

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 7, 2023

BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Park and Lake Street Concept


POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Revised Emergency Operations Plan Review

FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Proposed Operating Budget Review (Police, Planning & Development, Golf)

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
23-12

DATE: February 28, 2023
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director 
RE: **(CP #21-02) Lake St & Park Blvd Concept Plan**

PETITIONER

David A. Schaefer Architects PC on behalf of Adnan Zaidi

SUBJECT SITE

South side of Lake Street across from Park Blvd.

REQUEST

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

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Village Center Residential	SR-6
North	Vacant	Industrial*	I-2 PUD*
South	Residential	Village Center Residential	SR-6
East	Industrial	Industrial	I-1
West	Residential	Commercial/Village Center Residential	B-4, SR-6 PUD

* Village of Streamwood

DISCUSSION

1. The petitioner is requesting a Concept Plan Review for a mixed-use development on a 7.89-acre property located on the south side of the Lake Street and Park Boulevard intersection. The property is currently zoned SR-6 (Suburban Residence-Multiple Family -Medium Density District).

2. The proposed development consists of an **office/commercial building**, a **senior care building** and a **senior independent living facility**.
3. The 30,400 square foot, two-story **commercial/office building** is proposed along the Lake Street frontage. The building would be marketed for medical offices and retail uses. The proposed elevations would be comprised of brick with a stone base.
4. The second two-story **senior care building** would be approximately 51,000 sq. ft. and be divided into three uses: assisted living, inpatient rehabilitation and adult daycare.
5. The five-story **senior independent living facility** is proposed to be 66-feet tall and contain approximately 95 apartments.
6. The development proposal identifies a curb cut that aligns with the existing traffic signal at Lake Street and Park Blvd. A secondary connection is provided onto N. Hale Avenue. *Staff has directed the petitioner to contact IDOT to determine if an intersection design study would be required.*
7. The lot identifies a total of 310 parking spaces, including nineteen (19) handicapped accessible spaces. *Parking requirements for this lot would be determined when a formal application is made and floor plans are provided.*
8. A wet-bottom detention basin is located at the southeast corner of the site and an underground vault is proposed under a portion of the parking lot. *Stormwater detention requirements would be determined at the time of a formal application submittal.*
9. If the Petitioner chooses to move forward with a formal application, they would be requesting a) rezoning to the PD Planned Development Zoning District, b) Preliminary/Final PUD Plan approval, and c) a Special Use Permit for a PUD.
10. A traffic study would be required at the time of a formal application submittal.

RECOMMENDATION

1. If the Village Board Committee gives a favorable review of this Concept Plan, the Petitioner could proceed with a full development application submittal.
2. A copy of the Concept Plan and additional background information are attached for your review.

/attachments



February 28, 2023

The President and Board of Trustees
Village of Bartlett
228 S. Main St.
Bartlett, IL 60103

Re: **Proposed New Assisted Living Complex PUD**
A/E Project No: 22-121

To The President and Board of Trustees:

My clients are looking to develop an assisted living complex of three (3) new, separate but related buildings on a 343,688sf (7.89 acres) parcel located at 249 E. Lake Street in Bartlett. The property is zoned PD; Planned Development District. All new buildings are proposed as fully sprinklered and non-combustible construction.

The first building proposed is a 2-story, 30,400sf office building fronting Lake Street. A portion of the ground floor would be dedicated to retail such as a pharmacy and/or commissary which would serve the entire neighborhood.

The second building is a 2-story, 25,840sf assisted living and adult daycare building connected to a 2-story, 25,245sf inpatient rehab facility. The exact number of rooms/beds is yet to be determined.

The third building is a 5-story, 89,250sf senior housing building. The exact number of rooms/beds is yet to be determined.

All parking, landscaping, detention, etc. will comply with the local building and zoning regulations.

Thank you for your consideration and please feel free to contact me if you have any questions or require additional information.

Respectfully submitted,
DAVID A. SCHAEFER ARCHITECTS

David A. Schaefer, ALA
President

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VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

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

For Office Use Only
 Case # CP21-02
 (Place Stamp)

PROJECT NAME AL-QAYAM LLC

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Adnan Zaidi

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: E-Mail

PROPERTY OWNER INFORMATION

Name: Aqeel Khan

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

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

PROPERTY INFORMATION

Common Address/General Location of Property: 249 East Lake Street, Bartlett

Property Index Number ("Tax PIN"/"Parcel ID"): 06351000650000

Acreage: 7.59 Acres

No. of Lots/Units: 1

Zoning: Existing: SR-6
 (Refer to Official Zoning Map)

Land Use: Existing: Mixed Use Business

Proposed: SR-6

Proposed: Mixed Use Business

Comprehensive Plan Designation for this Property: Attached Residential- Medium Density Residential
 (Refer to Future Land Use Map)

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

Attorney

N/A

Engineer

N/A

Other

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: Adnan Zaidi

PRINT NAME: Adnan Zaidi

DATE: 12-16-21

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: Stellar Stream Solutions

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Adnan Zaidi

DATE: 12-16-21



06-35-100-065
Zoning/Location Map
 CP 21-02 Park & Lake
 Concept Plan

2023

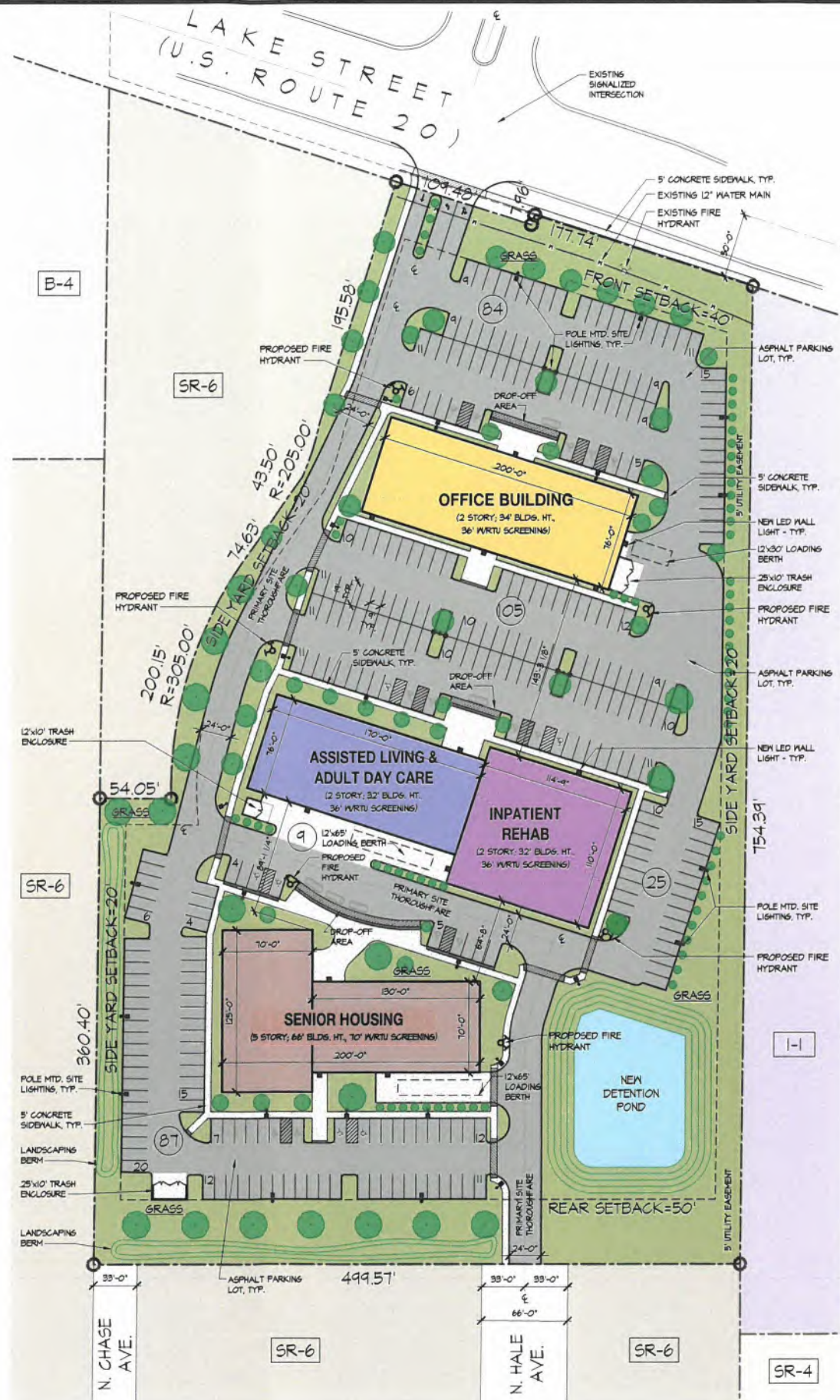


BARTLETT REHAB FACILITY & ASSISTED LIVING PD CONCEPT PLAN

249 EAST LAKE STREET, BARTLETT, IL 60103

PROJECT INFORMATION

LOT AREA	343,688.4 S.F. (7.84 ACRES)		
ZONING	PD-PLANNED DEVELOPMENT DISTRICT		
USER GROUP	B-OFFICE & I-INSTITUTIONAL (GROUP I-1, I-2 & I-4) & R-2 (APARTMENTS)		
CONSTRUCTION TYPE	II-B, NON-COMBUSTIBLE (FULLY SPRINKLERED)		
GROSS FLOOR AREA	OFFICE BUILDING	15,200 SF EA. FLR. X 2 FLOORS = 30,400 GSF	ONE (1) OFF STREET LOADING BERTH REQUIRED, 12'X30' MIN.
	I-1 (ASSISTED LIVING)	AT 1ST FLOOR - 10,420 GSF, AT 2ND FLOOR - 12,920 GSF (TOTAL) = 23,340 GSF	
	I-2 (INPATIENT REHAB)	12,622 SF EA. FLR. X 2 FLOORS = 25,244 GSF	ONE (1) OFF STREET LOADING BERTH REQUIRED, 12'X65' MIN.
	I-4 (ADULT DAY CARE)	AT 1ST FLOOR (ONLY) = 2,500 GSF	
	R-2 (APARTMENTS)	17,850 SF EA. FLR. X 5 FLOORS = 89,250 GSF	ONE (1) OFF STREET LOADING BERTH REQUIRED, 12'X65' MIN.
TOTAL GROSS BUILDING FLOOR AREA = 170,734 GSF		TOTAL GROSS BUILDING FOOTPRINT AREA = 58,542 SF	
PARKING REQUIRED	B (OFFICE BUILDING)	ONE SPACE PER 275 SF (NET)	30,400 S.F. (40 = 27,360) 100 TOTAL SPACES REQUIRED (4 H.G.) 115 TOTAL SPACES PROVIDED (5 H.G.)
	I-1 (ASSISTED LIVING)	1 PARKING SPACE SHALL BE PROVIDED FOR EACH 5 BEDS, PLUS 1 FOR EACH 2 EMPLOYEES, PLUS 1 FOR EACH DOCTOR ASSIGNED TO THE STAFF.	50 BEDS/ROOMS = 10 SPACES 26 EMPLOYEES = 13 SPACES 5 DOCTORS = 5 SPACES 28 TOTAL SPACES REQUIRED (2 H.G.) 34 TOTAL SPACES PROVIDED (2 H.G.)
	I-2 (INPATIENT REHAB)	1 PARKING SPACE SHALL BE PROVIDED FOR EACH 2 BEDS, PLUS 1 FOR EACH 2 EMPLOYEES	36 ROOMS/12 BEDS = 36 SPACES 36 EMPLOYEES = 18 SPACES 34 TOTAL SPACES REQUIRED (3 H.G.) 61 TOTAL SPACES PROVIDED (3 H.G.)
	I-4 (ADULT DAY CARE)	1 PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE	4 EMPLOYEES = 4 SPACES 4 TOTAL SPACES REQUIRED (1 H.G.) 4 TOTAL SPACES PROVIDED (1 H.G.)
	R-2 (SENIOR HOUSING APARTMENTS)	1 PARKING SPACE SHALL BE PROVIDED FOR EVERY 3 DWELLING UNITS PLUS 1 GUEST SPACE FOR EVERY 3 DWELLING UNITS	95 RENTABLE UNITS = 32 SPACES 64 TOTAL SPACES REQUIRED (3 H.G.) 96 TOTAL SPACES PROVIDED (6 H.G.)
	TOTAL NUMBER OF SITE PARKING SPACES REQUIRED = 281 SPACES TOTAL		TOTAL NUMBER OF SITE PARKING SPACES PROVIDED = 310 SPACES TOTAL
LANDSCAPING REQUIRED	S.F. OF GRASS	80,153 S.F. (1.84 ACRES) (23.3% OF LOT)	
	S.F. OF LANDSCAPED AREA	27,511 S.F. (0.63 ACRES) (8.0% OF LOT)	
	TOTAL AREA OF VEGETATION REQUIRED	(15% OF PARCEL = 51,553.26 S.F.)	
	TOTAL AREA OF VEGETATION PROPOSED	107,664 S.F. (2.47 ACRES) (31.3% OF LOT)	
	S.F. OF RETENTION POND	9,653 S.F. (0.22 ACRES) (3.0% OF LOT)	
	S.F. OF PAVED AREA	161,581 S.F. (3.71 ACRES) (47.0% OF LOT)	
	TOTAL SF OF IMPERVIOUS SURFACE (PAVING & BUILDING)	220,173 S.F. (5.05 ACRES) (64.1% OF LOT)	



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NO.	DATE	DESCRIPTION
1	7/12/2022	ISSUED FOR PRELIMINARY REVIEW

**BARTLETT REHAB FACILITY
& ASSISTED LIVING**
249 EAST LAKE STREET
BARTLETT, IL 60103

DRAWN BY: MM	SHEET NO. SK
PROJECT NO. 22-121	
ISSUE DATE: FEB. 3, 2025	

1 PROPOSED SITE PLAN
SCALE: 1" = 50'-0"





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T/ RIDGE
 EL. +34'-0"
 B/ EAVE
 EL. +22'-6"
 GRADE / 1ST FLR.
 EL. 0'-0"



1 NORTH (FRONT) ELEVATION - OFFICE BUILDING
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	7/12/2022	ISSUED FOR PRELIMINARY REVIEW

**BARTLETT REHAB FACILITY
 & ASSISTED LIVING**
 244 EAST LAKE STREET
 BARTLETT, IL 60103

DRAWN BY: M-M	SHEET NO. EL
PROJECT NO. 22-121	
ISSUE DATE: FEB. 3, 2023	

POLICE DEPARTMENT MEMORANDUM
23-12

DATE: February 28, 2023
TO: Paula Schumacher, Village Administrator
FROM: Kyle Rybaski, Emergency Management Coordinator
RE: Emergency Operations Plan Update

In accordance with the Illinois Emergency Management Agency (IEMA) guidelines, the Village of Bartlett maintains an Emergency Operations Plan (EOP). The plan is utilized during a natural or man-made disaster, or an active threat situation. The EOP uses the National Incident Management System (NIMS) created by the Federal Emergency Management Agency (FEMA). It was completely revised and modernized to address current response procedures, required guidelines, and our capabilities and procedures for the Village of Bartlett when faced with emergency situations. The EOP is updated every two years and training is provided.

Commander Rybaski and Sam Hughes have reviewed the plan and have worked with each stakeholder to update it and ensure its accuracy. Each stakeholder signed the Certificate of Acceptance on page 7 and acknowledged the EOP's updates accuracy. The EOP will also be sent to Cook, DuPage, and Kane County.

The following revisions, adoptions, or developments were made to the 2023-2025 EOP:

- Revised the Annex for Direction, Control, and Coordination for Emergency Operation Center
- Developed a Transportation Annex
- Revised the Communications Annex
- Developed an Annex for Public Works and Engineering
- Developed a Debris Management Appendix
- Adopted a Recovery Annex
- Developed a Damage Assessment Appendix
- Revised the Firefighting Annex
- Revised the Mass Care Annex
- Revised the Public Health and Medical Annex
- Developed a Fatality Management Appendix
- Revised the Search and Rescue Annex

- Revised the Oil and Hazardous Material Annex
- Developed an Agriculture and Natural Resources Annex
- Developed an Energy Annex
- Revised the Public Safety and Security Annex
- Revised the Public Information / Joint Information System Annex
- Revised the Disaster Intelligence and Damage Assessment Annex
- Revised the Warning and Emergency Information Annex
- Revised the Evacuation and Population Protection Annex
- Developed a Family Reunification Annex
- Developed a Resource Management and Logistics Annex
- Developed an Active Threat/Shooter Annex
- Adopted a Pandemic/Epidemic Alternative Housing Annex
- Developed a Cyber-Attack Annex
- Developed a Severe Weather Annex
- Revised the Hazardous Materials Annex
- Revised the Continuity of Operations Plan (COOP)
- Revised the Continuity of Government Plan (COOG)

The Village President and/or Village Administrator, Village Attorney, and Village Clerk will need to sign the Letter of Approval on page 4. Additionally, the Village President will need to sign the Letter of Promulgation on page 3 and the Certification of Acceptance on page 7.

We will also distribute copies of the EOP to the individuals and agencies listed on the distribution list on page 8.