Bartlett Road to the subdivision and south towards the park.
6. The petitioner proposes to dedicate a 0.36 acre open space including a berm and landscaping to the Bartlett Park District at the south end of the development to add to the existing Kohler Fields and ball field area (Lot 30), and shall pay cash in lieu of land for the balance of its land donation.
7. The Petitioner will be installing a 4' high aluminum fence with stone accent piers along Southwind Blvd and a 4' high fence with a minimum of a 3' tall berm along West



Bartlett Road to comply with the West Bartlett Road Corridor Plan and provide a landscape buffer to help minimize the impact from future non-residential development to the west and reduce the existing noise from West Bartlett Road. It will also provide continuity with other residential developments along West Bartlett Road.

8. Open spaces will be located on the Common Area Lots 31, 32 and 33. These 30' wide and 25' wide lots respectively would serve as a buffer to West Bartlett Road and Southwind Boulevard for the future homeowners. These Common Areas Lots would be maintained by the Homeowner's Association.
9. The Petitioner will be installing one 25' tall streetlight along West Bartlett Road to comply with the West Bartlett Road Corridor Plan. The streetlight will actually be placed in the center median of Southwind Boulevard during time of construction of the street.
10. The Comprehensive Plan currently identifies this site as Mixed Use Business Park. Therefore, the Petitioner is requesting that a **Comprehensive Plan Amendment** to the Future Land Use Plan be made to change the plan to allow for Suburban Residential Uses (2-5 dwelling units/net acre) to coincide with this proposed single family development. The proposed subdivision would have a net density of 4.17 dwelling units/acre and would be in compliance with the proposed amendment to the plan.

### **RECOMMENDATION**

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and Findings of Fact:
  - a. Village Engineer approval of the Preliminary/Final Engineering Plans;
  - b. Installation of an 11' wide bike path to match the existing bike path along the south side of West Bartlett Road in accordance with the West Bartlett Road Corridor Plan and sidewalks shall be provided throughout the Property.
  - c. A 4' high aluminum fence with stone accent piers shall be installed along Southwind Blvd and a 4' high fence along West Bartlett Road to comply with the West Bartlett Road Corridor Plan.
  - d. The developer shall dedicate an approximate 0.36 acre open space including a minimum of a 3' berm and landscaping to the Bartlett Park District at the South end of the development to add to the existing Koehler Fields and ball field area (Lot 30), and shall pay cash in lieu of land for the balance of its land donation.
  - e. The Landscape Plan shall comply with the West Bartlett Road Corridor Plan, except that existing overhead utilities along West Bartlett Road need not be buried (per the Annexation Agreement). The landscaping of the Property shall be provided, planted, completed and maintained in accordance with the Landscape Plan.
  - f. A Disclosure Document will be required for the future homeowners of this proposed subdivision to sign that states they are aware of the existing land uses to the north and west and that these uses emit noise during the day and in some instances late at night. A copy of the Disclosure Document shall be submitted to the Village and attached as an exhibit to the approving Ordinance;

- g. The developer shall prepare covenants, conditions and restrictions for the continued maintenance and upkeep of the common areas and landscape areas for review and reasonable approval by the Village Attorney prior to the recording of the Final PUD Plan and/or Final Plat of Subdivision for the Single Family Property.
  - h. Compliance with or satisfaction of all of the terms and conditions of the Fifth Amended Annexation Agreement.
  - i. Findings of Fact: (Special Use - PUD)
    - i. The proposed single family development is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
    - ii. That the proposed single family 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;
    - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
  - j. Findings of Fact: (Planned Unit Development)
    - i. The Village anticipates updating the Comprehensive Plan to change the Future Land Use Plan from Mixed Use Business to Suburban Residential Uses (2-5 du/net acre) to coincide with the residential trend and character that has been established in the area and which conforms with general planning policies and precedents of the Village;
    - ii. The single family development is a permitted use in the SR-4 PUD Zoning District;
    - iii. The single family 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;
    - iv. The single family development shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
    - v. The single family development shall include impact donations;
    - vi. Adequate utilities and drainage shall be provided for this use;
    - vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
    - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
    - ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.
2. The Plan Commission conducted the public hearing and reviewed the Petitioner's requests at their meeting on September 10, 2015. The Commission recommended **approval** of the Petitioner's request subject to the conditions outlined above and the Findings of Fact.

3. Attached are the Minutes from the Plan Commission Meeting, a copy of the Preliminary/Final Subdivision Plat, the PUD Plan, Landscape Plans, proposed Elevations, the Future Land Use Plan and additional background information are attached for your review.
  
4. If this project is forwarded to the Village Board, a Public Hearing will be conducted on the 5<sup>th</sup> Amended Annexation Agreement and ordinances prepared for a vote on the Preliminary/Final Subdivision Plat, Preliminary/Final PUD Plan, Land Use changes from PD-Townhomes to Single Family SR-4 PUD (Suburban Residence – Single Family) and a Special Use for a PUD (Planned Unit Development) in the SR-4 District.

alz/attachments

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**Village of Bartlett**  
**Plan Commission Meeting**  
**Minutes**  
**September 10, 2015**

Chairman Lemberg called the meeting to order at 7:01 pm.

**Roll Call**

**Present:** J. Lemberg, M. Hopkins, T. Ridenour, J. Miaso, D. Negele, S. Cook, A. Hopkins, J. Kallas, T. Connor (J. Miaso arrived at 7:05)  
**Absent:** None  
**Also Present:** J. Plonczynski, CD Director; R. Grill, Asst. CD Director; A. Zubko, Village Planner

**Approval of Minutes**

A motion was made to approve the minutes of the July 9, 2015 meeting.

**Motioned by:** J. Kallas  
**Seconded by:** S. Cook

**Ayes:** J. Lemberg, M. Hopkins, T. Ridenour, J. Miaso, D. Negele, S. Cook, A. Hopkins, J. Kallas,  
**Nays:** None  
**Abstain:** T. Connor

The motion carried.

**J. Lemberg:** Next item on the agenda is **Case # 14-27**, Bartlett Point West. Looks like we are looking for an approval of the 5<sup>th</sup> Amended Annexation Agreement, Preliminary/Final Subdivision Plan Preliminary/Final PUD Plan, Land Use changes from PD-Townhomes to Single Family SR-4 PUD. Special Use for a PUD (Planned Unit Development) in the SR-4 District, A Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses. Also a Public Hearing. If there is anyone in the audience that is planning on having any comments or questions, we have some forms to fill out. They are back there by the clock. Angela.

**A. Zubko:** Yes. This property is on the east side of Southwind Blvd., south of West Bartlett Road (approximately 1,050 feet east of Route 25). The property was zoned Planned Development and complied with the comprehensive plan which identified the site for Commercial Office and Industrial uses, until the annexation agreement was amended to allow for multi-family town homes in 2009, which was known as the Bartlett Pointe West subdivision. It was a 64 unit townhome development approved as a preliminary subdivision PUD. The final was never actually submitted so the project was never built. A concept plan was submitted in July 2014 to modify the 64 unit townhome development and change it to a 29 single family home lot subdivision also known as Bartlett Pointe West. The Village Board liked the concept and recommended the petitioner submit a preliminary and final plat and PUD application. Now

they have made that submittal and are requesting the approval of the 5<sup>th</sup> Amended Annexation Agreement, Preliminary/Final Plat of Subdivision Plan, Preliminary/Final PUD Plan and a Special Use for a PUD. It is a total of 33 lots which 29 are single family homes. The others are open space detention and a park site. The 8.9 acre site is currently vacant and is located on West Bartlett Road near Rt. 25. They are looking to re-zone from PD to SR-4 with the minimum lot size of 7500 square feet which is closest to SR-4 Residential District, which the minimum lot size is 6000 square feet. The average lot size in this subdivision is 8900 square feet. The special use request is for a Planned Unit Development overlay of the subject property, and would allow for some modification to the bulk regulations. They are only looking for two modifications, the first is the rear yard setback from 45 feet to 25 feet and the other is to reduce the road right of way, from 66 feet to 60 feet. The pavement will still be the minimum of 28 feet. They will also be extending the bike path along the northern edge of the development to tie into the existing bike path system from along West Bartlett Road to the subdivision and then south towards the park, which is Koehler Fields. The petitioner proposes to dedicate a .36 acre open space lot including a berm and landscaping to the Bartlett Park District. They will pay cash in lieu of the land for the balance of the land donation. They have met with the Park District but nothing has been completely finalized as of yet. The meeting will happen soon. They will also be installing a 4 foot high aluminum fence with stone accent piers along Southwind Boulevard. A 4 foot high fence with a berm along West Bartlett Road to comply with the West Bartlett Road Corridor Plans. The petitioner will be installing the street light along West Bartlett Road to also comply with the West Bartlett Road Corridor Plan. The comprehensive plan currently identifies this site as a Mixed Use Business Park. The petitioner is requesting a comprehensive plan amendment for future land use be made to change the plan to allow for this proposed single family use to coincide with the proposed single family development. The proposed subdivision would have a net density of 4.17 dwelling units to the acre and would be in compliance with the proposed amendment to the plan. Staff recommends approval of the petitioner's requests subject to the findings of fact and the nine conditions that are outlined in your report. At the end of the Power Point if you would like to scroll, there are some elevations of the proposed homes. This is actually the current Bartlett Point Subdivision which is east, if you can highlight where this will go, this will go directly west of that detention area in that vacant parcel right there. The layout of the actual subdivision, the landscape plan, showing the fencing. The next few are just some of the proposed elevations of some of the houses, there are quite a few slides if you just want to run through those. The petitioner is present, and I will have them come up at this time and add anything I may have missed.

**J. Lemberg:** This being a public hearing, do we have the notifications from the cards?

**A. Zubko:** Yes, we do.

**J. Lemberg:** Is the petitioner here this evening?

**R. Guerard:** Good evening, my name is Rich Guerard. I represent the owner Reliable Material.

**J. Lemberg:** Are you the only one speaking tonight? Or is someone else? I need to swear you in. You swear the testimony you are about to give is true and accurate to the best of your knowledge?

**R. Guerard:** I do.

**J. Lemberg:** Ok, state your name please.



**R. Guerard:** My name is Rich Guerard. Kevin Matray is with Mackie Consultants, he is the project engineer. I have had him come to answer any questions on engineering that anyone might have. I'll be very brief. Angela did a very good job, complete job of talking about the project and showing what it is. The only two comments I would make briefly are about the two things we requested, one is the 60 foot right of way. When you look at the plan you will see that it's basically a long cul-de-sac and then a short street the other way. There is no through traffic. There are other places with 60 foot rights-of-way. There is still room for parking on the street and if anything it's a benefit because there is less pavement to maintain and take care of. It's sufficient, the Fire Department has looked at it and everything else. That's one thing we were asking for, and the second one has to do with the setback. We did show a slide there that is showing this. We are also the developer of Bartlett Point which is the subdivision just to the east. In that project we had lots of 62' X 135' and this subdivision there is some that are 60' X 135' and some that are 62' X 135'. The homes will be compatible to the subdivision that we have already completed, in fact some of the same houses were proposing will be built there. What I wanted to show is that you can see on the far west side that's where the property would be built. The 9 acres is where we are proposing is now 29 houses, single family homes. They back up against the detention on the east, the park on the south and mixed use is on the west. There's also berming, fencing and landscaping on the west, along with the north, south and the park. It will have no negative impact what so ever on the subdivision or the property to the east. It's very much an extension of that subdivision and it very comparable with it. I want to point out that at the southeast of the project, when we came through on concept plan we had 30 lots, and that was a lot. The Park District requested that we eliminate that lot and dedicate that to the Park District, which we have done. Now the plan is 29 single family lots rather than 30. As Angela said the balance will be made up with cash contribution. That is the summary of the project. I would be happy to answer any questions anyone would have and go from there.

**J. Lemberg:** Any members on the commission have any questions?

**J. Miaso:** What price point is this going to be?

**R. Guerard:** I believe it will be between \$320,000 and \$350,000.

**M. Hopkins:** What drives the need to request the rear yard reduction from 45 feet to 25 feet?

**R. Guerard:** Buyers interest/desires have changed over the years. When we did the other subdivision about seven years ago it had a 30 and 35 foot setback in the rear. What this will allow us to do is have some more age targeted homes, some ranch, some with master bedrooms on main floor that tend to be extended back and also allow some first story living and still have a reasonable size home. The buyers don't really want a bigger back yard to take care of. It doesn't negatively impact any of the properties anywhere around them. We wanted to have that ability to do ranch homes.

**M. Hopkins:** In the reduced right of way situation, does engineering say that the parkway that is left over, is there enough room for street trees?

**A. Zubko:** Yes, they do.

**J. Kallas:** What is the property next to you, is that a mine? That open deep area?

**R. Guerard:** Not anymore, it was when you see the old plans.



**J. Kallas:** That's your property, but what's across the way?

**R. Guerard:** I'm sorry, which direction?

**J. Kallas:** West.

**R. Guerard:** West, it is now a mixed use. Reliable Material's Corporation actually has their office building on that property to the west. That will be developed mixed use with some commercial and some offices. You will see on the west side of this project is Southwind Boulevard, it connects to the park. It doesn't go through right now. The earthwork is in the process of being done. As you can see on the Power Point there is going to be a street built there that connects with Koehler Park and West Bartlett Road. This project will be to the east of that and west of that, the remainder of this property or project, will be office and commercial.

**J. Kallas:** Is that level with yours or is that deep?

**R. Guerard:** It's level, because it's being filled. In fact it's close to completion now, it was lower, or deep just like this project, Bartlett Point (East) subdivision, and it was the same thing. It's been filled and it will be level all together.

**J. Kallas:** Just wondering if this was a deep well.

**R. Guerard:** Oh no, it will be all be level.

**S. Cook:** It used to be a quarry.

**M. Hopkins:** Sorry I forgot my third one. There seems to be a second curb cut that is shown on these exhibits next to the one you are proposing, off of Southwind Drive. In fact I think it may be even colored in on the exhibit maybe not. On our exhibits, it looks like there is some sort of existing stub curb cut just to the north of your curb cut off on Southwind.

**R. Guerard:** It could be an old easement on the plats that hasn't been changed. What's intended to be built is 2 entrances.

**M. Hopkins:** It doesn't exist now, does it need to be removed?

**R. Guerard:** No.

**J. Kallas:** I have never really been to Koehler Park, but do they have a regular park other than soccer fields, baseball fields? For kids?

**R. Guerard:** If you look at the southeast there is actually a park right there that has playground equipment that is connected to the Bartlett Point West subdivision. There is a bike path on the east side that we put in as part of the other project that connects that park.

**J. Kallas:** Thank you.

**R. Guerard:** It's too late to give you a short answer but the short answer is yes. Yes sir.

**T. Ridenour:** I have a question about lots 31 & 32. What side of the road are they on? It looks like they are on the west side.

**R. Guerard:** Part of the issue is on the concept plan that we presented, what is shown up here on the screen right now is the current plat.

**T. Ridenour:** Is that where your berming is?

**A. Zubko:** Yes, that is where the open space is along Southwind.

**R. Guerard:** One will be dedicated to the park, the one on the far east, that's going to the park district. It's the south end of the subdivision. Let me grab a plat.

**J. Plonczynski:** The other 2 lots are going to be an open space area that he is going to landscape to provide some buffering between the subdivision, the road and then non-residential to the west.

**R. Guerard:** There is a berm that goes in there with landscaping and a fence.

**T. Ridenour:** Will sidewalks lie within those lots?

**A. Zubko:** No, no side walk there.

**J. Plonczynski:** Sidewalks are just within the internal areas and then coming out to the street.

**A. Zubko:** The sidewalk along Southwind will be in the right of way, not in these lots. These will be maintained by the HOA.

**D. Negele:** They are going to have a Home Owners Association for that?

**R. Guerard:** Yes.

**D. Negele:** Are they going to have restrictions on fencing? Are you providing a fence that is going along the side?

**R. Guerard:** We are building that as part of the development. The HOA will maintain it.

**J. Lemberg:** Anyone else have any further questions?

**A. Hopkins:** Just a quick question. Storm water, is that all going to drain into that retention pond that is just to the east of it?

**R. Guerard:** Actually the storm water retention pond has already been built and is located in a different location that this project goes into. If you would like more details I'll ask Kevin Matre who is our engineer to stand up here.

**A. Hopkins:** I would be interested.

**K. Matray:** Good Evening. There is already existing regional retention for this whole area. That pond there is also connected with the pond down in the Kohler ball fields.

**A. Hopkins:** Ok.

**K. Matray:** This is also connected with the pond on the other side of Rt. 25, on the parcel over there. So all three actually work in conjunction providing appropriate retention for that whole area to be completely built out. So that retention has been accounted for.

**R. Guerard:** I should mention we did do a storm water study just for this, which has been submitted and reviewed by the city.

**A. Hopkins:** Ok, there hasn't been any flooding or any problems in the past with this?

**A. Zubko:** No, it has all been vacant until recently when they started to do all of the reclamation in that area. But we haven't received any phone calls of any water on the east side or anything.

**A. Hopkins:** Ok.

**J. Lemberg:** Any further questions?

**T. Ridenour:** Clarify for me, there are no sidewalks along the western boundary along Southwind Boulevard?

**A. Zubko:** There is, but it is not part of this subdivision. It is part of the Southwind Boulevard road construction plan.

**R. Guerard:** There will be a bike trail across the north that connects to the sidewalks that run right along the west and then also connect to a bike path that runs along the east. So it's on all 3 sides.

**J. Miaso:** How large are these homes going to be? Square footage, living area?

**R. Guerard:** The plans are between 1900 square feet and 2400 square feet. They are proposing one plan that is larger that might be closer to 2800 square feet.

**J. Miaso:** And they will all be in in the \$320,000 to \$350,000 price bracket?

**R. Guerard:** That's the plan right now, we haven't priced out the houses to know exactly what they are going to cost. That should be the range.

**J. Lemberg:** If there are no further questions I would like to open this portion to the public. Is there anyone in the audience that has a comment, question? Anyone at all in the audience? Comments or question? Close the public portion of the meeting. Members of the commission have any further comments? Then I guess we are looking to recommend approval of the petitioner's requests subject to the conditions and the findings of facts. I read them all at the beginning, do you want me to read them again?

**J. Kallas:** I'll make a motion.

**D. Negele:** There you go.

**Motioned by:** J. Kallas  
**Seconded by:** D. Negele

**Motioned carried for Bartlett Point West.**

**J. Lemberg:** Is there any further discussion? Secretary, call roll please.

**D. Fuentes:** J. Miaso, J. Kallas, D. Negele, S. Cook, A. Hopkins, T. Conner, M. Hopkins, T. Ridenour



GUERARD, KALINA & BUTKUS  
ATTORNEYS AT LAW

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT - 7 2014

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October 2, 2014

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

Re: Bartlett Pointe West Planned Development Application with Exhibits  
Preliminary & Final Engineering and Plat

Dear Mr. President and Board of Trustees

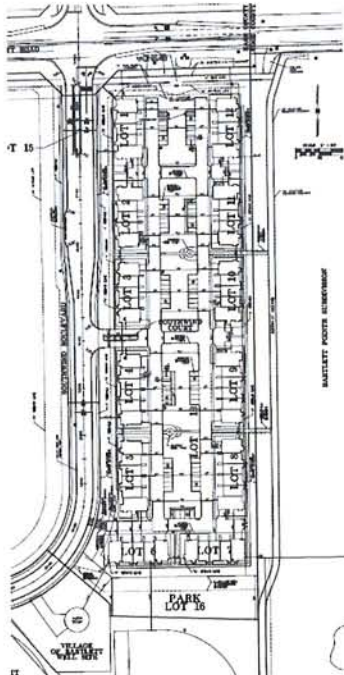
Bluff City, LLC and Bluff City Limited Partnership ("Bluff City"), the owner of the approximately 8.97 acres at the southeast corner of West Bartlett Road and Southwind Blvd in the Village of Bartlett, is submitting its application for an amendment to its current Planned Unit Development to permit its proposed project, of Bartlett Pointe West planned as 30 Single Family Homes.



This property was the subject of an amendment to an annexation agreement to allow Multiple Family/Townhomes by Ordinance #2009-36 for the Bartlett Point West Subdivision and is zoned in the Village PD (Planned Development) with an approved plan and preliminary engineering with 64 townhomes. This zoning use is equivalent to SR-5 in the Village zoning code. RMI is proposing amending the PD to permit 30 single family homes. This zoning use is equivalent to SR-4 in the Village zoning code.

EXISTING PLAN 64 TOWNHOMES

CONCEPT PLAN 30 SINGLE FAMILY HOMES

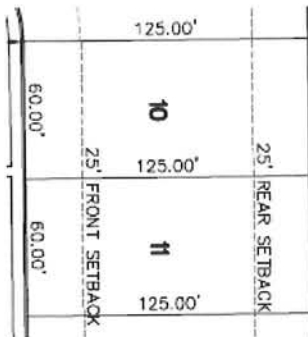




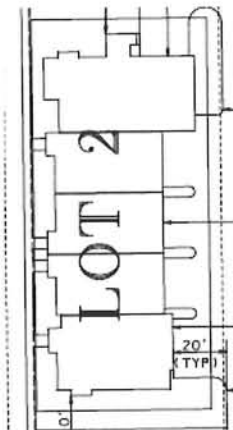
The primary reason for the requested change in use and reduction of density for the property is the change in the housing market. The 64 townhomes for the property were approved by the Village in January of 2008. Everyone is aware of the dramatic crash of the housing market resulting in the equivalent of a real estate depression for newly constructed homes. It has been more than 6 years since the Village approvals of the townhomes and there is still not sufficient market demand for rear-entry townhomes to make the project economically feasible to build. There is however sufficient demand for single family homes for a successful project.

The SR-4 zoning will still provide for a transitional use between the single family homes to the east, the Bartlett Pointe Subdivision and the commercial property to the west. We were also the developer of the Bartlett Pointe Subdivision. The Bartlett Pointe West single family homes will be very compatible and will complement and be a good neighbor for the single family homes to east. The existing Bartlett Pointe Subdivision has typical lots of 65' x 125' (8,125 s.f.) and 65' x 135' (8,775 s.f.) with some smaller and larger lots. The Concept Plan's typical lot is 60' x 125' (7,500 s.f.). The typical townhome lot was 23' wide, much smaller and with greater unit density. Bartlett Pointe and the Concept Plan both have a front yard setback requirement of 25'. The Townhome Plan has a minimum set back of 20'.

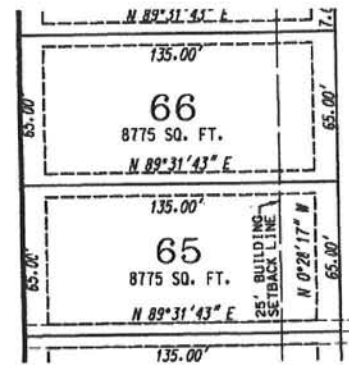
Concept Plan Lot



Townhome Lot



Bartlett Pointe Lot



The concept plan process has been completed with both the Planning Commission and the Village Board. We have since then completed the draft Preliminary and Final Plat and Preliminary and Final Engineering and we are submitting them with the Application. We are excited about the possibility of developing another single family project in the Village of Bartlett. Please do not hesitate to contact me with any questions or concerns. My cell is the best number to reach me: 630-698-4700.

Sincerely,

Richard M. Guerard





# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

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

For Office Use Only  
Case # 14-27  
RECEIVED  
COMMUNITY DEVELOPMENT  
OCT - 7 2014  
VILLAGE OF  
BARTLETT

**PROJECT NAME** BARTLETT POINT WEST

### PETITIONER INFORMATION

**Name:** Reliable Materials Corporation of Illinois

**Phone:** 630-698-4700

**Address:** 2250 Southwind Blvd.

**Fax:** 630-690-9652

Bartlett, Il 60103

**Mobile:** 630-698-4700

**Email:** rich@wydp.com

### PROPERTY OWNER INFORMATION

**Name:** Bluff City, LLC and Bluff City Limited Partnership

**Phone:** 630-698-4700

**Address:** 2250 Southwind Blvd.

**Fax:** 630-690-9652

Bartlett, Il 60103

**Mobile:** 630-698-4700

**Email:** rich@wydp.com

### 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) Final Engineering
- Special Use (please describe) PD Single Family
- Variation (please describe) \_\_\_\_\_
- Rezoning from PD Townhomes to PD Single Family
- 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 Southwind Blvd. & South of West Bartlett Rd.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-400-035 06-36-400-038  
06-36-400-042 06-36-400-042

**Zoning:** Existing: PD Townhomes 64 units  
(Refer to Official Zoning Map)  
Proposed: PD Single Family 30 units

**Land Use:** Existing: Vacant  
Proposed: Single Family Homes

**Comprehensive Plan Designation for this Property:** Mixed Use Business Park  
(Refer to Future Land Use Map)

**Acreage** \_\_\_\_\_

**For PUD's and Subdivisions:**

No. of Lots/Units: 30

Minimum Lot: Area 7,500 Width 60 ft Depth 125 ft

Average Lot: Area 8,742 Width 60 ft Depth 125 ft

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

**Attorney** Richard Guerard, Guerard, Kalina & Butkus, 310 S. County Farm Rd., Wheaton, IL 60187  
Phone - 630-698-4700, fax- 630-690-9652, email- rich@wydp.com

\_\_\_\_\_  
\_\_\_\_\_

**Engineer** Martin Burke, Mackie Consultants, Inc., 9575 W. Higgins Road, Ste 500, Rosemont, IL 60018  
phone- 847-696-1400, fax- 847-696-1410, email- mburke@mackieconsult.com

\_\_\_\_\_  
\_\_\_\_\_

**Surveyor** Same as Engineer

\_\_\_\_\_  
\_\_\_\_\_

**Land Planner** Charles Hanlon, WBK Associates, Ltd., 116 W. Main St., Ste 208, St. Charles, IL 60174  
Phone- 630-443-4455, email- chanlon@wbkengineering.com

\_\_\_\_\_

**FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

Both the Plan Commission and 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.

Their is a current demand and need for Single Family lots in the Village of Bartlett. The property is currently zoned and has preliminary plat approval for 64 Townhomes. There is not a current demand for Townhomes.  
The single family lots are in the interest of public convenience to meet and existing need and will contribute to the general welfare of the community.

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.

Single Family Homes are a low impact use. The conversion of the use from 64 townhomes to 30 Single Family homes will not be injurious and will increase the property values of properties in the vicinity. The homes will provide an appropriate transitional use between the Bartlett Point Subdivision to the east and the business park to the west.

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.

Bartlett Pointe West will conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of he authorization granted by the Village Board of Trustees.

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

The property was the subject of an amendment to an annexation agreement to allow 64 Multiple Family/Town homes by Ordinance #2009-36 with an approved plan and preliminary engineering with 64 townhomes. This was equivalent to SR-5 in the Village zoning code. The Owner is proposing amending the PD to permit 30 single family homes which zoning use is equivalent to SR-4 in the Village zoning code and is compatible with the Plan.

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.

The Single Family Homes will be a permitted use in the proposed PD for single family.

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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.

The project is property designed and located. There will be a Home Owners Association and in accordance with Village approvals a back up SSA to assure proper maintenance.

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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.

Single Family Homes will be a permitted use under the PD. The conversion of the use from 64 townhomes to 30 Single Family homes will not be injurious and will increase the property values of properties in the vicinity.

The homes will provide an appropriate transitional use between the Bartlet Point single family homes to the east and the business park to the west.

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

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

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

The final engineering is submitted with the Application and provides adequate utilities, drainage and other necessary 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.

The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets. The final engineering is submitted with the Application.

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 final plat and engineering are submitted with the Application and provides for appropriate buffering to protect the uses within the development and on surrounding properties.

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

The Developer/Owner has developed several hundred acres at this location. It developed the Bartlett Pointe

Subdivision to the to the east and the business park to the west of the property. It is an experienced developer

and builder of residential subdivisions.

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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.

SIGNATURE: 

PRINT NAME: Richard M. Guerard

DATE: October 3, 2014

**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: Reliable Materials Corporation of Illinois, attn. Richard Guerard

ADDRESS: 2250 Southwind Blvd., Bartlett, Il 60103

PHONE NUMBER: 630-698-4700

SIGNATURE: 

DATE: October 3, 2014

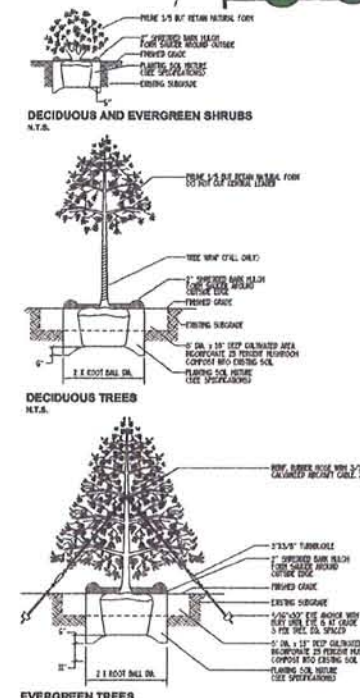


# LOCATION MAP

## Bartlett Pointe West



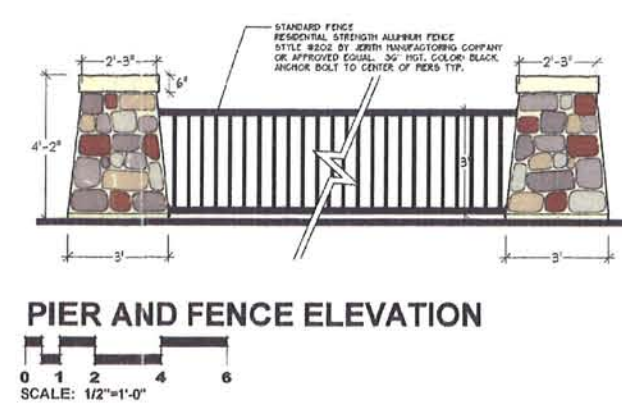
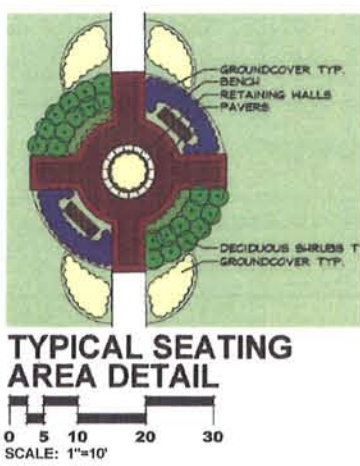
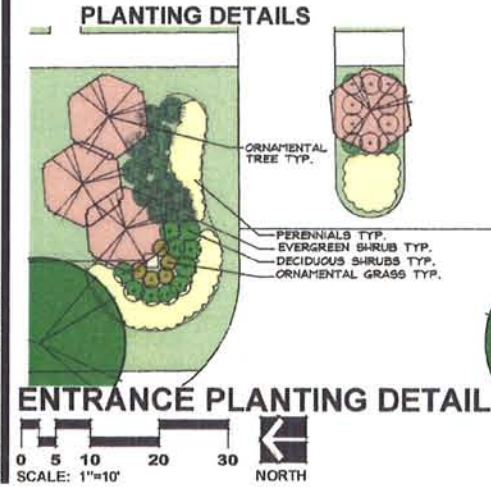




### REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
●	<b>SHADE TREES</b>		
●	Acer freemanii	2 1/2" Cal.	
●	AUTUMN BLAZE MAPLE	2 1/2" Cal.	
●	Celtis occidentalis	2 1/2" Cal.	
●	CORYNUS HACKBERRY	2 1/2" Cal.	
●	Gleditsia triacanthos 'nana' 'Skyline'	2 1/2" Cal.	
●	SCYLLARIA HONEYLOCUST	2 1/2" Cal.	
●	Pyrus calleryana 'Redspire'	2 1/2" Cal.	
●	REDSPIRE PEAR	2 1/2" Cal.	
●	Quercus laevis	2 1/2" Cal.	
●	SHAMP WHITE OAK	2 1/2" Cal.	
●	Tilia cordata 'Greenwine'	2 1/2" Cal.	
●	GREENWINE LITTLELEAF LINDEN	2 1/2" Cal.	
●	Larix laricina 'Red'	2 1/2" Cal.	
●	REGAL SMOOTHLEAF ELM	2 1/2" Cal.	
●	<b>ORIENTAL TREES</b>		
●	Amelanchier grandiflora	6' Tall	Clump Form
●	APPLE SERVICEBERRY	6' Tall	Clump Form
●	Betula nigra	6' Tall	Clump Form
●	RIVER BIRCH	6' Tall	Clump Form
●	Alnus glutinosa	6' Tall	Clump Form
●	BLACK ALDER	6' Tall	Clump Form
●	Cornus flacca	6' Tall	Clump Form
●	CORNELIANCHERRY DOGWOOD	6' Tall	Clump Form
●	Colaptes auratus	6' Tall	Clump Form
●	THORNLESS COCKSPUR HAWTHORN	6' Tall	Clump Form
●	Hale 'Prairie Fire'	6' Tall	Clump Form
●	PRAIRIE FIRE CRABAPPLE	6' Tall	Clump Form
●	<b>EVERGREEN TREES</b>		
●	Abies concolor	6' Tall	
●	WHITE FIR	6' Tall	
●	Pinus strobus	6' Tall	
●	BLACK HILLS SPRUCE	6' Tall	
●	Pinus strobus	6' Tall	
●	GREEN COLORADO SPRUCE	6' Tall	
●	Pinus nigra	6' Tall	
●	AUSTRIAN PINE	6' Tall	
●	Thuja occidentalis 'Techny'	6' Tall	
●	TECHNY HEDERA	6' Tall	
●	<b>PERENNIALS AND ORNAMENTAL GRASSES</b>		
●	Carex flacca	1 Gal.	18" O.C.
●	MOONBEAM COREOPSIS	1 Gal.	18" O.C.
●	Helia selitana 'Frances Williams'	1 Gal.	18" O.C.
●	FRANCES WILLIAM HOSTA	1 Gal.	18" O.C.
●	Hemerocallis 'Happy Returns'	1 Gal.	18" O.C.
●	HAPPY RETURNS DAYLILY	1 Gal.	18" O.C.
●	Luzula sylvatica	1 Gal.	18" O.C.
●	SPRING GAYFEATHER	1 Gal.	18" O.C.
●	Miscanthus sinensis 'Gracillima'	2 Gal.	9" O.C.
●	HAIRY GRASS	1 Gal.	24" O.C.
●	Festuca ovina 'Haven'	1 Gal.	24" O.C.
●	SHARP POINTED GRASS	1 Gal.	18" O.C.
●	Goldsturm 'Black-Eyed Susan'	1 Gal.	18" O.C.
●	Salix 'Autumn Joy'	1 Gal.	18" O.C.
●	AUTUMN JOY SEDUM	1 Gal.	18" O.C.
●	Salix x superba 'East Prussian'	1 Gal.	18" O.C.
●	EAST PRUSSIAN SALIX	1 Gal.	18" O.C.
●	<b>GROUNDCOVERS</b>		
●	Euphorbia forsteri	Quart	12" O.C.
●	PARQUET LEAF HINTERSEEDER	Quart	12" O.C.
●	Vincetoxicum 'Becket'	Quart	12" O.C.
●	PERIWINKLE	Quart	12" O.C.

- ### GENERAL NOTES
- Contractor shall verify underground utility lines and is responsible for any damage.
  - The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.
  - Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
  - Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
  - Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
  - The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
  - The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
  - All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
  - Fine grade, fertilizer and sod/seed all disturbed areas within the construction limits as shown. All areas shall drain completely and shall not pond nor puddle.
  - Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Mulch all shrub beds to the line shown.
  - For trees planted in turf areas, provide a 3'-0" dia. mulch ring (remove existing turf) at 4" thick with a cultivated edge.
  - An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
  - 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.
  - Ensure all parking trees are 25 feet from light poles, 4 feet from drives, 8 feet from hydrants, and 5 feet from manholes.
  - Some field adjustments may be necessary to ensure that there are no plant material conflicts with utilities.
  - Field adjustments may be made due to final locations of utilities. Any adjustments shall be approved by landscape architect.
  - Some field adjustments may be necessary to ensure that there are no conflicts between relocated and proposed trees.



**GARY R. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
224 SOUTH MAIN STREET  
WILMINGTON, ILLINOIS  
TELEPHONE: 630-668-1197  
FACSIMILE: 630-668-9693

DATE: LAND VISION  
116 W. Main St., Ste. 208  
St. Charles, Illinois 60174

**BARTLETT POINTE WEST**  
BARTLETT, ILLINOIS  
**PRELIMINARY LANDSCAPE PLAN**

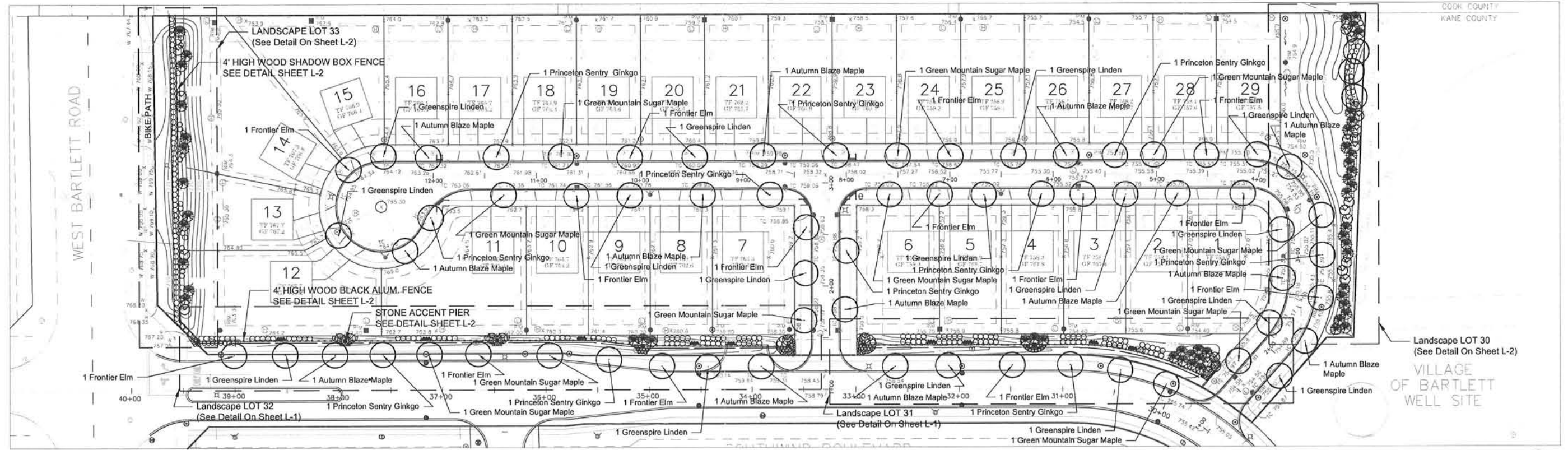
DATE: 6/1/06  
PROJECT NO.: W00018  
DRAWN: DJJ  
CHECKED: REQ  
SHEET: 1 OF 1

**JUN 22 2006**  
VILLAGE OF BARTLETT

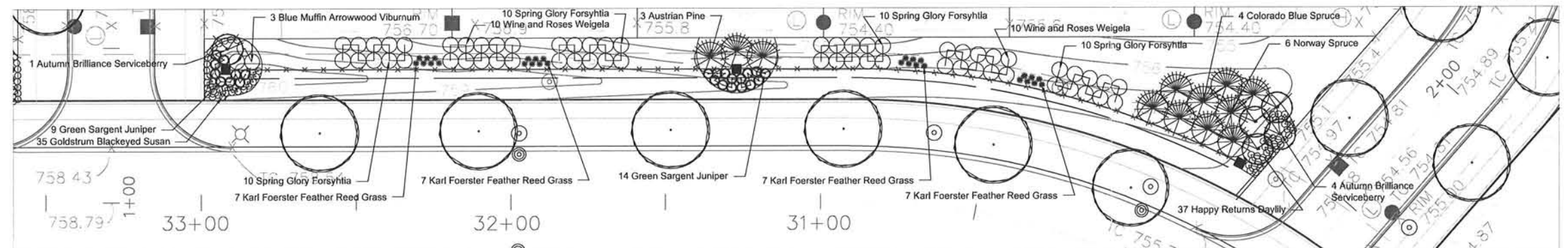
MULTI FAMILY/ TOWNHOME PLAN



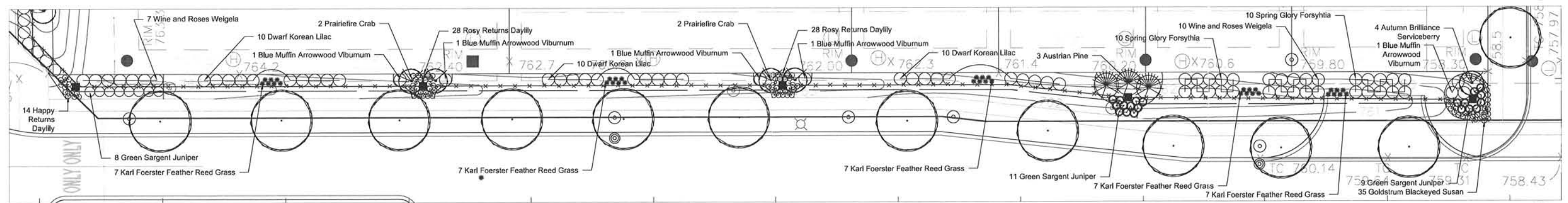




OVERALL LANDSCAPE PLAN



Landscape Lot 31 - Detail



Landscape Lot 32- Detail

**CB**  
**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT:  
**WYNDHAM DEERPOINT HOMES**  
2250 SOUTHWIND BOULEVARD  
BARTLETT, ILLINOIS 60103  
PHONE: 630 966-1000 FAX: 630 966-1006

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
1-8-2015		PER VILLAGE REVIEW COMMENTS		
5-29-2015		SITE PLAN REVISION		
FILE NAME	C:\Users\dgotham\Documents\CBEL 2014 Projects\Mackie-Bartlett			

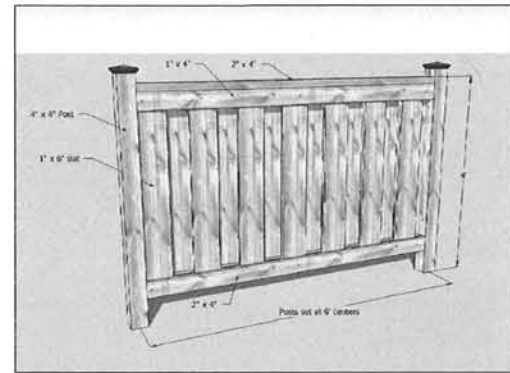
DSGN.	DJG	TITLE:
DWN.	DJG	
CHKD.		
SCALE:		
PLOT DATE:		
CAD USER:		

**LANDSCAPE PLAN**  
Bartlett Pointe West  
Bartlett, Illinois

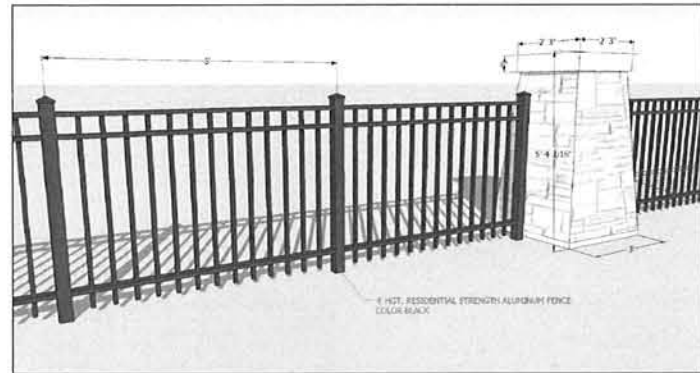
Douglas Gotham, RLA157.000575

PROJ. NO.	
DATE:	10/23/14
SHEET	2 OF 2
DRAWING NO.	L-1





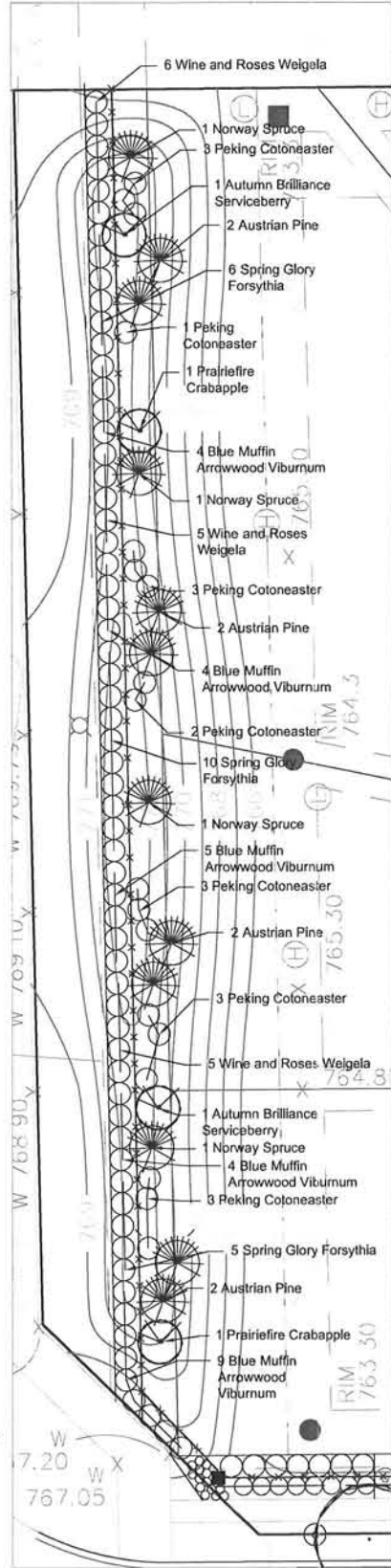
4' HGT. SHADOW BOX FENCE DETAIL



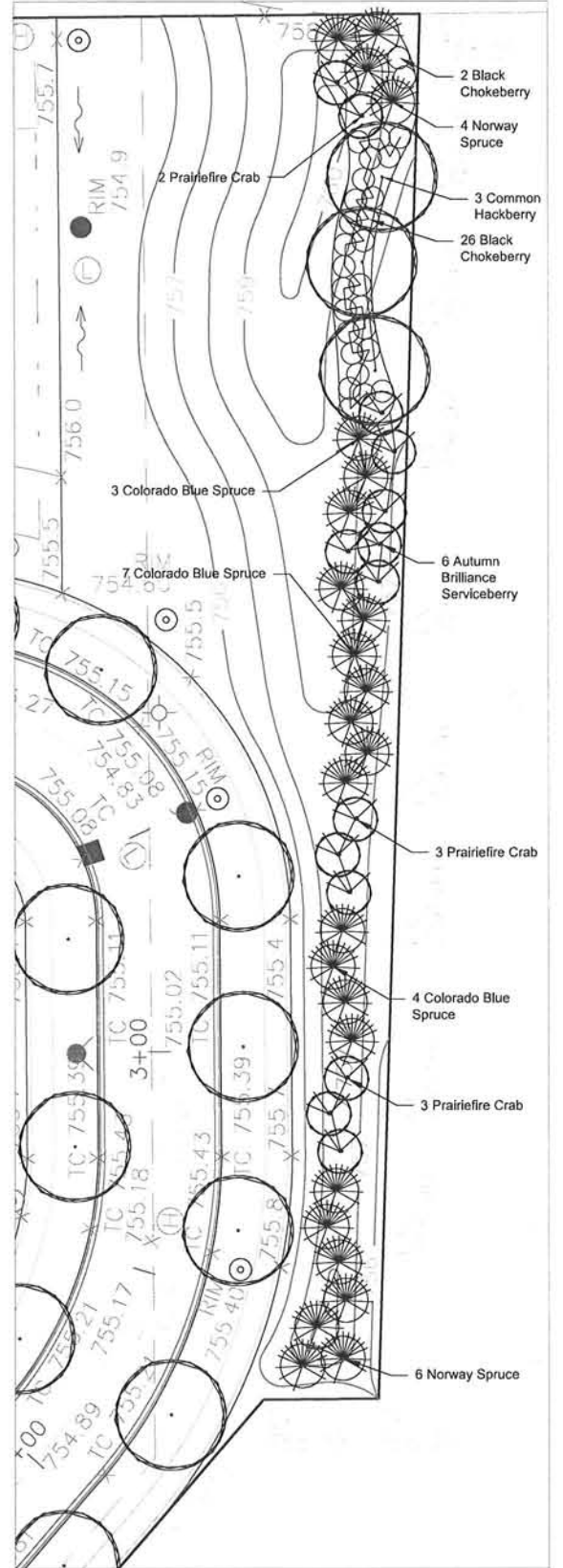
4' HGT. ALUMINUM FENCE WITH STONE ACCENT PIER DETAIL

SYM	BOTANICAL NAME	COMMON NAME	Qty.	Size	Cond.
<b>Deciduous Shade Trees</b>					
Ac fr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	13	2.5"	B & B
Ac sa	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	11	2.5"	B & B
Ce oc	Celtis occidentalis	Common Hackberry	3	2.5"	B & B
Gi bi	Ginkgo biloba	Ginkgo	11	2.5"	B & B
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	16	2.5"	B & B
Uf fr	Ulmus 'Frontier'	Frontier Elm	14	2.5"	B & B
<b>Deciduous Ornamental Trees</b>					
Am gr	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	14	10' Clump	B & B
Ma PF	Malus Prairie Fire	Prairie Crab	14	9' Clump	B & B
<b>Evergreen Trees</b>					
P ab	Picea abies	Norway Spruce	20	12"	B & B
P pu	Picea pungens glauca	Colorado Blue Spruce	8	8"	B & B
Pi ni	Pinus nigra	Austrian Pine	14	8"	B & B
<b>Deciduous Shrubs</b>					
Ar me	Aronia melanocarpa 'Elate'	Black Chokeberry	39	24"	Cont.
Co ap	Cotoneaster aciculata	Peking Cotoneaster	18	36"	B & B
Fo im	Forsythia x intermedia 'Spring Glory'	Spring Glory Forsythia	81	4"	B & B
Sy me	Syringa meyeri 'Palbin'	Dwarf Korean Lilac	30	24"	Cont.
V de	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	33	4"	B & B
We fl	Weigelia florida 'Wine and Roses'	Wine and Roses Weigela	53	24"	Cont.
<b>Evergreen Shrubs</b>					
Ju ch	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	50	24"	Cont.
<b>Perennials / Grasses</b>					
Ca ac	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	63	#1	Cont.
He HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	51	#1	Cont.
He RR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	56	#1	Cont.
Ru Go	Rudbeckia 'Goldstrum'	Goldstrum Blackeyed Susan	70	#1	Cont.

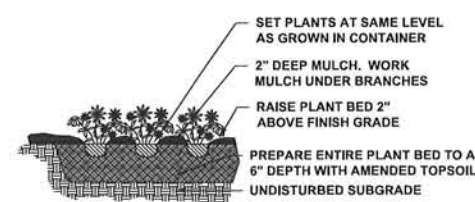
- GENERAL CONSTRUCTION NOTES:**
- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
  - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
  - ALL PARKWAY TREES SHALL BE SPACED NO LESS THAN 40' AND NO MORE THAN 60' APART AS DETERMINED BY DRIVEWAY LOCATIONS AND SUBJECT TO VILLAGE REVIEW AND APPROVAL.
  - ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING PER THE VILLAGES LANDSCAPE ORDINANCE.
  - BARTLETT POINTE WEST HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF DEAD TREES, PLANT MATERIALS AND FENCES FOR LOTS 30-33.
  - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
  - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
  - ALL PLANTINGS SHALL BE SPACED EQUIDISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
  - TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
  - ALL MASS PLANTING BEDS TO BE BERMED 2" TO 4" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
  - LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
  - ALL DISTURBED LAWN AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERTILIZER AND BLANKET INSTALLED.
  - ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
  - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.



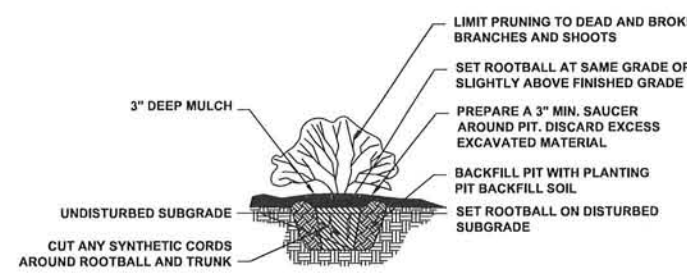
Landscape LOT 33 - Detail



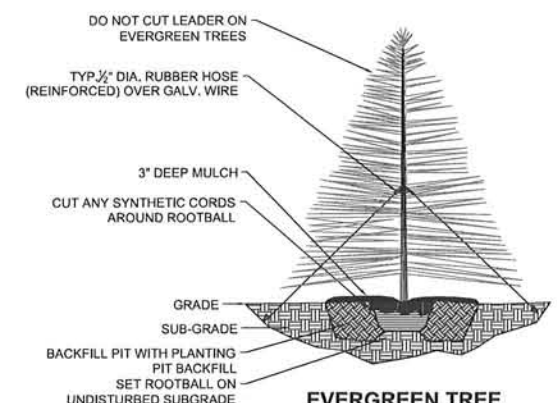
Landscape LOT 30 - Detail



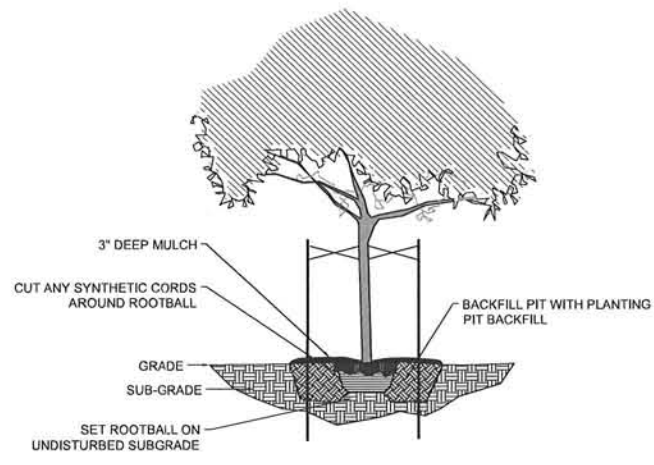
PERENNIAL AND GROUND COVER DETAIL  
NO SCALE



SHRUB PLANTING DETAIL  
NO SCALE



EVERGREEN TREE PLANTING DETAIL  
NO SCALE



TREE PLANTING DETAIL  
NO SCALE

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL
1-8-2015		PER VILLAGE REVIEW COMMENTS		
5-29-2015		SITE PLAN REVISION		



# Future Land Use Plan

## The Village of Bartlett

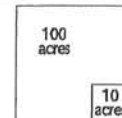
### LEGEND

-  Estate Residential (0-2 du/net acre)
-  Suburban Residential (2-5 du/net acre)
-  Village Center Residential (5-7 du/net acre)
-  Attached Residential - Low Density (5-8 du/net acre)
-  Attached Residential - Medium Density (8-14 du/net acre)
-  Attached Residential - High Density (14-34 du/net acre)
-  Commercial
-  Office
-  Village Center Mixed Use
-  Mixed Use Business Park
-  Industrial
-  Municipal/Institutional
-  Open Space/Recreation
-  Utility
-  Municipal Boundary
-  Proposed Road

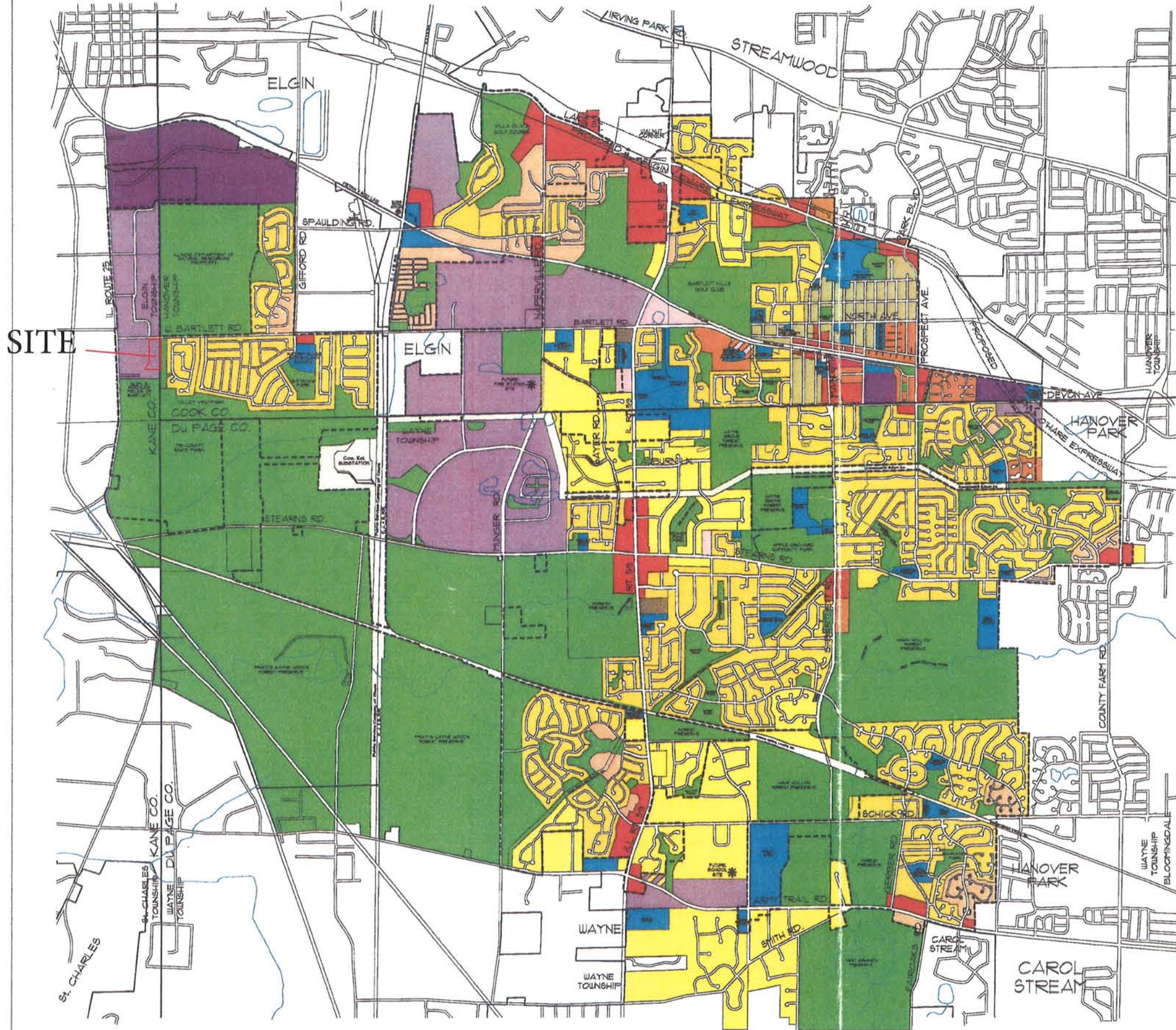
### REVISIONS

ADOPTED	9/5/95
AMENDED	11/4/97
AMENDED	3/17/98
AMENDED	8/20/02
AMENDED	12/21/04

December 2004



Evanston, IL 60201  
(847) 869-2015







## Agenda Item Executive Summary

Item Name Case # 15-18 - Spring Lakes Estates - 100 First Avenue- Site Plan Approval Committee or Board Village Board Committee

### BUDGET IMPACT

Amount: n/a Budgeted n/a

List what fund n/a

### EXECUTIVE SUMMARY

A **SITE PLAN Approval** to add a playground including 15 parking spaces to be located north of the Spring Lakes office building.

### ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Site Plan, engineering layouts.

### ACTION REQUESTED

For Discussion Only  to discuss the project and move it forward to the Plan Commission for further review of the Site plan.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion \_\_\_\_\_

Staff: Jim Plonczynski, Community Develop. Director Date: 9/22/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-204**

DATE: September 21, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#15-18) Spring Lakes Mobile Home Estates Playground**

---

**PETITIONER**

Rocco DeFrenza, Manager, Spring Lakes Mobile Home Estates

**SUBJECT SITE**

100 First Avenue

**REQUEST**

Site Plan for new Playground and Parking

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Mobile Homes</b>	<b>Attached Residential</b>	<b>MH-1</b>
North	Industrial	Municipal/Institutional	I-1
South	Industrial	City of Elgin	GI*
East	Industrial	Cook County	I-2**
West	Railroad yard	Utility	I-2**

\*General Industry - City of Elgin

\*\* General Industry - Cook County

**DISCUSSION**

1. The Petitioner is requesting Site Plan approval to install a .49 acre playground with 43 accompanying parking spaces in an area behind the office/community center. The playground would have various playground equipment, a basketball court, bus shelter and be lighted and landscaped. There would be new sidewalks installed near the playground and office building and 15 new parking spaces and 30 re-paved and re-striped parking spaces.

2. The playground will upgrade the property and provide the children in the mobile home park a safe place to play.
3. The Village's Mobile Home Park MH-1 Zoning District states that any change to the property that requires a building permit shall be approved through the **Site Plan review** process.
4. Storm water detention and runoff for the playground and parking spaces will be minimal and accommodated in the existing storm water system and pond on the property. The amount of impervious surface will be reduced by the installation of the playground with a grass and wood chip surface.
5. Engineering Plans are currently being reviewed by the Staff.

### **RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's request for a Site Plan to install a playground with the accompanying 15 new and 30 re-paved and re-striped parking spaces to the Plan Commission for further review and discussion.
2. A copy of the revised Site Plan and additional background information are attached for your review.

jip/attachments

x:\comdev\mem2015\204\_spring\_lakes\_playground\_site\_vbc.docx

# *Spring Lakes Mobile Home Estates*

**100 FIRST AVENUE-BARTLETT, ILLINOIS 60103**

**TEL: 630-497-5950**

**FAX: 630-497-1200**

September 10, 2015

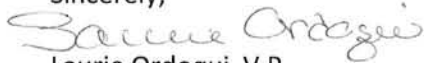
To: The President and Board of Trustees

Spring Lake Mobile Home Estates is requesting a permit to install a playground in our community. By adding this we feel it will be a upgrade to our property and give the children that live here a safe place to play.

The proposed playground will be installed and landscaped in a professional manner with adequate lighting and parking.

Your consideration for this approval will be greatly appreciated.

Sincerely,



Laurie Ordoqui V.P.

Spring Lakes Mobile Homes



# VILLAGE OF BARTLETT SITE PLAN APPLICATION

For Office Use Only  
Case # 15-18  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
*(Village Stamp)*  
**SEP 08 2015**  
**VILLAGE OF BARTLETT**

PROJECT NAME PLAYGROUND

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: ROCCA DEFRENZA

Street Address: 164 S. COLLINS ST

City, State: S. ILLINOIS

Zip Code: 60177

Email Address: VROC80@SBCGLOBAL.NET

Phone Number: 630 774 6964

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

PROPERTY OWNER INFORMATION

Name: Marie Defrenza

Street Address: 1000 Applevalley

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630 497-5950

OWNER'S SIGNATURE: Marie Defrenza

Date: 9/10/15

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

SITE PLAN DESCRIPTION (Use: commercial, industrial or office, square footage, # of units, etc.)

.49 ACRE PLAYGROUND IN PLACE OF EXISTING PARKING LOT

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: 100 FIRST ST BARTLETT IL.

Property Index Number ("Tax PIN"/"Parcel ID"): \_\_\_\_\_

Acreage: .49

Zoning: Existing: MH 1  
(Refer to Official Zoning Map)

Land Use: Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Proposed: \_\_\_\_\_

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

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

Attorney \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Engineer V3 COMPANIES 630 724-9200  
7325 JAMES AVE WOODRIDGE IL 60517

Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**FINDINGS OF FACT FOR SITE PLANS**

Both the Plan Commission and Village Board must decide if the requested Site Plan 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 use is a permitted use in the district in which the property is located.

We Are A mobile Home Community  
Looking to Add a Park

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

OFF STREET PARKING WILL BE CREATED ON THE NORTH + SOUTH SIDE  
OF PROPOSED PARK ACCESSABLE AS THE PARKING LOT IS NOW

LIGHTING IS TO BE THE SAME AS IS NOW AVAILABLE STREET LIGHT  
AT 2ND AVE AND JONES 3RD + JONES (BUILDING OFFICE) ELEVATIONS  
FOR DRAINAGE WILL REMAIN SAME AND LANDSCAPING ADDED WILL BE DONE  
PROFESSIONALLY

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

EGRESS FOR OUR PLAYGROUND WILL BE FROM EXISTING PARKING LOT

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

ALL SPEED LIMITS FROM ADJACENT ROADWAYS IS 15 MPH AND  
PROPER SIGNAGE IS ALREADY IN PLACE

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

ALL LANDSCAPING IN PROPOSED PLAY AREA WILL BE DONE IN  
A PROFESSIONAL MANNER AND SHOULD HAVE A POSITIVE INFLUENCE  
TO ALL OF OUR RESIDENTS

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

n/a



**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: Rocco DiFRONZA

DATE: 9-10-2015

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Spring Lake Estates

ADDRESS: 100 First St Bartlett, IL

PHONE NUMBER: 630 497-5950

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

SIGNATURE: 

DATE: 9/10/15





REDEVELOPED AREA TABLE	
GREENSPACE	= .33 AC.
SIDEWALK	= .03 AC.
BASKETBALL COURT (MILL & RESURFACE)	= .06 AC.
ASPHALT PARKING	= .07 AC.
TOTAL REDEVELOPED AREA	= .49 AC.



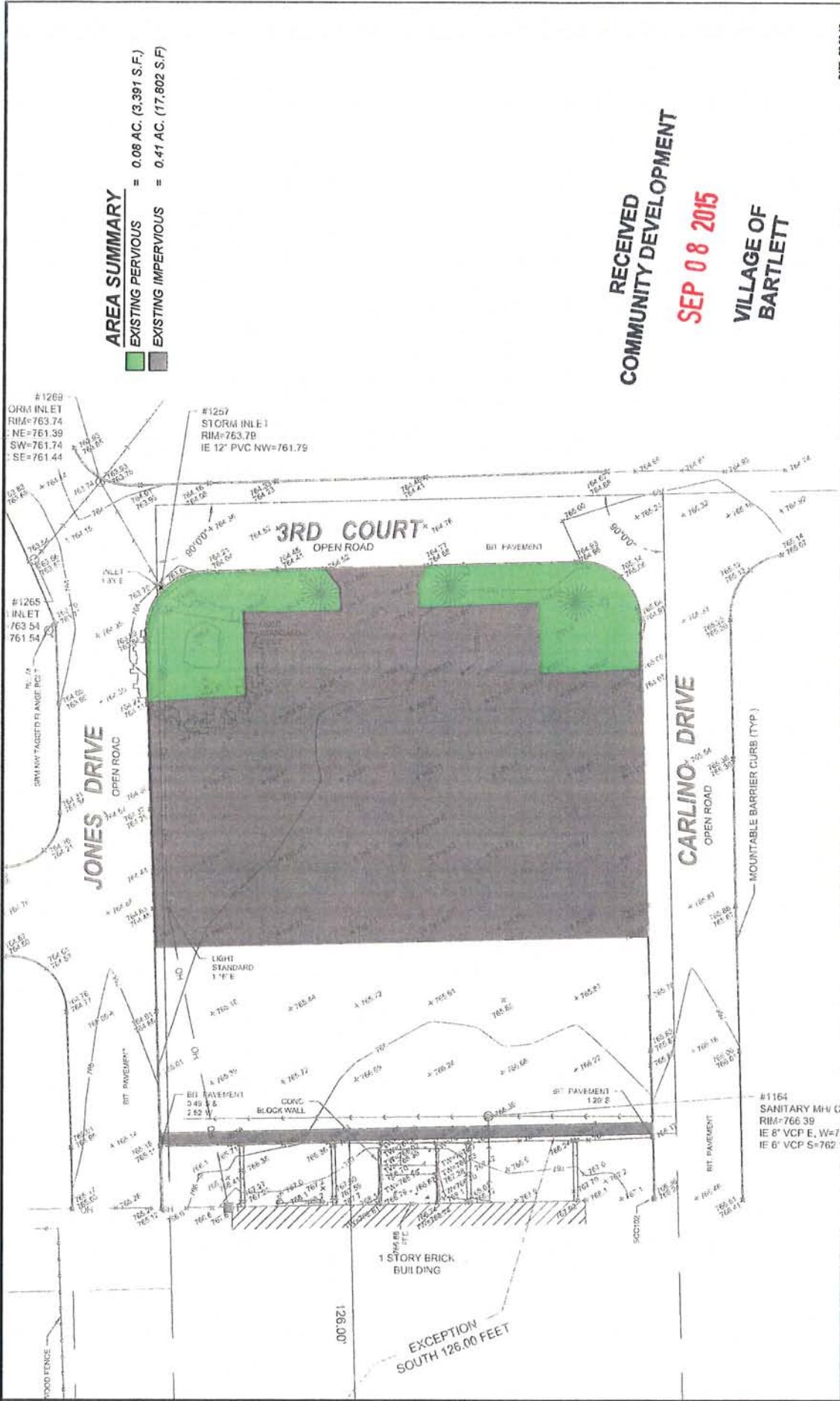
RECEIVED  
COMMUNITY DEVELOPMENT  
SEP 08 2015  
VILLAGE OF  
BARTLETT

SPRING LAKE ESTATES - PARK  
REDEVELOPMENT AREA EXHIBIT

BARTLETT

**V** Company  
 7320 Woodridge Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com





**AREA SUMMARY**  
 EXISTING PERVIOUS = 0.08 AC. (3,391 S.F.)  
 EXISTING IMPERVIOUS = 0.41 AC. (17,802 S.F.)

RECEIVED  
 COMMUNITY DEVELOPMENT  
 SEP 08 2015  
 VILLAGE OF  
 BARTLETT

DATE: 08-28-15  
 SCALE: 1"=30'

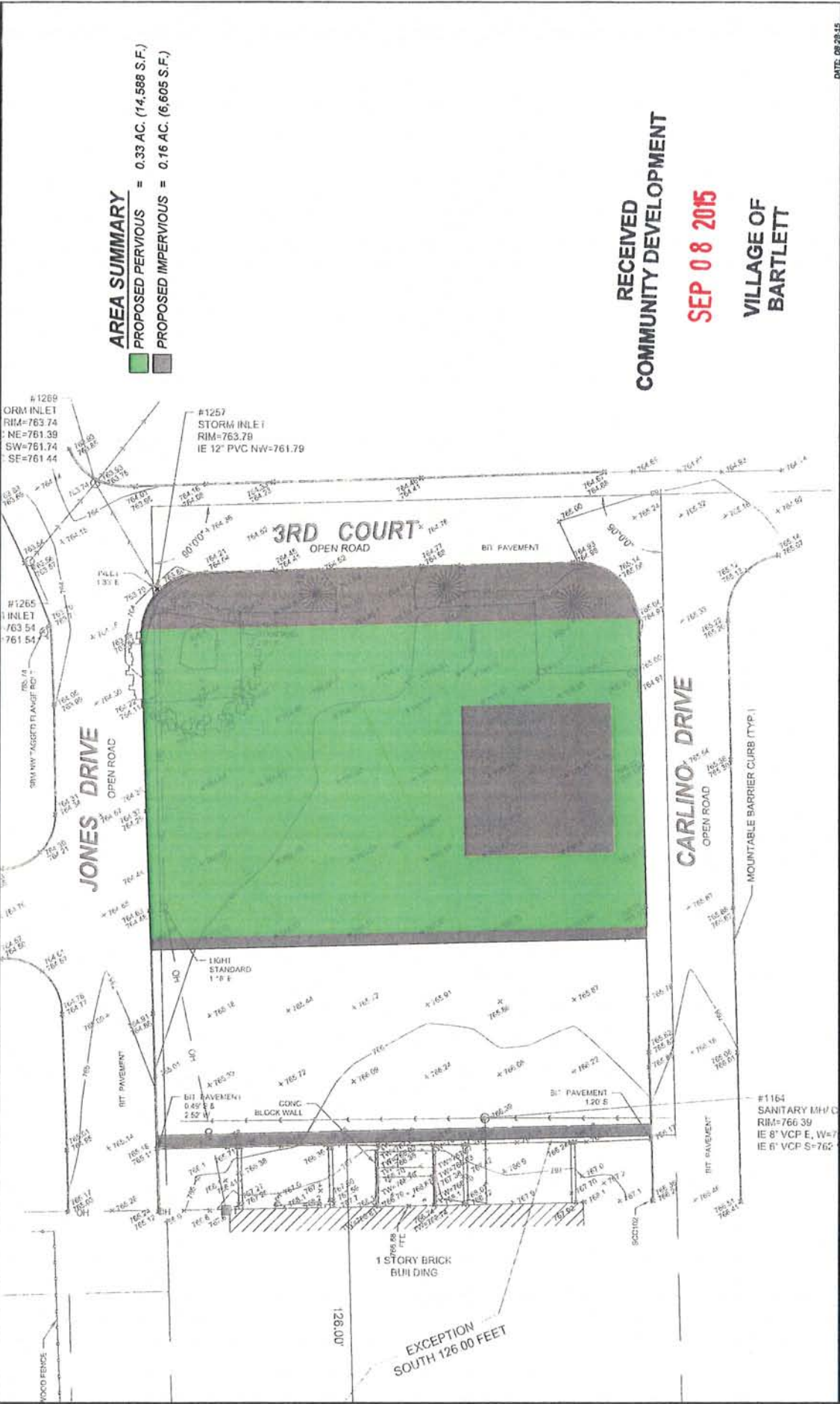
EXISTING IMPERVIOUS  
 AREA EXHIBIT

SPRING LAKE ESTATES - PARK  
 IL  
 BARTLETT

V3 CONSULTING  
 7325 Jones Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com



PERVIOUS.DWG - 8/28/2015 5:15: PM



**AREA SUMMARY**  
 PROPOSED PERVIOUS = 0.33 AC. (14,588 S.F.)  
 PROPOSED IMPERVIOUS = 0.16 AC. (6,605 S.F.)

RECEIVED  
 COMMUNITY DEVELOPMENT  
 SEP 08 2015  
 VILLAGE OF  
 BARTLETT



DATE: 08/28/15

SCALE: 1"=30'

PERVIOUS.DWG - 8/28/2015 5:16: PM

PROPOSED IMPERVIOUS  
 AREA EXHIBIT

SPRING LAKE ESTATES - PARK  
 IL

BARTLETT



V3 Companies  
 2200 Lakeshore Blvd  
 West Chicago, IL 60591  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

Vista, Veritas, Virtus... The Vision to Transform with Excellence



# LOCATION MAP

## Spring Lake Estates







## Agenda Item Executive Summary

Item Name Golf Simulator Committee or Board Committee

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

Bartlett Hills Golf Course is looking for direction on the installation of a virtual golf simulator. There would be no upfront cost, and the installer of the machine would agree to a revenue split of 60/40, the machine operator would receive 60% and the golf course would receive 40%. The proposed location would be in the lounge, and the projected revenue to go to the golf fund is approximately \$2,000.

### ATTACHMENTS (PLEASE LIST)

Memo, Pictures

### ACTION REQUESTED

For Discussion Only

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: \_\_\_\_\_

Staff: Scott Skrycki Date: September 29, 2015

# Memorandum

**To:** Valerie L. Salmons, Village Administrator  
**From:** Scott Skrycki, Assistant to the Village Administrator,  
Phil Lenz, Head Golf Professional  
**Date:** 9/30/2015  
**Re:** Golf Simulator

---

Staff was asked to evaluate the addition of a golf simulator to the services offered at Bartlett Hills during the slower winter hours. A golf simulator is a machine that projects the image of a golf course hole onto a screen and a player hits their shot at the screen and the simulator measures the stroke's speed and direction allowing the golfer to play a virtual round of golf.

Golf Professional Phil Lenz and Food and Beverage Manager Paul Peterson researched the use of golf simulators in the area. Naperbrook Golf Course in Naperville operates a simulator for \$30/hr. per person weekdays and \$35/hr. on weekends. Four people playing 18 holes on a weekend would cost approximately \$140.00. The course has a revenue sharing agreement with the simulator company. The course keeps 30% of the revenue or \$42.00. At Tee2Green indoor golf in Huntley, IL simulators are offered year round at a charge of \$36.00/hr. The revenue generated by the simulator is only one source, the food and beverage sold to those using the simulator or those watching is another source.

The combination of the food and beverage service and the simulator drives the space needs. At first, we considered the available space in the basement storage rooms. The 24 ft. x 19 ft. room can accommodate the space needed for the simulator, portable bar for limited food and beverage service and some additional seating. However, the room would be cramped because the minimum size of a simulator is 12 ft x 18 ft. A small bar and a couple of tables could fit in the space remaining, but it would be tight. The access to the basement is not handicapped accessible. We looked at the adjoining room, but the ceiling height is too low to accommodate the simulator. There is the additional concern for the security of the building's kitchen, pro shop, and cart bay access. Doors that lead to these locations in the basement cannot be locked per fire code. Additional staff would be necessary to work the bar and monitor the simulator's use.

The next location considered was to use a section of the banquet room. The upstairs location works better for the food and beverage operation in that it is closer to the kitchen

and the existing bars. The space is also finished and can accommodate two simulators. Two simulators would allow us to offer a “virtual” league in addition to drop in play.

The simulators are not portable in that they can be easily taken down and put back up when needed, it is a full day for installation. The idea of taking it down when the full banquet room is needed is not very practical.

Even though the demand for larger events that would require the entire room is less in the winter months, putting the simulators in half the room limits our other food and beverage options. The revenue from a large wedding would certainly be more than what we could generate with the simulators in that space. Another consideration is that it would limit the ability to do the fish fry for the seven weeks we usually do.

Another down side to this option is that the winter months are the busiest time of year for couples viewing the facility for bookings for spring and summer weddings. They would not be able to see the whole room if we have closed off a portion for simulators, which can make attracting bookings more difficult.

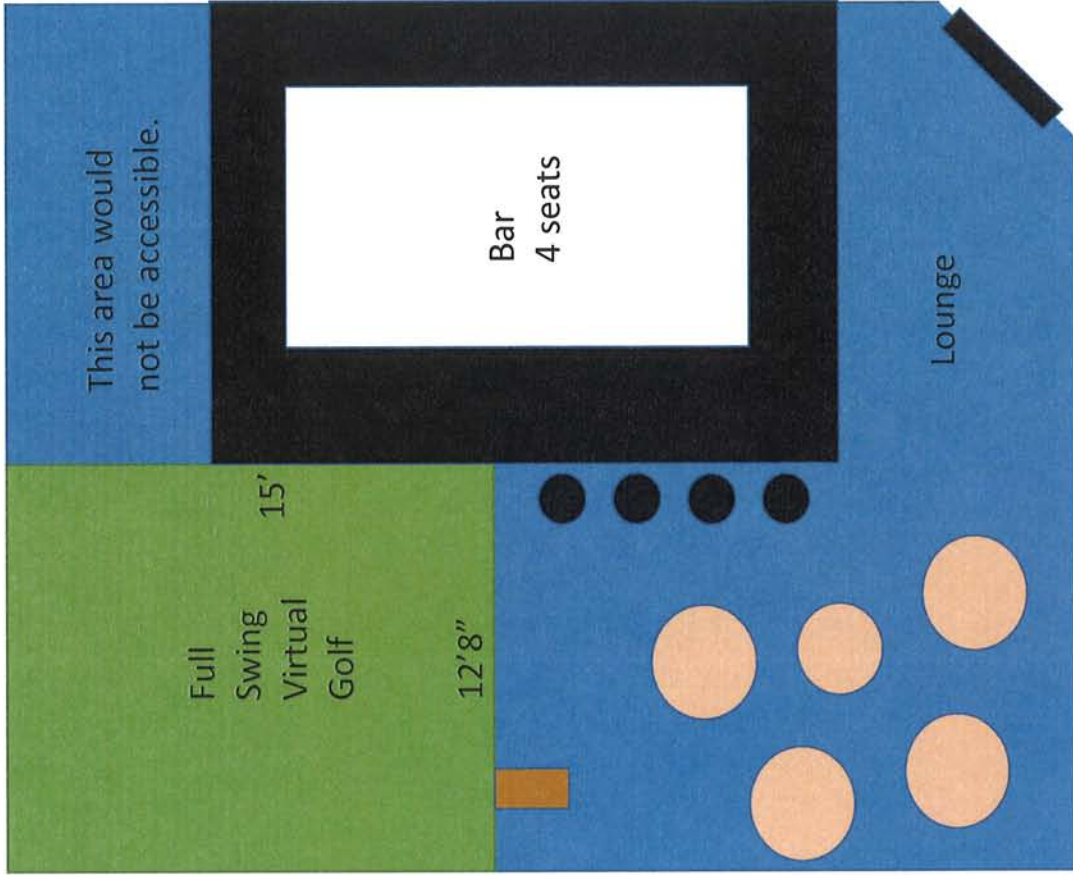
The final location considered was the bar area. This location solves many of the logistical problems of the other two locations. The bar location creates the kind of atmosphere we would want for the use of the simulators and provides the amenities that would make for a pleasant experience for the customers. One machine can fit against the west wall and leave a good portion of the bar area seating still available. Approximately 28 seats will be available, which is enough for the winter season.

The simulator equipment would be provided by Full Swing Golf simulators. These simulators are considered the best in the industry for providing the best graphics and having the most reliable and user friendly machines. They presently have machines in Naperville and Crystal Lake. Staff has checked with the other locations and found that they are pleased with both the simulators and the added amenity to their facility. Golf facilities do not purchase the simulators which can range in cost from \$7,000 to \$70,000. Instead they have the machines installed for a share of the revenue with the company that owns the simulators.

Having a golf attraction offered during our regular winter hours, and by appointment is projected to generate \$2,000 in golf revenue based on a 60/40 revenue sharing. The machine owner will get 60%, and the golf course will get 40%. While not a windfall for revenue, the simulator would bring people to the course in the winter. Additionally, having winter food and beverage activity, with a limited menu will generate some additional revenue. This initiative will also help us keep trained wait staff through the slow season so we are ready to go without the expense of hiring and training when food and beverage picks up during the season.

Should the Board choose to proceed, a contract will be available for review and approval at the next Village Board meeting.





Approximately 28  
seats would be  
available in the  
bar/lounge

# Full Swing Virtual Golf

