

ORDINANCE 2022-24

AN ORDINANCE APPROVING THE REZONING, PRELIMINARY OVERALL PUD PLAN, PLAT OF CONSOLIDATION AND PHASE 1 FINAL PUD PLAN, GRANTING SPECIAL USE PERMITS, AND AMENDING THE FUTURE LAND USE PLAN FOR THE HANOVER TOWNSHIP CAMPUS EXPANSION

WHEREAS, Hanover Township (the “Owner”) is the owner of record of real estate comprising approximately 14.4 acres located in Cook County Illinois, which is legally described on **Exhibit A-1** attached hereto (the “West Unincorporated Parcel”); and

WHEREAS, the Owner is also the owner of record of real estate comprising approximately 3.497 acres located in the Village of Bartlett, Illinois, which is legally described on **Exhibit A-2** attached hereto (the “East Incorporated Parcel”); and

WHEREAS, the West Unincorporated Parcel and the East Incorporated Parcel; constitute and are collectively referred to herein as the “Property”; and

WHEREAS, the West Unincorporated Parcel is contiguous to the Village of Bartlett (the “Village”) and has not been previously annexed to any municipality; and

WHEREAS, the Owner has filed with the Village Clerk a sworn Petition for Annexation of the West Unincorporated Parcel to the Village of Bartlett pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, James Barr, on behalf of the Owner, has filed a petition 1) to rezone the West Unincorporated Parcel to the ER-1 (Estate Residence) District, the zoning district to which it is automatically zoned upon annexation, and to further rezone the West Unincorporated Parcel to the P-1 PUD (Public Land) Zoning District; (2) to rezone the East Incorporated Parcel from the ER-1 (Estate Residence) Zoning District to the P-

1 PUD Public Land Zoning District; (3) Preliminary Overall PUD Plan approval for the Property; (4) Final PUD Plan approval for Phase 1; (5) special use permits to allow (i) a planned unit development, (ii) wetland mitigation, and (iii) a public cemetery; and (6) for a Comprehensive Plan Amendment to the Future Land Use Plan to allow the designation of the Property to change from Residential Uses to Municipal/Institutional Uses, (collectively, the "Zoning Requests"); and

WHEREAS, after notice was duly (1) published in a newspaper of general circulation in the Village; (2) mailed to all property owners within 250 feet of the Property by certified mail; (3) posted on the Property, all in accordance with State law and the Village ordinances; the Bartlett Plan Commission conducted a public hearing on March 10, 2022 on the Zoning Requests and has made its report to the Village President and Board of Trustees (the "Corporate Authorities") regarding the land use and development contemplated herein and has made certain findings of fact and recommended approval thereof to the Corporate Authorities subject to certain conditions; and

WHEREAS, on April 19, 2022, the Corporate Authorities held a public hearing on an Annexation and Development Agreement concerning the development of the West Unincorporated Parcel and the East Incorporated Parcel pursuant to public notice as required by the provisions of Section 11-15.1-1, *et seq.* of the Illinois Municipal Code (65 ILCS 5/11-15.1-1, *et seq.*), and on April 19, 2022 passed an ordinance approving the Annexation and Development Agreement between the Owner, Hanover Township, and the Village, which ordinance is hereinafter referred to as the "Annexation and Development Agreement Ordinance" and which agreement is hereby expressly

incorporated herein by this reference and is hereinafter referred to as the "Annexation and Development Agreement"; and

WHEREAS, pursuant to the terms of the Annexation and Development Agreement, the Corporate Authorities passed an ordinance on April 19, 2022 annexing the West Unincorporated Parcel legally described and depicted on the Plat of Annexation attached hereto as **Exhibit B**, to the Village, which ordinance is hereinafter collectively referred to as the "Annexation Ordinance"; and

WHEREAS, the Annexation and Development Agreement provides, among other things, that the Corporate Authorities will approve the Zoning Requests with respect to the Property by passing the "Hanover Township Campus Expansion Rezoning & Development Ordinance" as that term is defined therein, subject to certain conditions and restrictions, and this Ordinance is intended to constitute the said "Hanover Township Campus Expansion Rezoning & Development Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois (the "Corporate Authorities") as follows:

SECTION ONE: The Corporate Authorities do hereby make the following findings of fact pertaining to the rezoning of the Property to P-1 (Public Lands) Zoning District, and the zoning map amendment for the Property to P-1 PUD Public Lands:

1. The proposed re-zoning of the Property to the P-1 (Public Land) is compatible with existing uses of property within the general area of the Property in question.
2. The proposed rezoning of the property to the P-1 (Public Land) District is compatible with the zoning classifications of property within the general area of the Property in question.

3. The compatibility of the proposed use of the Property in question to the uses permitted under the existing zoning classification.
4. The trend and character of development, if any, in the general area of the Property in question, including changes, if any, that have taken place in the zoning classifications of the property in the general area of the Property in question.
5. The depreciatory or appreciatory impact, if any, of the proposed development upon surrounding properties in the general area of the Property in question.
6. The environmental impact of the proposed development if a commercial or industrial use is proposed, or any floodway, flood plain, or wetlands is located on or in the general vicinity of the Property in question, and while a commercial or industrial use is not proposed for the Property, there is no negative environmental impact of the proposed development based on the conditions of approval set forth in this Ordinance.
7. The rezoning will be in compliance with the Bartlett comprehensive plan as amended.
8. The proposed rezoning will have negligible fiscal impact.

SECTION TWO: That the West Unincorporated Parcel is hereby rezoned from the ER-1 (Estate Residence) Zoning District, the zoning district to which the Property is automatically zoned upon annexation, to the P-1 (Public Land) Zoning District, and the East Incorporated Parcel is hereby rezoned from the ER-1 (Estate Residence) Zoning District to the P-1 (Public Land) District, subject to the terms, conditions and requirements set forth in Sections Three and Twelve of this Ordinance, and the Official Zoning Map of the Village is hereby amended to reflect said rezoning and granting of a special use permit for the Planned Unit Development therefor as set forth in Section Seven of this Ordinance, to the P-1 PUD Zoning District, subject to said same terms, conditions and requirements.

SECTION THREE: The Phasing Plan and Preliminary Overall PUD Plan for the Property prepared by Thomas Engineering Group, LLC dated

September 14, 2021 and last revised March 1, 2022, attached as **Exhibit C** ("Phasing Plan/Preliminary Overall PUD Plan"), and the Plat of Consolidation prepared by Thomas Engineering Group, LLC dated September 1, 2021 and last revised January 24, 2022, attached as **Exhibit D** (the "Consolidation Plat"); are expressly made part of this Ordinance and are hereby individually approved; and constitute and are collectively referred to herein as the "Preliminary Overall PUD Plan", and which is hereby approved as part of the special use granted in Section Seven, subject to the findings of fact in Section Five, the additional conditions in Section Twelve of this Ordinance and the following conditions which must be satisfied before execution by the Village of the Plat of Consolidation:

1. Approval by the Village Engineer of the final engineering plans for the Hanover Township Campus Expansion to be prepared and finalized by Thomas Engineering Group, LLC, which substantially conform with the preliminary engineering plans also prepared by Thomas Engineering Group, LLC dated 9/14/21, last revised 3/7/22, consisting of 161 sheets (the "Preliminary Engineering Plans"), and which final engineering plans shall meet the requirements of the Bartlett Subdivision & PUD Ordinance (the "Subdivision Ordinance") as the same may be amended before they are approved by the Village Engineer, and which shall include without limitation, an engineering development plan and detail for the entire Property with respect to grading, private roads, private sidewalks, and bike/walking paths and other private improvements, as well as the public improvements, including, but not limited to (1) water transmission mains, including domestic and fire flow; (2) sanitary interceptor and collector sewer lines to connect to the Village's sanitary sewer collection system; (3) stormwater management, including, but not limited to, the acre feet of stormwater storage necessary for the Property and on-site and off-site floodwater routing; and (4) a Phase 1 Final Engineering Plan which shall include a utility plan which clearly shows which utilities are proposed for Phase 1 and an engineer's estimate of probable cost ("EEOC") for Phase 1 (collectively, the "Final Engineering Plans"). With each subsequent Phase, the Owner/Developer's Engineer shall submit updated EEOC's.

2. Delivery to the Village of an executed Public Improvements Completion Agreement ("PICA") in a form as incorporated in the Subdivision Ordinance, except for such modifications thereto as approved by the Village Attorney. A new or amended PICA with updated EEOC's shall be required before a building permit or development permit issues for Phases 2 and 3.

3. Submittal of a letter of credit or performance and payment bonds from a financial institution or surety meeting at least the minimum requirements therefor set forth in the Subdivision Ordinance, issued on behalf of the Owner/Developer or by the Owner/Developer's general contractor or construction manager to guarantee that for such of the following items: site grading; on-site and off-site underground improvements, including but not limited to water mains, vaults, and valve vaults, sanitary sewer mains and manholes and any required force main; curb cuts and driveway approaches; and all stormwater facilities, including storm sewer underground items, detention items, erosion control, sidewalk or bicycle path; stormwater management improvements and landscaping improvements (collectively, the "Public Improvements") will be timely completed, fully paid for, and maintained for a period of 18 months after acceptance of the Public Improvements for each phase of the development of the Property by the Corporate Authorities. The amount of such security for each phase shall be as approved by the Village Engineer based on the engineer's estimates prepared by the Owner/Developer's engineer as may be accepted by the Village Engineer, in his reasonable discretion, and the form of such security shall be as set forth in the Subdivision Ordinance, except as modified and approved by the Village Attorney. The Public Improvements for a given phase shall be completed and fully paid for within 12 months of when construction thereof commences, and when completed and approved by the Village Engineer to go into maintenance, the Owner/Developer, or its contractor or construction manager, shall have furnished a maintenance letter of credit or maintenance bond in form and substance as provided in the Subdivision Ordinance. In the event any of the Public Improvements are damaged as a result of construction activities on the Property, or in connection with the installation and construction of the off-site Public Improvements, all such damage shall be promptly repaired, or caused to be repaired, by the Owner/Developer without cost to the Village.

4. All landscape improvements shall be in compliance with the landscaping requirements set forth in Chapter 11A of the Zoning Ordinance, and the final landscape plan approved by the Village for the applicable phase of the development and shall be subject to the inspection, review and approval of the Bartlett Planning and Development Services Department (the "PDS Department") to confirm that the landscape improvements as installed conform to said ordinance and the approved landscape plan and at the time of inspection are living and are likely to survive.

5. Approval of all curb cuts and curb cut improvements by the Illinois Department of Transportation ("IDOT"). Approval by the Highway Department or IDOT of the proposed curb cuts as depicted on the Site Development Plan on Route 59, and the Owner/Developer's agreement to construct such turn lanes, acceleration lanes, deceleration lanes, road markings, and traffic control devices and measures recommended by the Highway Department, if any.

6. Approval of building elevation plans consistent with the Building Elevations for Emergency Services Station attached hereto as **Exhibit F**, with colors and materials, dimensions and height of buildings labeled thereon, shall be submitted to the PDS Dept. with any building plans submitted for a building permit.

7. Commencement of Construction. No construction of any private improvements or any Public Improvements in any phase shall be commenced prior to submission of the letters of credit or performance and payment bonds as required in paragraph 3 of this Section; and certificates of insurance from the Owner/Developer, or the general contractor, or prime contractors, or construction manager hired by the Owner/Developer to construct the Public Improvements have been furnished to the Village evidencing that each has in place commercial general liability, automobile, workers compensation and employers liability insurance in such amounts and coverages satisfactory to the Village and naming the Village as an additional insured thereon.

8. Landscaping for each phase shall be planted and installed within one (1) year of the issuance of a building permit for that phase and shall be in substantial conformance with the preliminary Landscape Plan approved for the applicable phase, except as modified to accommodate the PDS Department final comments and approval thereof (the "Final Landscape Plan") and shall be installed (weather permitting) prior to the issuance of an occupancy permit for the building being developed on the Property for the applicable phase of development. If due to weather landscaping cannot be installed at the time of occupancy of any unit, a conditional occupancy permit may issue provided a landscape bond has been submitted to the PDS Department prior to issuance of any such conditional occupancy permit. The landscape bond shall be issued by a surety company authorized by the Illinois Department of Insurance to issue and sign sureties, and shall be in an amount equal to 110% of the contract sum on an executed contract between the Owner/Developer and a licensed, insured, and bonded landscape contractor, otherwise as estimated by the landscape architect or engineering firm that prepared the Final Landscape Plan for the applicable phase.

9. All Public Improvements shall be constructed and installed in strict conformance with the Final Engineering Plans and the Subdivision Ordinance, and the Property shall be developed in accordance with the Final Site/PUD Plan for the applicable phase and in conformance with the Bartlett Building Code and other ordinances of the Village, and all Federal, State, and County laws, statutes, ordinances, and regulations in effect at the time the building permit or development permit for the applicable phase is issued. Minor modifications to any approved Final Site/PUD Plan shall not require an amendment to this Agreement, and may be approved by the PDS Director.

10. Development of Phases 2 and 3 shall require approval by ordinance of a Final Site/PUD Plan and final landscape plan for the applicable phase, and Owner/Developer shall submit engineer's estimates for the Public Improvements proposed to be constructed in the applicable phase, and a new Public Improvements Completion Agreement ("PICA") or an amendment to the PICA approved for Phase 1, shall be submitted to the Village and may be executed by the Village Administrator on behalf of the Village, together with new or amended security in the form of a letter of

credit or performance bond and payment bond to guaranty completion and full payment of the public improvements of the applicable phase of development of the Property.

11. Compliance with all the terms and conditions of the Annexation and Development Agreement.

12. Satisfaction of the additional conditions set forth in Section Twelve of this Ordinance.

SECTION FOUR: That the Corporate Authorities hereby make the following findings of fact pertaining to the Special Use Permits for the (1) Planned Unit Development, and (2) a public cemetery, after taking into account the conditions established in Sections Three and Twelve of this Ordinance:

- A. The proposed Hanover Township Campus Expansion and public cemetery at that particular location is necessary and desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood and/or community;
- B. That the proposed Hanover Township Campus Expansion and public cemetery 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;
- C. 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.

SECTION FIVE: That the Corporate Authorities do hereby make the following findings of fact pertaining to the special use permit for a Planned Unit Development and approval of the Preliminary Overall PUD Plan for the Property, after taking into account the conditions of the special use permit set forth in Sections Three and Twelve of this Ordinance:

- A. The Comprehensive Plan Amendment to change the Future Land Use Plan coincides with the trend and character that has been established in

the area and which conforms with general planning policies and precedents of the Village;

- B. The proposed emergency services station and road maintenance administrative offices are permitted uses in the P-1 Public Land Zoning District, and a cemetery is a special use in the P-1 Zoning District;
- C. 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;
- D. The planned unit 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;
- E. The planned unit development shall not include impact donations;
- F. The plan will provide adequate utilities, drainage and other necessary facilities per the Annexation and Development Agreement;
- G. The plan shall provide adequate parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in public streets;
- H. The plan shall have adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
- I. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.

SECTION SIX: The Corporate Authorities do hereby make the following findings of fact with respect to the Developer's petition for a Special Use Permit for wetland mitigation based on the conditions set forth in Sections Three and Twelve of this Ordinance:

- A. That the granting of the Special Use Permit is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development;
- B. That the granting of the Special Use Permit will not:
 - i. Diminish the value of land and buildings in its neighborhood;
 - ii. Increase the potential for flood damages to adjacent property;

- iii. Incur additional public expenses for flood protection, rescue or relief;
 - iv. Increase the hazard from other dangers to said property
 - v. Otherwise impair the public health, safety, comfort or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance.
- C. The Special Use Permit to allow a retention area to discharge into a wetland shall meet any additional criteria outlined in Ordinance 88-7, the Village of Bartlett Floodplain and Wetland Ordinance, which is incorporated hereby by reference.

SECTION SEVEN: That the Special Use Permits to allow (1) a planned unit development, (2) a public cemetery, and (3) wetland mitigation on the Property are hereby granted, subject to the Findings of Fact set forth in Sections Four, Five and Six, and subject to the conditions set forth in Sections Three and Twelve of this Ordinance.

SECTION EIGHT: The Corporate Authorities do hereby make the following findings of fact with respect to the Owner's petition for Phase 1 Final PUD Plan approval based on the conditions set forth in Sections Three and Twelve of this Ordinance:

- A. That the proposed emergency service station is a permitted use in the P-1 (Public Land) Zoning District and as reflected on both the Preliminary Overall PUD Plan and the Phase 1 Final PUD Plan (hereinafter defined);
- B. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- C. That the vehicular ingress and egress to and from the sites and circulation within the sites provides for safe, efficient and convenient movement of traffic not only within the sites but on adjacent roadways as well;
- D. That the Preliminary Overall PUD Plan for the Property and the Phase 1 Final PUD Plan (hereinafter defined) provides for the safe movement of pedestrians within the site;
- E. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the sites so that the proposed development will be in harmony with adjacent land uses. Any part of the Phase 1 Final PUD Plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs in phases;

- F. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

SECTION NINE: The Phase 1 Final Site/PUD Plan prepared by Thomas Engineering Group, LLC dated September 14, 2021 and last revised March 1, 2022, attached as **Exhibit E** ("Phase 1 Final Site/PUD Plan"); the Building Elevations prepared by FGM Architects, Inc dated September 14, 2021 and last revised December 6, 2021, attached as **Exhibit F** (the "Elevations"); the Floor Plans prepared by FGM Architects, Inc dated September 14, 2021 and last revised December 6, 2021, attached as **Exhibit G** (the "Floor Plan"); and the Phase 1 Landscaping Plan prepared by Thomas Engineering Group, LLC dated September 14, 2021 and last revised January 24, 2022, attached as **Exhibit H** (the "Landscape Plan") are expressly made part of this Ordinance. The Phase 1 Final Site/PUD Plan, Elevations, Floor Plan and Landscape Plan; constitute and are collectively referred to herein as the "Phase 1 Final PUD Plan" and are hereby approved, based on the findings of fact set forth in Section Eight, and subject to the conditions set forth in Section Three and Twelve;

SECTION TEN: The Corporate Authorities do hereby make the following findings with respect to the Developer's petition to amend the Village's Comprehensive Plan entitled "Future Land Use Plan Amendment" in its Development Application to allow the designation of the Property to change from Residential Uses to Municipal/Institutional Uses:

- A. It is necessary to amend the Official Comprehensive Plan and maps of the Village of Bartlett for the Property to provide for the orderly growth of the Village to the end that adequate light, pure air, and safety from fire and other dangers may be secure, that the taxable value of land and buildings throughout the municipality and its surrounding environs may be conserved, that the congestion in the public streets may be avoided, that the hazards to persons and damage to property resulting from accumulation of run off of

storm and flood waters may be lessened or avoided, and that the public health, safety and welfare may otherwise be promoted, and to insure and facilitate the preservation of sites, areas, and structures of historical, architectural, and aesthetic importance;

- B. Based on the foregoing findings, the adoption of such amendment is in the public interest and is not solely for the financial interest of the applicant.

SECTION ELEVEN: That the Developer's petition for a Future Land Use Plan Amendment thereby amending the Village's Comprehensive Plan to allow the designation of the Property to change from Residential Uses to Municipal/Institutional Uses is hereby approved and granted, based on the findings set forth in Section Ten, and subject to the conditions set forth in Sections Three and Twelve of this Ordinance.

SECTION TWELVE: That the zoning and rezoning of the West Unincorporated Parcel approved in Section One; the rezoning of the East Incorporated Parcel approved in Section Two; the approval of the Preliminary Overall PUD Plan in Section Three; the special use permits to (i) allow a planned unit development, (ii) a public cemetery, and (iii) wetland mitigation granted in Section Seven; the approval of the Phase 1 Final PUD Plan in Section Nine; and the approval of the Future Land Use Plan Amendment and amending the Village's Comprehensive Plan in Section Eleven of this Ordinance are based upon and are hereby made contingent upon the satisfaction of the following conditions:

- A. Building permits shall be required for all construction activities;
- B. Village Engineer approval of the Preliminary Engineering Plans for the overall preliminary PUD plan;
- C. Village Engineer approval of the Final Engineering and Stormwater Plans for the Phase 1 Final PUD Plan, and of the engineer's estimate of cost ("EEOC") therefor;
- D. Engineering approval of the Wetland Report;
- E. Staff approval of the Landscape and Photometric Plans;

- F. Landscaping must be installed within one year of the issuance of a building permit;
- G. If landscaping cannot be installed at the time of construction, a landscape estimate prepared by the landscape architect that prepared the applicable final landscape plan or signed contracts for said landscaping work, shall be submitted to Planning & Development Services for review and approval by the Village Arborist, and a cash bond or additional surety bond posted in the amount approved by the Village Arborist to guaranty its future installation;
- H. Building signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
- I. A sign permit shall be required for each ground and wall sign;
- J. A Public Improvement Completion Agreement (PICA) must be submitted and approved by the Village Board;
- K. The site shall have no vehicular access to Sayer Road.

SECTION THIRTEEN: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOURTEEN: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIFTEEN: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski

NAYS: None

ABSENT: None

PASSED: April 19, 2022

APPROVED: April 19, 2022


Kevin Wallace, Village President

ATTEST:


Lorna Gilles, Village Clerk

CERTIFICATION

I, Lorna Gilles, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2022-24 enacted on April 19, 2022 and approved on April 19, 2022 as the same appears from the official records of the Village of Bartlett.


Lorna Gilles, Village Clerk



WEST UNINCORPORATED PARCEL**PIN: 06-33-403-031**

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888 AND

ALSO EXCEPTING THAT PART LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER (PREVIOUSLY ANNEXED PORTION) OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.

CONTAINING 14.400 ACRES MORE OR LESS.

EAST INCORPORATED PARCEL

PIN: 06-33-401-007 & 06-33-401-008

THAT PART LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER (PREVIOUSLY ANNEXED PORTION) OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

CONTAINING 3.497 ACRES MORE OR LESS.

PLAT OF TO THE VILL

EX

1019.07' (MEAS.) 588°50'04"W

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND

ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888 AND

ALSO EXCEPTING THAT PART LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER (PREVIOUSLY ANNEXED PORTION) OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.

HEREBY ANNEXED

P.I.N.: 06-33-403-031

REVISIONS

NO.	DATE	DESCRIPTION
1	09-01-21	PRELIMINARY PLAT SUBMITTAL
2	12-16-21	ADDRESSED VILLAGE COMMENTS
3	01-24-22	ADDRESS VILLAGE COMMENTS-REV2
4	04-04-22	UPDATE LEGAL DESCRIPTION

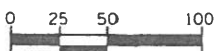
PROPOSED ANNEXATION AREA
TOTAL HOLDINGS AREA: 17.8

SITE ADDRESS:	PREF
8N140 IL RT. 59 BARTLETT IL 60103	HAN 250 BAR

NOTE:
THE AREA ANNEXED SHALL EXTEND ANY RIGHT-OF-WAY, STREET OR HIGHWAY WITHIN THE AREA ANNEXED



SCALE: 1" = 50'



HORIZONTAL SCALE IN FEET

JOB NO. 21-011

1022.35' (MEAS.) 589°01'27"W

**EXISTING CORPORATE VILLAGE LIMITS
OF THE VILLAGE OF BARTLETT**

LEGEND

- PHASE 1 - EMERGENCY SERVICES STATION
- PHASE 2 - FACILITIES AND ROAD MAINTENANCE ADMINISTRATION OFFICE
- PHASE 3 - TOWNSHIP CEMETERY AND WALKING TRAILS

06-33-400-013
ON CHEVLOT DRIVE



DRAWN BY **VJM** DATE **03/01/22**
 CHECKED BY **MEC** SCALE **1" = 50'**

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/17/21	RESUBMITTAL #1
3	01/24/22	RESUBMITTAL #2

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OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____ 20____.

OWNER(S) _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
SEAL
MY COMMISSION EXPIRES: _____

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS. THIS _____ DAY OF _____ 20____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: _____ DATED _____

LAST REVISED _____ PREPARED BY: _____

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.
DATED THIS _____ DAY OF _____ 20____.

BY: _____
VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER DATE

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY

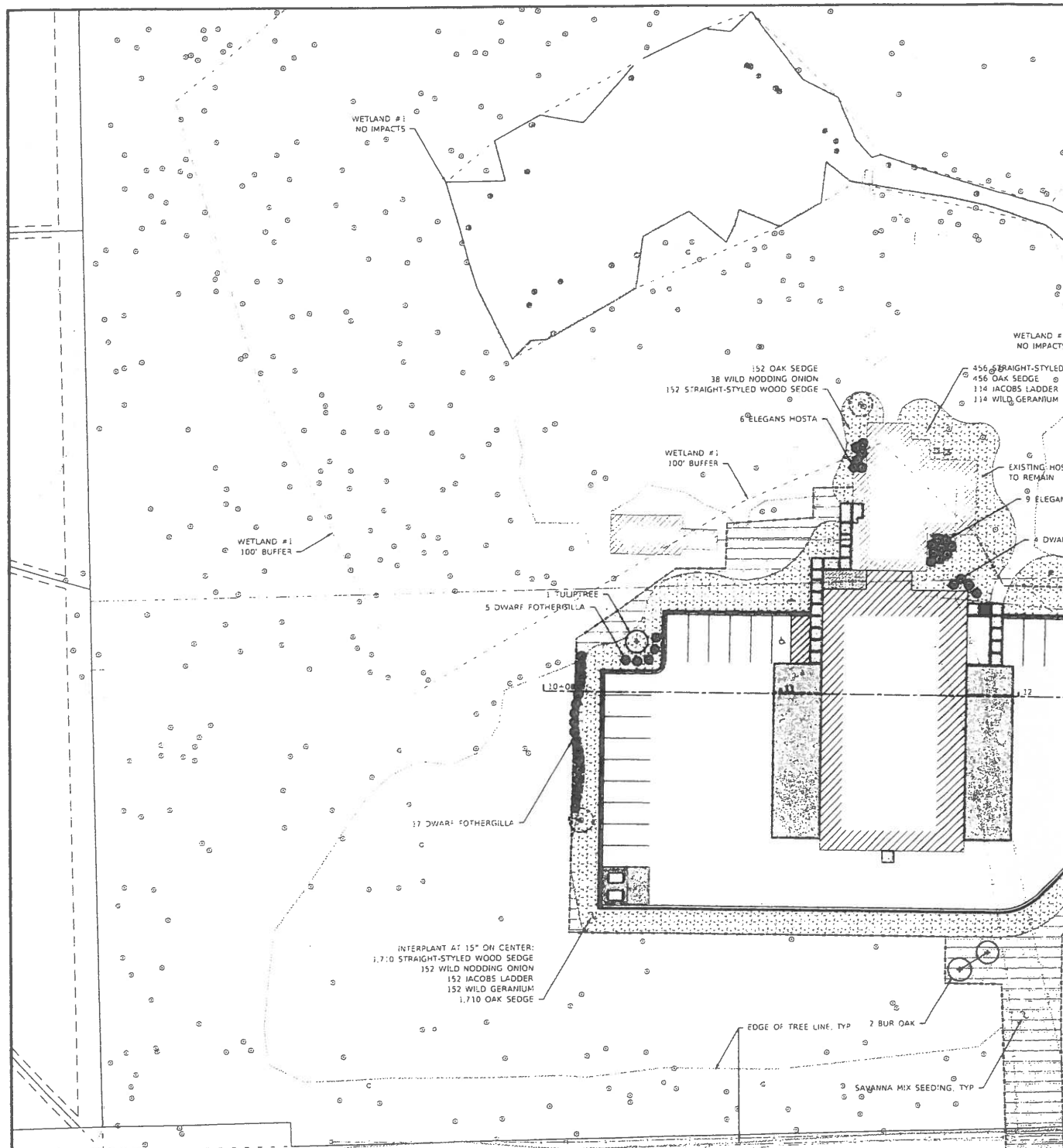
PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
COUNTY ENGINEER

VILLAGE OF BARTLETT
PUBLIC UTILITY EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING: WATERMAINS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO: MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED TO THE VILLAGE OF BARTLETT



DRAWN BY		DATE		REVISIONS	
				NO.	DESCRIPTION
VJM		01/24/22		1	PRELIMINARY PLAN SUBMITTAL #1
MEC		12/17/21		2	RESUBMITTAL #1
		01/24/22		3	RESUBMITTAL #2

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