



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION MEETING
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
February 1, 2024
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the November 2, 2023 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#23-11) Alan Horticulture, LLC**
Amendment to the Planned Unit Development (Blue Heron Business Park)
Site Plan (Alan Horticulture)
PUBLIC HEARING
- VI. **(#24-02) Parking Requirements for Senior Housing**
Text Amendment
PUBLIC HEARING
- VII. New Business/Old Business
- VIII. Adjournment



Village of Bartlett
Planning and Zoning Commission
November 2, 2023

M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

Present: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden
Absent: B. Bucaro, C. Deveaux, M. Hopkins

Also Present: Daniel Harper, Village Planner, Andrew Barna, Associate Planner

Approval of Minutes

A motion was made to approve the October 5, 2023 meeting minutes.

Motioned by: J. Miaso
Seconded by: G. Koziol

Roll Call

Ayes: G. Koziol, J. Miaso, J. Battermann, M. Werden
Nays: None
Abstain: M. Sarwas, J. Kapadoukakis

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



Village of Bartlett
Planning and Zoning Commission
November 2, 2023

(#23-07) YLM Logistics – Brewster Creek Business Park, Lot 22B

Site Plan

Special Use Permit – trailer and semi-trailer storage

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Pictures of Signs

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Mike Keough**, Triumph Design Build, 425 Martingale Rd, Suite 1280, Schaumburg, IL came forward and was sworn in by **M. Werden**. **M. Keough** stated that they are requesting approval of a site plan and special use permit for truck parking and storage at Lot 22B. This will be a trucking office facility. We have separate car parking. We have submitted the site plan, elevations, floor plans, photometrics and landscape plans. We have been working with the Planning and Development Services Department on the landscape plan to make sure that it fits in well with the surroundings. **M. Werden** it seems that most of this is moving along as far as staff is concerned. **D. Harper** yes, everything that has been submitted as far as the site plan, elevations, photometric, and landscape plans are all within code. **M. Werden** asked, once this is approved, when do you plan to start building? **M. Keough** stated, with the weather, it is hard to predict, but probably in the spring. We are ordering materials and will be applying for a building permit. **M. Werden** everything seems to be in order. **J. Batterman** asked, was there a traffic analysis done for this? **D. Harper** answered, it was determined that there was no need for traffic analysis for this at this time. **M. Werden** how many trucks do you anticipate will be coming and going in a day? **M. Keough** there is potential for a few dozen trucks a day in and out. We have 2 loading docks for unloading material and a handful of drive-in bays for the trucks for light maintenance. These are not long-haul trucks. **M. Werden** what are the anticipated business hours? **M. Keough** it will be normal business hours, 7 am to 5 or 6 pm. **M. Werden** will there be any overnight activity? **M. Keough** no. **J. Batterman** will the truck maintenance be done inside the facility. **M. Keough** yes, it will be done inside. Outside is just parking. There is no engine bay. It would just be light maintenance. Anything major would go to a different facility.

M. Werden opened the public hearing. No one from the public came forward.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-07) YLM Logistics – Brewster Creek Business Park, Lot 22B** for the Site Plan and Special Use Permit for trailer and semi-trailer storage subject to the conditions and findings of fact outlined in the staff report.

M. Werden closed the public hearing.

Motioned by: J. Miaso

Seconded by: M. Sarwas



**Village of Bartlett
Planning and Zoning Commission
November 2, 2023**

Roll Call

Ayes: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden

Nays: None.

The motion carried.



Village of Bartlett
Planning and Zoning Commission
November 2, 2023

(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N

Site Plan

Special Use Permit – trailer and semi-trailer storage

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Pictures of Signs

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Mike Keough**, Triumph Design Build, 425 Martingale Rd, Suite 1280, Schaumburg, IL came forward and was sworn in by **M. Werden**. **M. Keough** stated that they are requesting approval of a site plan for a facility with office space and warehouse and a special use permit for truck parking and storage at Lot 15N. There would be separate parking for cars and the larger parking lot would be for the trucks. The layout of the building has a small office area and loading docks for unloading product with drive-in truck bays for light maintenance. **J. Batterman** asked, what typed of trucks would be backing up to Munger Road? **M. Keough** those would be empty trailers. There is a fair amount of traffic that goes down Munger Road. What are you doing for the aesthetics there? **M. Keough** there would be a line of evergreen trees along Munger Road. We are prepared to beef that up so that there is not as much daylight between the trees and the screening is more complete. **G. Koziol** will there be any overnight parking? **M. Keough** yes. **M. Sarwas** would this also be about the same amount of traffic with a couple of dozen trucks in and out during the day? **M. Keough** yes, they are similar sized facilities. This is a little smaller than the YLM Logistics project.

M. Werden opened the public. No one from the public came forward.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N** for a Site Plan and Special Use Permit for trailer and semi-trailer storage subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso

Seconded by: G. Koziol

M. Werden closed the public hearing.

Roll Call

Ayes: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden

Nays: None.

The motion carried.



Village of Bartlett
Planning and Zoning Commission
November 2, 2023

Old Business/ New Business

D. Harper we do not anticipate any cases for December. We will probably see one or two cases in January. **G. Koziol** is there any update on the vacant gas station at 555 W. Lake Street? **D. Harper** I will research that and let you know.

M. Werden asked if there was a motion to adjourn.

Motioned by: M. Sarwas

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:16 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
24-04

DATE: January 25, 2024
TO: The Chairman & Members of the Planning & Zoning Commission
FROM: Andrew Barna, Associate Planner *AB*
RE: **(#23-11) Alan Horticulture**

PETITIONER

Abbott Land and Investment Corporation

SUBJECT SITE

NEC Miles Parkway and West Bartlett Road

REQUESTS

**Amendment to the Planned Unit Development (Blue Heron Business Park)
Site Plan (Alan Horticulture)**

The **Committee of the Whole** reviewed a concept plan for these requests at their meeting on September 19, 2023, and directed the applicant submit a full development application for further review by the **Planning and Zoning Commission**.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	PD
North	Office/Warehouse	Industrial	PD
South	Single Family Residential	Residential	SR-4 PUD
East	Heron Woods Habitat Area	Open Space	N/A
West	Vacant	Commercial	PD

CURRENT DISCUSSION

1. The petitioner is requesting an amendment to the annexation agreement and **amendment to the Planned Unit Development** to modify the Concept Plan and Preliminary PUD Plan for Blue Heron Business Park to change the development area designation for the subject property. The original Blue Heron Business Park

- annexation agreement and PUD established four development areas each with different bulk regulations and allowable use lists. *The Village Board will conduct the public hearing and review the petitioner's request to amend the annexation agreement.*
2. The subject property is currently designated as being within Development Area 4, which is restricted to commercial uses. The petitioner is requesting that the property designation be changed to Development Area 1 to allow a contractor's yard with outdoor storage for Alan Horticulture.
 3. The **Site Plan** includes a 16,590 square foot building an office area with second floor mezzanine and a 11,600 sq.ft. maintenance area for their fleet.
 4. The parking lot contains forty-nine (49) parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements.
 5. The gravel storage yard includes eighty-three (83) truck and trailer parking spaces. Thirty-five of the stalls are double stacked for landscape equipment staging. The south side of the storage yard contains a fueling station surrounded by bollards with four (4) pumps and tanks. To the east, a masonry dumpster enclosure is included. The north side of the yard includes six (6) concrete, material landscape bin blocks to hold gravel, sand, mulch, and dirt. The northernmost portion of the yard has four (4) concrete block landscape bins with fabric roof structures. These bins would provide covered salt storage in the winter and equipment storage in the summer. Additionally, the yard contains a dumpster for yard waste grass clippings, a landscape debris bin block, and a nursery stack covered with a fabric roof.
 6. The 25' tall pre-cast building includes a canopy on the south and west sides of the building. A combination of real and faux windows are proposed on the 1st and 2nd story on all four elevations. The north side of the building has five (5) drive-in dock doors. The south side of the building (facing West Bartlett Road) has one (1) drive-in dock door. *The West Bartlett Road Corridor Plan identifies this property as being in the Picturesque Western Gateway. This design guidelines in the Corridor Plan propose office buildings to be located near to the landscape buffer along West Bartlett Road and that building materials should combine a mixture of materials. The design guidelines for the West Bartlett Road Corridor Plan are attached.*
 7. The site will be accessed via two (2) curb cuts on Miles Parkway. The southern curb cut to service the employee and visitor parking lot and the northern curb cut serves the truck and trailer parking and dock doors of the repair facility.
 8. The landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for an amendment of the PUD and the Site Plan subject to the following conditions and findings of fact:
 - A. Village Engineer approval of the engineering plans;
 - B. Building permits shall be required for all construction activities;
 - C. Planning and Development Services approval of the landscape and photometric plan;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - F. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - G. Dumpsters shall be located behind a solid gate;
 - H. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney;
 - I. The emissions of odorous matter in such quantity as to be readily detectable at any point along a lot line or as to produce a public nuisance or hazard beyond a lot line is prohibited.
 - J. Findings of Fact (PUD):
 - i. That 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;
 - ii. That 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;
 - iii. That the Planned Unit Development shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
 - iv. That the proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.
 - v. That 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.
 - vi. That 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.
 - vii. That 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.
 - viii. That impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

- ix. That the plans provide adequate utilities, drainage and other necessary facilities.
 - x. That The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.
 - xi. That 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.
 - xii. That there is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.
- K. Findings of Fact (Site Plan):
- i. That the proposed contractor yard on the Subject Property is a permitted use in Development Area 1 of the Blue Heron Business Park PD Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That 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;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a 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. 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.
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
2. The following has been attached for your review
- A. Cover Letter
 - B. Application
 - C. Location Map
 - D. Original Concept Plan (Blue Heron Business Park)
 - E. Proposed Concept Plan (Blue Heron Business Park)
 - F. Original PUD Plan (Blue Heron Business Park)
 - G. Proposed PUD Plan (Blue Heron Business Park)
 - H. Site Plan (Alan Horticulture)
 - I. Landscape plan (Alan Horticulture)
 - J. Building elevations
 - K. West Bartlett Road Corridor design guidelines



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

December 13, 2023

SENT VIA EMAIL & HAND DELIVERY

Village Board of Trustees
c/o Kristy Stone, Planning & Development Services Director
Village of Bartlett
228 S. Main St.
Bartlett, IL 60103

RE: 5.93 Acres at NEC West Bartlett Road and Miles Parkway in Blue Heron Business Park

Dear Village Board of Trustees,

Enclosed is a completed Development Application Packet for a site plan review and Planned Unit Development amendment for the Alan Horticulture Project being proposed on the south end of Blue Heron Business Park, just east of Miles Parkway. The following attachments are included:

1. Completed & Signed Development Application, including Findings of Fact for Site Plans and Findings of Fact for Planned Unit Developments – Eight (8) copies
2. \$1,500 Application Fees payable to the Village of Bartlett for Amendment to the Annexation Agreement (\$200), Site Plan (\$300), and Amendment to the PUD (\$1,000).
3. Legal description of the subject property from the survey via email in MSWord.
4. Plat of Survey – One (1) full-size copy and one (1) via PDF
5. Preliminary/Final Planned Unit Development Plan – Eight (8) folded full-size copies, and one (1) via PDF
6. Site Plan – Eight (8) folded full-size copies, one (1) 11” x 17”, and one (1) via PDF
7. Preliminary Engineering Plans – Eight (8) folded full-size copies and one (1) via PDF
8. Final Stormwater Management Report – Two (2) copies
9. Landscape Plan – Eight (8) folded full-size copies, one (1) 11” x 17”, and one (1) via PDF
10. Building Elevations – Eight (8) folded full-size copies and one (1) via PDF
11. Colored Rendering (of Building Elevations) – Eight (8) folded full-size copies, one (1) 11” x 17”, and one (1) via PDF
12. Floor Plan – Eight (8) folded full-size copies and one (1) via PDF
13. Truck Turning/Movement Plans – Eight (8) folded full-size copies and one (1) via PDF
14. Lighting/Photometrics Plan – Eight (8) folded full-size copies and one (1) via PDF
15. Land Use Opinion Report – Applied for by Mackie Consultants, LLC
16. Copy of Ecological Compliance – Applied for by Mackie Consultants, LLC

The following is a brief summary of our request. For background, this approximately 125-acre parcel was annexed in 2003 as Blue Heron Business Park. It was originally contemplated to be developed primarily as an industrial park with four development areas:

- Development Area 1 – Industrial; Outside Storage permitted use
- Development Area 2 – Industrial; Outside Storage permitted use
- Development Area 3 – Industrial; No Outside Storage; pre-cast or masonry required
- Development Area 4 – Commercial

All lots have been sold and most have been developed, with the exception of the two parcels (4.25-acres and 5.93-acres) on either side of the south entrance on West Bartlett Road. The 4.25 acres and just under one half of the 5.93 acres were designated as Commercial in Development Area 4 in the Planned Development (PD).

The subject property consists of approximately 5.93-acres. The southerly half is within Development Area 4 that was zoned for commercial uses and the northerly half is in Development Area 1 that allows for industrial uses and outside storage.

Blue Heron and the Southwind Business Center parcel (approximately 40-acres) were annexed to the Village at approximately the same time, along with the 186-acre Bluff City Industrial Park that connects to the Blue Heron Business Park and is generally north and east of Blue Heron. We have marketed the south end of Blue Heron to commercial users for the past 15 years. We have received no serious inquiries with respect to any retail or commercial users for Blue Heron during that timeframe.


We believe the subject project as proposed as an industrial use will fit in with the character of Blue Heron and follow the general guidelines of screening and buffering of the Outside Storage areas. The approximately 15,600 square foot precast building will be the headquarters for Alan Horticulture, a landscape contracting firm. It will contain approximately 4,000 square feet of office space, and the storage areas to the north will be used for equipment, planting, and other materials. The yard portion is well-screened on all sides by the building to the south, the 300-acre Heron Woods State Habitat Area to the east, the Traffic Services building and yard to the north, with a berm and landscaping along the west entrance. A description of the storage yard components is attached.

The request will include an Amendment to the Annexation Agreement to allow for the Site Plan and PUD Plan to also be amended to allow for the conversion of the southerly half of the subject property to be included in Development Area 1.

We presented the Concept Plan to the Village Board of Trustees in September and received positive feedback from the committee. The only material change to the Site Plan from the July meeting involves the shifting of the building to the south due to the elimination of one row of parking spaces.

We appreciate your consideration and look forward to presenting this project at the next available Village Board Meeting.

Sincerely,
ABBOTT LAND AND INVESTMENT CORPORATION



Dean W. Kelley
President

DWK/dse

Enclosures



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # _____
 RECEIVED
 PLANNING & DEVELOPMENT
Admin. Support
 DEC 13 2023
 VILLAGE OF
 BARTLETT

PROJECT NAME Alan Horticulture

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL 60103

Zip Code: 60103

Email Address: _____

Phone Number: _____

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Gifford 300, LLC

Street Address: _____

City, State: _____

Zip Code: _____

Phone Number: _____

OWNER'S SIGNATURE: *[Signature]*

Date: 13 DEC 2023

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

ACTION REQUESTED (Please check all that apply)

- Annexation (Amendment) _____ Text Amendment
- PUD (preliminary) _____ Rezoning _____ to _____
- PUD (final) _____ Special Use for: _____
- Subdivision (preliminary) _____ Variation: _____
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): 15,600 SF industrial with outside storage
- Unified Business Center Sign Plan
- Other (please describe) _____

FINDINGS OF FACT (Standards)

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

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

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR SITE PLANS

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning 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 seeking an amendment to the Annexation Agreement as well as the Concept Plan and PUD Plan associated with that Annexation Agreement. The proposed industrial use with outside storage is permitted within Development Area 1, which encompasses approximately fifty (50) percent of the northerly portion of the 5.93-acres. The southerly approximately fifty (50) percent is within Development Area 4, which is designated as commercial. Once the PUD Plan is amended, the proposed use will be permitted within Development Area 1 of the PUD District.

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

A proposed building is at the southern end of the property and fronts West Bartlett Road. There is no off-street parking and all access, lighting, landscaping, and drainage is compatible with adjacent land uses and meets Bartlett's code.

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.

There are two main access points to the site; the southerly one primarily for vehicular traffic and the northerly entrance point to service the storage yard.

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

here would be very few pedestrians within the site as the building serves primarily the employees and other workers. There are sidewalks near the entrances of the building

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 accessways 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 improvements will meet the Village of Bartlett's code requirements and are in substantial compliance with the West Bartlett Road Corridor Plan.

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

All outside storage areas are screened by landscaping and fencing and are also screened by the building to the south, the state park property to the east, and the Traffic Control & Protection building and storage yard to the north.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

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

The proposed Planned Unit Development amendment provides for the entire 5.93-acres to be designated as Development Area 1, which allows for industrial uses and outside storage. This is consistent with the other uses in Blue Heron Business Park, and in particular, the uses east of Miles Parkway where outside storage is a permitted use.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The Planned Unit Development is within the Blue Heron Business Park and will not have a negative impact on nearby property owners to the south and east. There is sufficient distance and screening between the uses to act as a buffer.

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.

The Planned Unit Development substantially conforms with the regulations and conditions for the uses within the Blue Heron Business Park.

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

The proposed uses conform to the Comprehensive Plan and the amendment to the Planned Unit Development will allow the Blue Heron Business Park to remain primarily an industrial park.

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 proposed use is a permitted use within the Planned Unit Development district.

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 Planned Unit Development that encompasses this Development Area within the Blue Heron Business Park is consistent with the remaining uses within the Blue Heron Business Park and will not impact the public health, safety and welfare of nearby residents or others.

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.

The property is within a business and will not be detrimental, injurious, or otherwise diminish or impair the value of the other adjoining properties within the business park.

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

The petitioner or user will pay all applicable impact donations and other fees as required by the Village of Bartlett.

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

The plans are designed by Mackie Consultants, LLC, which is very familiar with the Blue Heron Business Park. All plans will provide 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 for employees and visitors and the two ingress and egress points provide for an efficient flow of traffic and separation between the yard and office and warehouse activities.

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 proposed plan has an adequate site area and exceeds the minimum requirements for the district in which it is located. It includes buffering features required by the Village of Bartlett with respect to screening and landscaping.

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

If authorized, this particular use in the Planned Unit Development will be completed in 2024 and will be adequately maintained by its user and owner, which is a landscape company.

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: Dean W. Kelley

DATE: 12/13/23

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

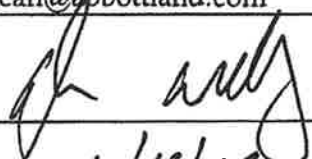
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed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

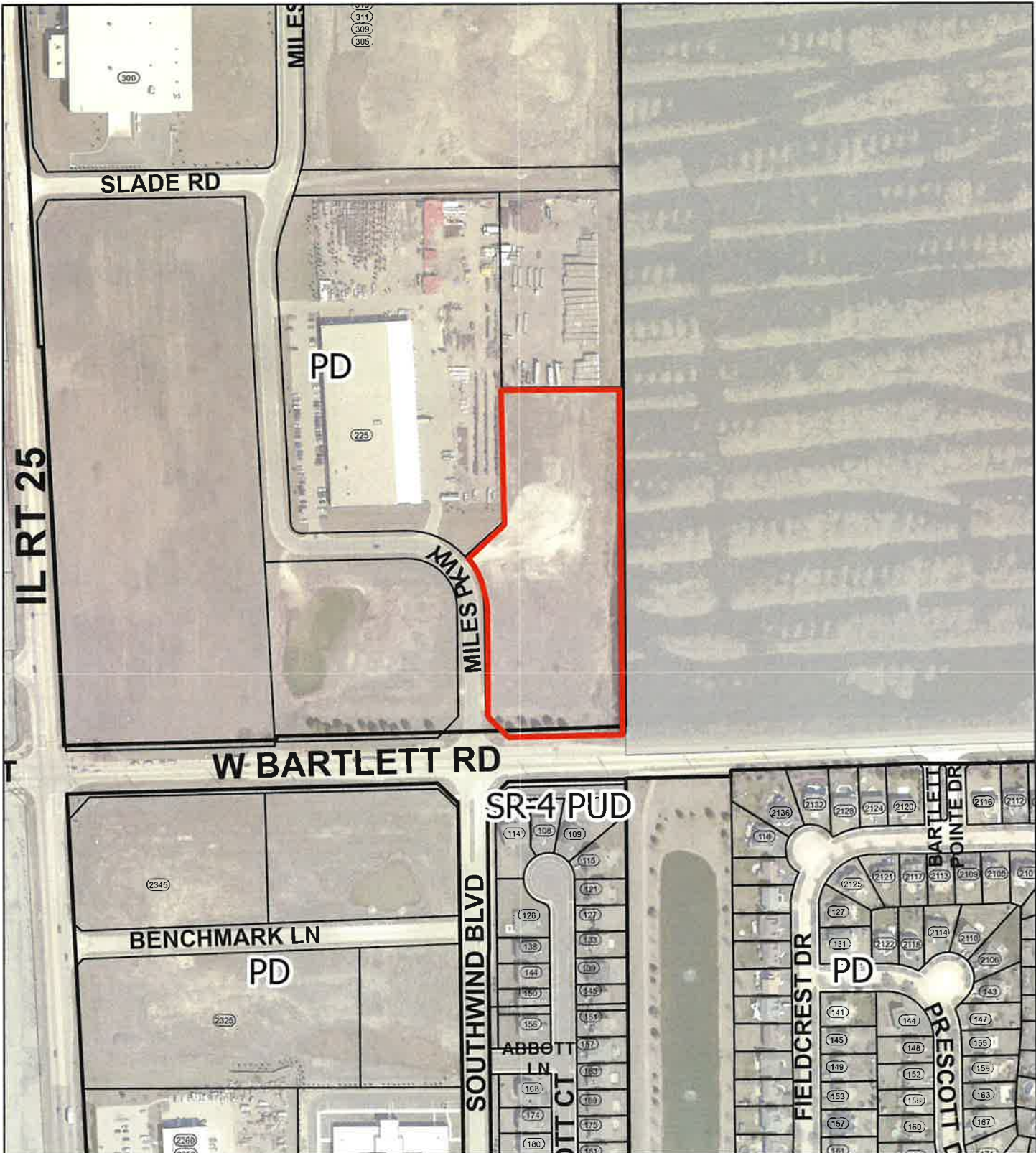
ADDRESS: 2250 Southwind Blvd
Bartlett, IL 60103

PHONE NUMBER: 630-497-9440 Ext. 4

EMAIL: dean@abbottland.com

SIGNATURE: 

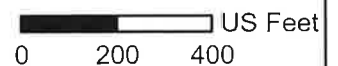
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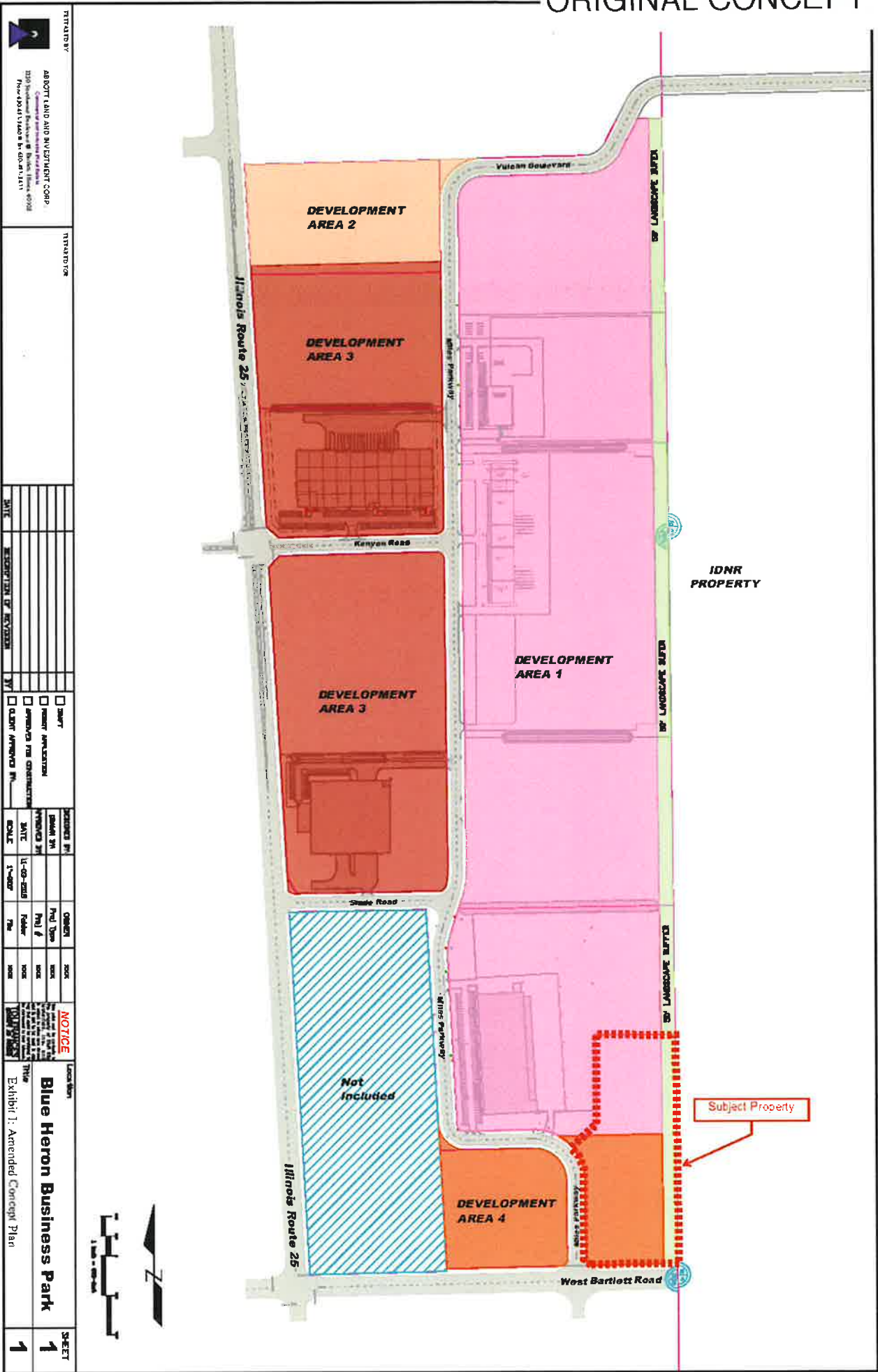
Zoning/Location Map


Kane PIN:
0636200036

2024



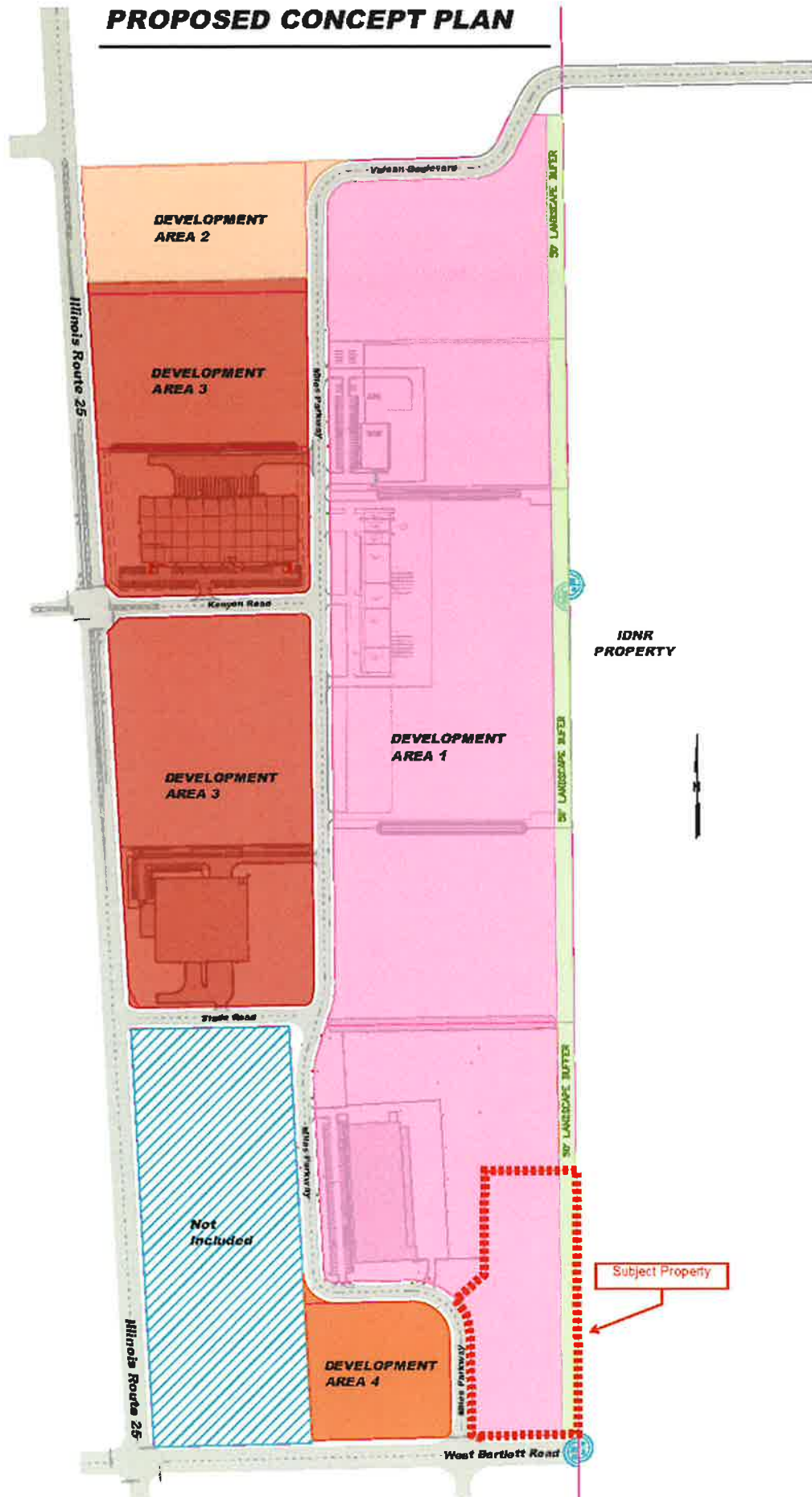
ORIGINAL CONCEPT PLAN



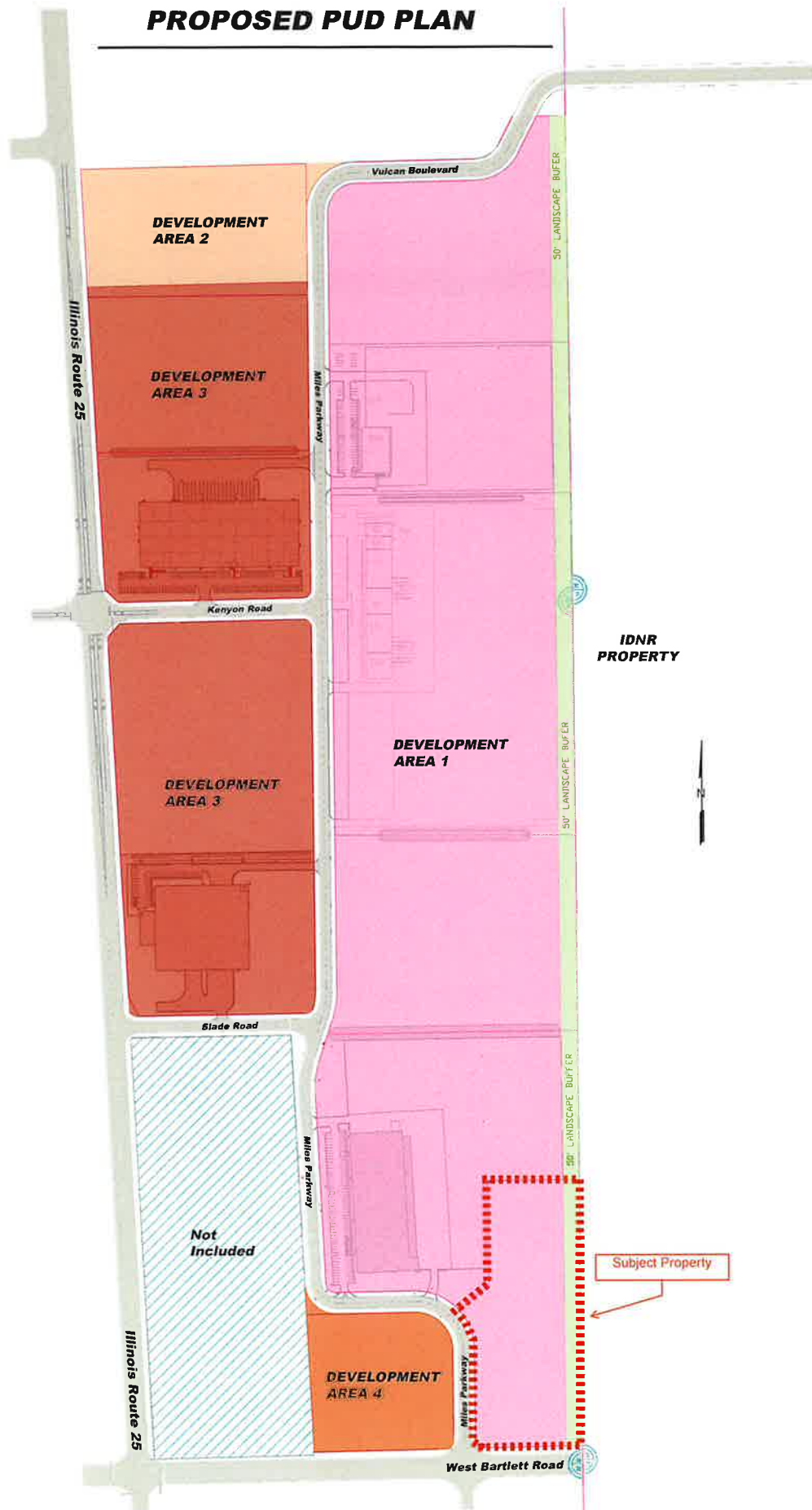
PREPARED BY  ABBOTT LAND AND INVESTMENT CORP. 1110 Boulevard Parkway • Suite 1000 Phoenixville, PA 19380		REVISIONS NO. DATE DESCRIPTION OF REVISION	
APPROVED BY <input type="checkbox"/> SHWT <input type="checkbox"/> REVISION APPLICATION <input type="checkbox"/> APPROVED FOR CONSTRUCTION <input type="checkbox"/> CLARIFIED APPROVAL IN _____		DECISION BY BOARD IN _____ DATE _____ U-00-2010 1-1-2010	
LOCATION Blue Heron Business Park Exhibit 1: Amended Concept Plan		SHEET 1	

NOTICE
 This plan is a preliminary concept plan and is not intended to be used for any other purpose. It is subject to change without notice. The location of the subject property is shown in red dotted lines.

PROPOSED CONCEPT PLAN



PROPOSED PUD PLAN



IDNR PROPERTY

Subject Property

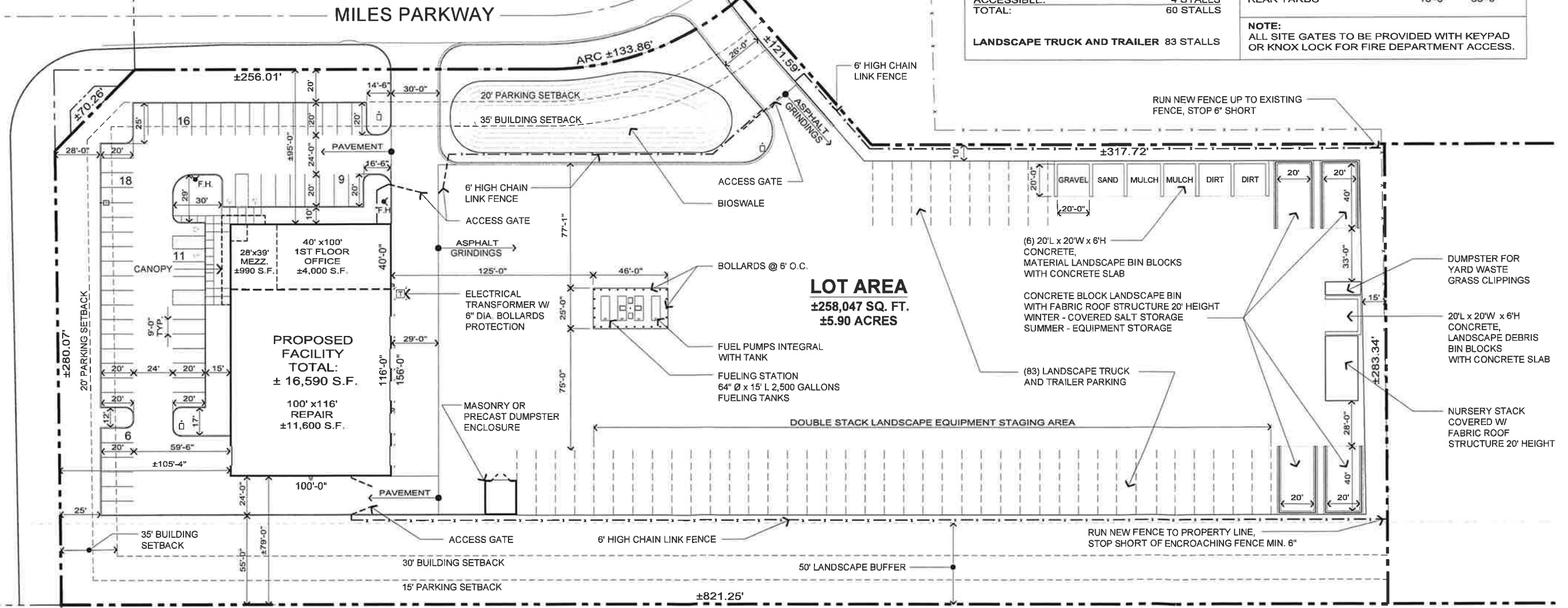


LOCATION MAP
SCALE: N15
NORTH

PROJECT LOCATION

PROJECT DATA	
ZONING DISTRICT:	PD PLANNED DEVELOPMENT
LOT AREA:	± 5.90 ACRES ±258,047 SQ.FT.
OFFICE:	±4,000 SQ. FT.
REPAIR:	±11,600 SQ. FT.
MEZZANINE:	±990 SQ. FT.
TOTAL BUILDING AREA:	±16,590 SQ. FT.
PARKING REQUIRED	
OFFICE 1/275 (4,000 S.F.)	15 STALLS
REPAIR 1/500 (11,600 S.F.) PLUS 1 SPACE PER 1.5 EMPLOYEE	30 STALLS
MEZZANINE 1/275 (990 S.F.)	4 STALLS
ACCESSIBLE:	2 STALLS
TOTAL:	51 STALLS
PARKING PROVIDED	
STANDARD:	56 STALLS
ACCESSIBLE:	4 STALLS
TOTAL:	60 STALLS
LANDSCAPE TRUCK AND TRAILER	83 STALLS
PROPOSED BLDG. HEIGHT:	25'-0" 1-STORY
MAX. BUILDING HEIGHT:	45'-0"
FLOOR AREA RATIO:	±15,600 SQ.FT. ±258,047 SQ.FT.
FLOOR AREA RATIO:	0.06
ALLOWED MAX. FAR:	0.5
LANDSCAPE PERCENTAGE:	
LANDSCAPED OPEN AREA:	±78,675 SQ.FT.
TOTAL LOT AREA:	±258,047 SQ.FT.
PROPOSED LANDSCAPE %:	30.4%
MIN. AREA OF LANDSCAPE:	20% (NOT LESS)
BUILDING SETBACKS:	REQD. PRPSD.
FRONT YARDS	35'-0" ±95'-0"
SIDE YARDS	35'-0" ±105'-4"
REAR YARDS	30'-0" ±79'-0"
PARKING SETBACKS:	REQD. PRPSD.
FRONT YARDS	20'-0" 20'-0"
CORNER YARDS	20'-0" 25'-0"
REAR YARDS	15'-0" 55'-0"
NOTE:	ALL SITE GATES TO BE PROVIDED WITH KEYPAD OR KNOX LOCK FOR FIRE DEPARTMENT ACCESS.

W. BARTLETT ROAD



LOT AREA
±258,047 SQ. FT.
±5.90 ACRES

PROPOSED FACILITY
TOTAL:
± 16,590 S.F.
100' x 116'
REPAIR
±11,600 S.F.

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"
0 30' 60' NORTH

SP-1

PROJECT #: 23020
DATE: 06/14/2023
REVISIONS: 01/18/2024
SCALE: AS NOTED
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OWNER:
ALAN HORTICULTURE LLC.

4355 WEAVER PKWY, SUITE 350
WARRENVILLE, IL 60555

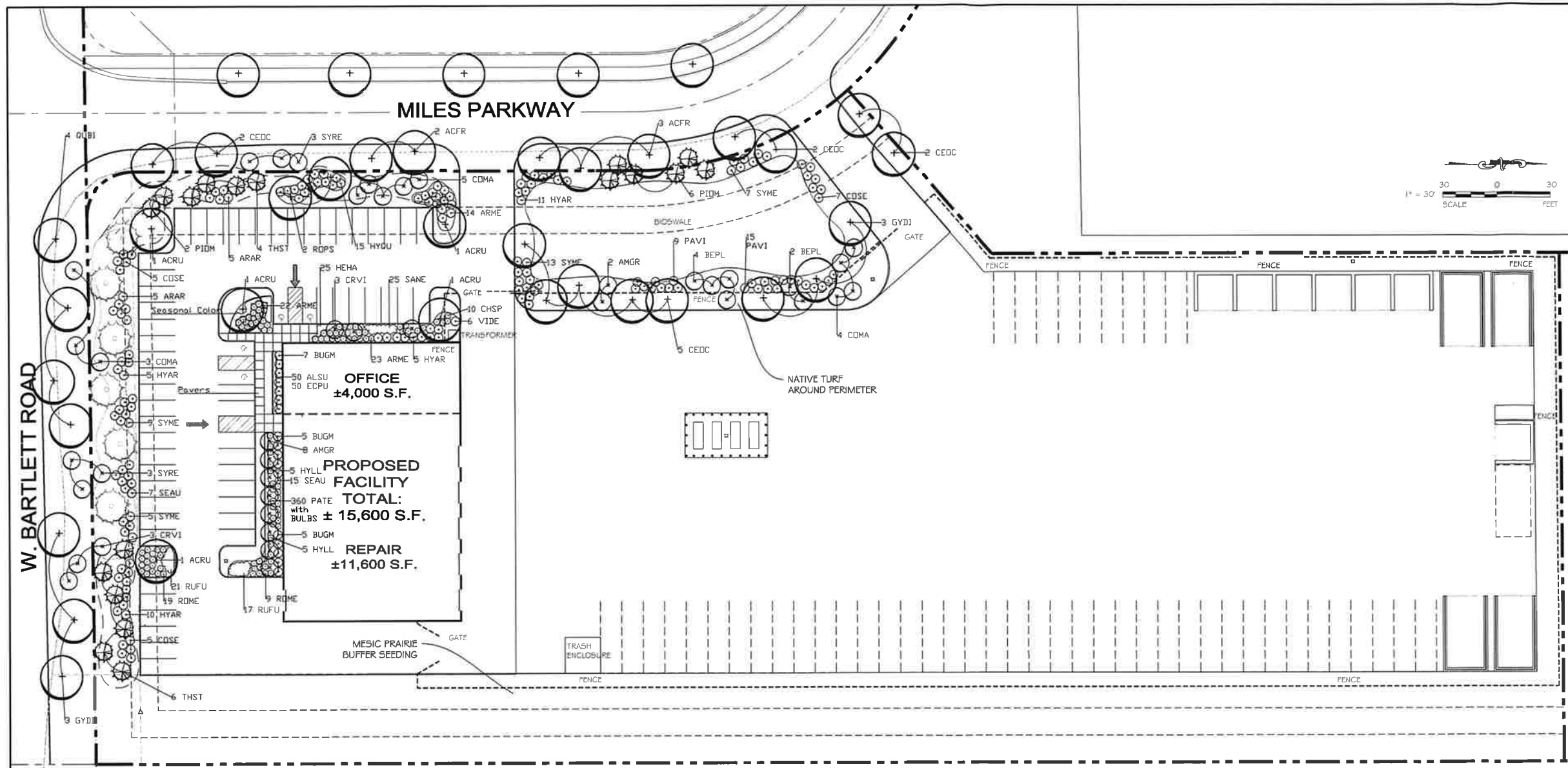
PROPOSED LANDSCAPE SERVICE FACILITY
NEC W. BARTLETT RD. & MILES PKWY.
BARTLETT, IL 60103

DESIGN BUILDER:

WERNER ENTERPRISES, INC.
10150 SOUTH VIRGINIA AVENUE, SUITE J
CHICAGO RIDGE, IL 60415
(708)423-8200

ARCHITECT/PLANNER:

arete design studio, llc.
architecture • planning • design
13553 West 188th Street, Mokena, Illinois 60448
615 485 7333 arete-llc.com



PROJECT
Alan Horticulture

Bartlett, Illinois
 CLIENT
Alan Horticulture
 4355 Weaver Parkway
 Warrenville, Illinois 60555

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK AND THERE SHALL BE NO LIABILITY IN ANY MANNER, OF ANY KIND, FOR THE ARCHITECT AND HIS CONSULTANTS TO BE HELD RESPONSIBLE FOR THE LANDSCAPE ARCHITECT'S OBLIGATIONS TO THE CLIENT. THE ARCHITECT AND HIS CONSULTANTS SHALL BE RESPONSIBLE FOR THE WAY IN WHICH THE WORK IS PERFORMED AND FOR THE RESULTS THEREOF. THE ARCHITECT AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS OR FOR ANY OTHER LIABILITY ARISING FROM THE WORK OR FROM THE USE OF THE WORK OR FROM THE NEGLIGENCE OF ANY OTHER PARTY. THE ARCHITECT AND HIS CONSULTANTS SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT'S OBLIGATIONS TO THE CLIENT AND FOR THE RESULTS THEREOF. THE ARCHITECT AND HIS CONSULTANTS SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT'S OBLIGATIONS TO THE CLIENT AND FOR THE RESULTS THEREOF.

DATE	DESCRIPTION
01-17-24	VILLAGE REVIEW
09-21-23	VILLAGE REVIEW
09-06-23	VILLAGE REVIEW
DATE	DESCRIPTION
	REVISIONS
	TITLE

LANDSCAPE PLAN

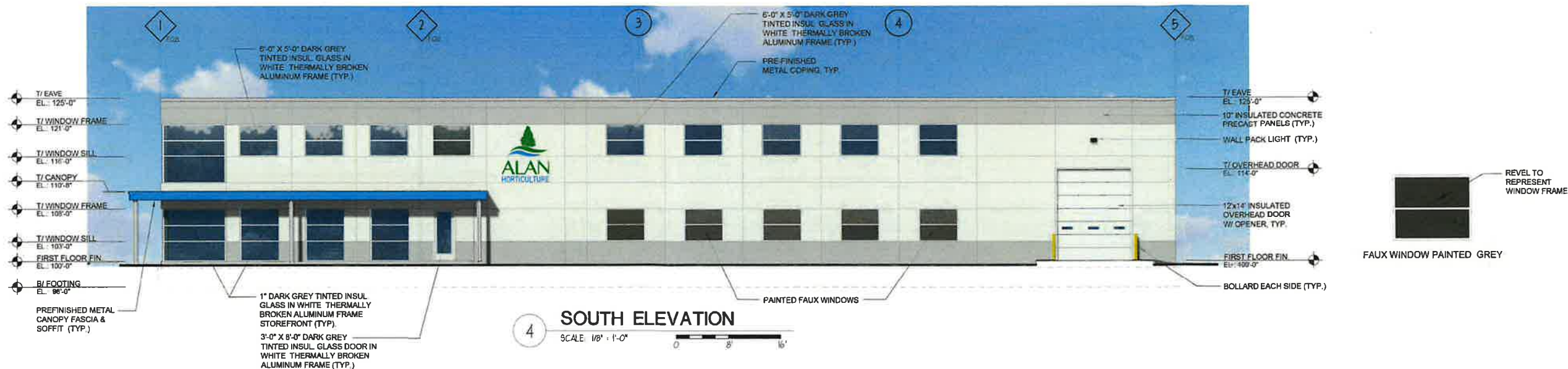
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 PROJECT NO.: 12084_528
 DATE: 09-06-2023
 DRAWN BY: DB

DRAWING NO.
LI.O

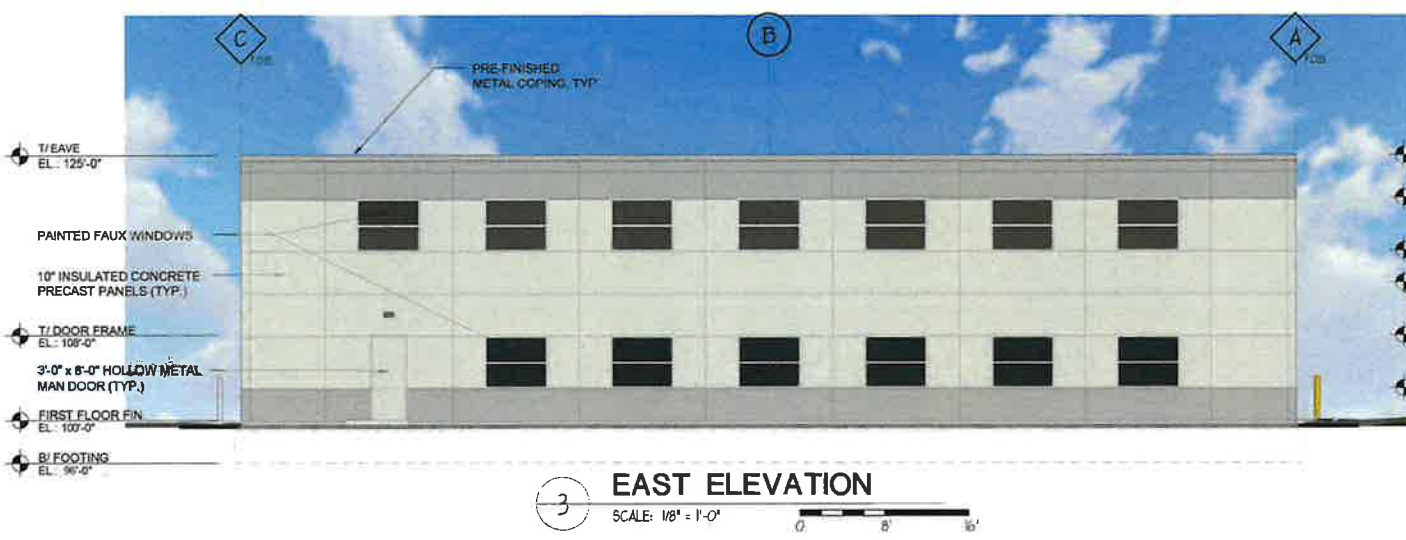
Plant Schedule

QTY	SYM	BOTANIC NAME	COMMON NAME	INST SIZE	MAT SIZE	FLOWR COLOR	BLOOM TIME	NOTES
SHADE TREES								
5	ACFR	Acer x freemantii 'Celtan'	Celebration Red Maple	3"	35"x50"			red fall color
5	ACRU	Acer rubrum 'Flamboyant'	Red Sunset Red Maple Hackberry	3"	35"x45"			red fall color
11	CEOC	Celtis occidentalis	Kentucky Coffeetree American Dream	3"	35"x45"			yellow fall color
6	GYDI	Gymnocladus dioica 'Espresso'	Oak	3"	35"x50"			yellow fall color
4	QUBI	Quercus bicolor 'JFS-KW12'	Purple Robe Black Locust	3"	40"x50"			yellow fall color
2	ROPS	Robinia pseudoacacia 'Purple Robe'	Serbian Spruce	3"	30"x40"	pink	M	yellow fall color
EVERGREEN TREES								
8	PIOM	Picea omorika	Green Giant Arborvitae	6"	20"x50"			
10	THST	Thuja standishii x plicata		6"	15"x45"			
ORNAMENTAL TREES								
13	AMGR	Amelanchier x grandiflora 'Autumn Brilliance' Betula	Autumn Brilliance Serviceberry Dakota	6"	15"x20"	white	M	orange fall color
6	BEPL	platyphylla 'Tango'	Pinnacle Birch Corneliancherry Dogwood	6"	15"x35"			yellow fall color
12	COMA	Corneliancherry Dogwood	Winter King Hawthorn Japanese Tree	6"	15"x20"	yellow	M	red fall color
3	CRVI	Crataegus viridis 'Winter King'	Ulm	6"	15"x20"	white	M	red fall color
6	SYRE	Syringa reticulata 'Verry Silk'	Red Chokeberry	6"	15"x25"	white	J	
LARGE SHRUBS								
11	ARAR	Aronia arbutifolia	Green Mountain Boxwood Red Twig	5g	6"x6"	white	M	
17	BUGM	Buxus x 'Green Mountain'	Dogwood	24"	5"x5"			
17	COSE	Cornus sericea	Dwarf Korean Lilac Arrowwood	5g	6"x6"	white	AM	
15	HYQU	Hydrangea quercifolia 'Vista'	Viburnum	5g	6"x6"	white	JIAS	purple fall color
33	SYME	Syringa meyeri 'Palibin'		5g	6"x6"	purple	M	
6	VIDE	Viburnum dentatum 'Christoper'	Low Scape Hedge	5g	5"x5"	white	M	purple fall color
SMALL SHRUBS								
59	ARME	Aronia melanocarpa	Annabelle Hydrangea	5g	5"x3"	white	MJ	
10	CHSP	Chaenomeles speciosa 'Orange Storm'	Little Lime Hydrangea	5g	4"x3"	orange	A	
32	HYAR	arborescens 'Annabelle' Hydrangea paniculata 'Jane' PP	Peach Drift Rose	5g	4"x4"	white	JIAS	
10	HYLL	R22.330 Rosa 'Meggill'		5g	3"x3"	white	JIAS	
28	ROME			3g	2"x2"	pink	JIAS	

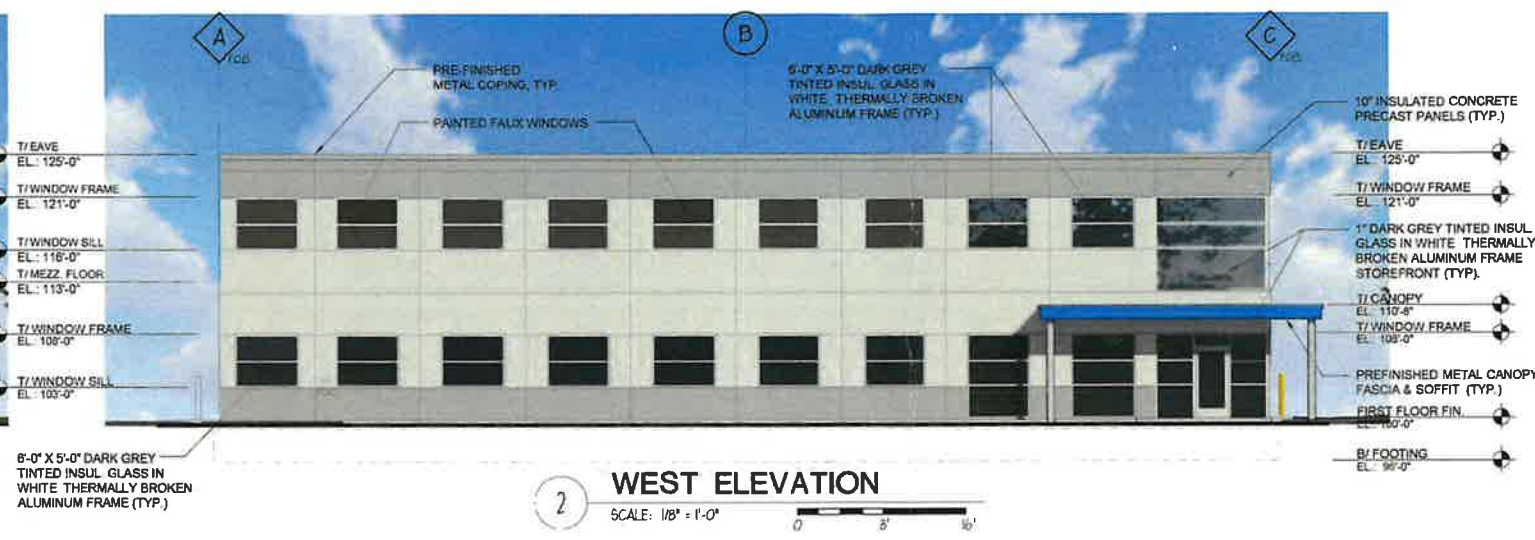
QTY	SYM	BOTANIC NAME	COMMON NAME	INST SIZE	MAT SIZE	FLOWR COLOR	BLOOM TIME	NOTES
ORNAMENTAL GRASSES								
24	PAVI	Panicum virgatum 'Cheyenne Sky'	Switch Grass	1gal	24x30"	purple	JAS	burgundy fall
22	SEAU	Setaria autumnalis	Autumn Moor Grass	1gal	22x18"	silver	JAS	yellow fall color
PERENNIALS								
50	ALSU	Allium cernuum	Nodding Wild Onion	1gal	8x24"	purple	JIAS	
50	ECPU	Echinacea 'CBG Cone 2'	Flour Meadowbrite Coneflower	1gal	18x18"	pink	JIAS	
38	RUFU	Rudbeckia fulgida	Black-eyed Susan	1gal	18x18"	yellow	JASO	
25	SANE	Sabia nemorosa 'Caradonia'	Cradoná Salvia	1gal	18x18"	purple	IAS	
GROUNDCOVERS								
360	PATE	Pachyandra terminalis	Japanese pachysandra	3" pot	12x18"	white	M	



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EL-1R

PROJECT #: 23020
DATE: 06/14/2023
REVISIONS: 01/18/2024
SCALE: AS NOTED
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OWNER:
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(708)423-8200

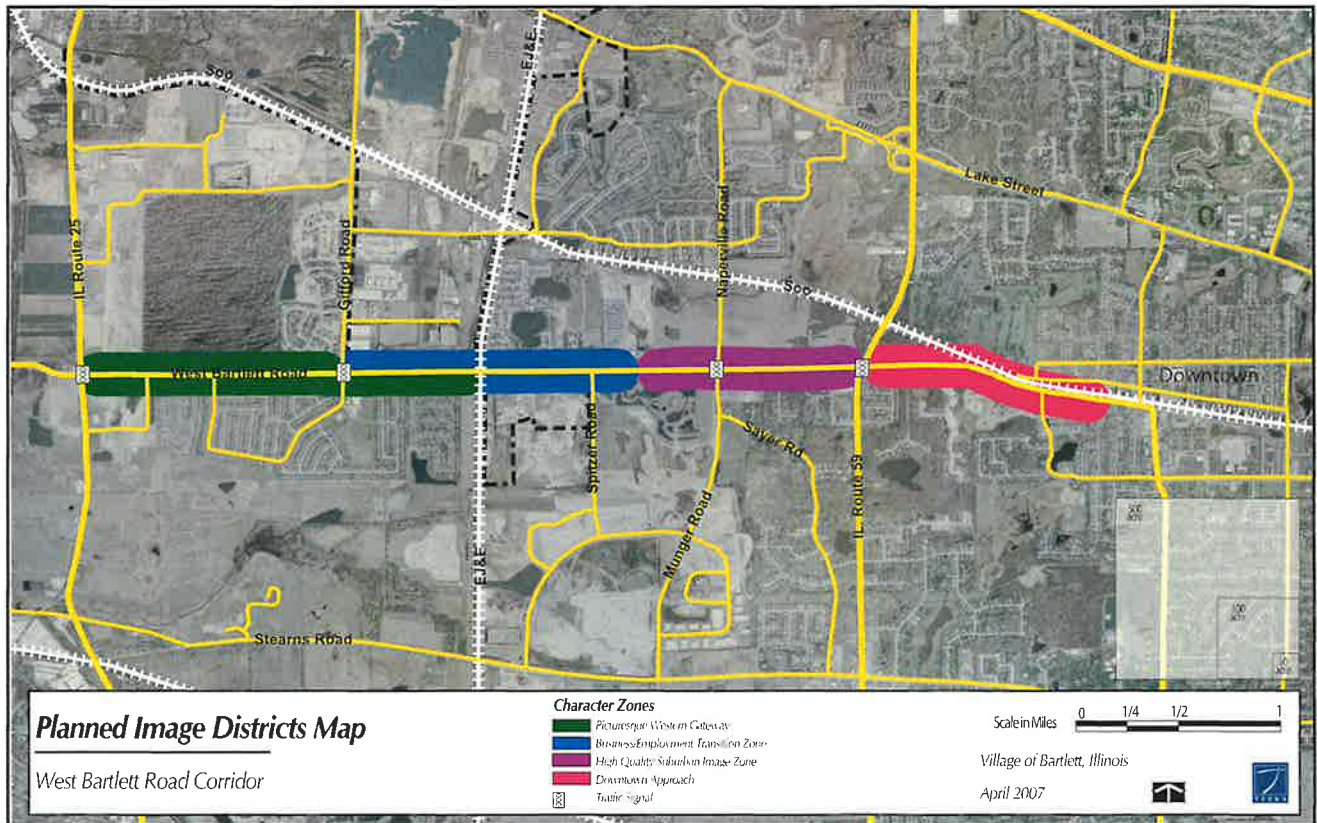
ARCHITECT/PLANNER:

arete design studio
architecture • planning • design
12543 94th 185th Street, Mokena, Illinois 60448
815 485 7333 arete-llc.com

Design Guidelines

The West Bartlett Road Corridor Design Guidelines are intended to put into place specific standards that reflect the value-derived goal relating to the design goals of the West Bartlett Road Corridor. The goal is to integrate the West Bartlett Road Corridor into downtown Bartlett in an attractive, functional and market-oriented fashion. Doing so will promote the vitality, economic health, livability and sense of place of the corridor district by enhancing its design elements and its physical appearance.

Before this overall design goal can be translated into specific design standards, it is helpful to identify distinct planned image districts for the Corridor. This is necessary because the corridor is long and the roadway and land uses contain divergent characteristics. At the western end of the Corridor the roadway is characterized as the Picturesque Western Gateway because of its natural and environmental amenities and its function as a primary entry point into the Village. Moving east, the next part of the roadway is characterized as the Business/Employment Zone because of the existing higher intensity commercial uses and the plans that will convert some of those uses to residential, business and office uses. The next roadway section is characterized as the High-Quality Suburban Image Zone because of existing and future residential uses that will dominate this section, along with integrated institutional and commercial uses. The final roadway section is characterized as the Downtown Bartlett Approach because of its role connecting the Corridor to the downtown area. See *Planned Image Districts Map* below.



The particular design principles and guidelines that follow are intended to ensure that new development and redevelopment enhance the visual quality and identity of the West Bartlett Road Corridor. It establishes architectural principles and urban design standards for the built environment and rights-of-way so as to create a recognizable corridor district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements based on each of the four image districts that demarcate the roadway corridor. The design guidelines described herein are intended as tools for communicating the design intent for future developments, redevelopments and streetscape improvements.

Picturesque Western Gateway: To protect and promote existing views from the roadway to commercial, business/office park, open space and residential landscape buffers. The principles of the Picturesque Western Gateway are to:

- Create a Gateway to the Village at West Bartlett Road and IL. Route 25
- Preserve views of natural areas and environmental amenities
- Integrate commercial and business/office park areas into the Gateway
- Enhance landscaped buffers separating residential areas from the roadway

Table 4: Design Guidelines for the Picturesque Western Gateway

ENHANCEMENTS OF PRIVATE DEVELOPMENTS FRONTING PUBLIC R.O.W.	
BUILDING FORM	
Orientation	Residential, commercial and office buildings should be placed near to the landscape buffer along the street, should share parking access drives, and should have attractive front facades facing both the street and the shared parking.
Setbacks	Buildings should be set back from the Corridor behind a large landscaped buffer.
Proportion, Size, Scale	Residential, commercial and office buildings should be proportioned such that they are viewed as structures nestled into the landscape, rather than as dominant features on the site.
EXTERIOR BUILDING TREATMENTS	
Façade Treatments and Materials	Residential, commercial and office building types should express attractive façades on all exposed faces of the buildings. Building materials should combine a mixture of materials, such as stone masonry, brick masonry, siding, and glazing.
Roofing Treatments and Materials	Residential, commercial and office roof types should be expressed at all façades of the buildings utilizing gable, hipped or gambrel roofs. Roof materials should be selected such that they are visually subdued, such as neutral color selections of wood, asphalt, or fiberboard shingles.
SITE ENHANCEMENTS	
Parking	Residential parking should be provided in garages, which should express similar building proportions, façades and rooflines as those mentioned above and should be located such that they are set back from the residential access road. Limited on-street visitor parking may be provided on the residential access roadways. Commercial and office parking and service areas should be screened from view of the corridor with bufferyard landscaping. Truck docks and loading areas should be screened from view of the corridor or be fully enclosed.
Landscaping	<p>Landscape areas and plantings should be organized such that they reflect the native landscape features found in the conservation areas throughout Bartlett.</p> <ul style="list-style-type: none"> ▪ Parkway areas should include groves of mixed-size native canopy and understory tree plantings. ▪ Open space areas should include naturalized groupings of mixed-size evergreen and understory trees and shrub plantings. ▪ Gateway entry areas should emphasize main entrances to development sites through the use of ornamental trees, shrubs, and perennial and annual plantings including ornamental/native grasses. ▪ Bufferyard areas should include naturalized groupings of mixed-size native canopy trees, evergreen trees, understory trees and shrubs planted on berms. ▪ Detention areas should express curvilinear forms, which invite wildlife habitat and resident use. The edges of the detention areas should express shallow grades, planted with a variety of native grasses and groundcovers, such that a variety of landscape and wildlife will be attracted to the area.


<p>Signage</p>	<ul style="list-style-type: none"> ▪ Entry, wayfinding and directional signage should be organized and selected such that text and graphics are clearly visible and understood. ▪ Development site entry signage should promote West Bartlett Road as an extension of the downtown area. ▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood, and/or metal. ▪ Signage should architecturally match or complement the building/development to which it belongs.
<p>Lighting</p>	<ul style="list-style-type: none"> ▪ Pole-mounted lighting in the residential parkway areas should be selected so as to minimize glare or light spillage onto residential properties. ▪ Light fixtures should be upgraded from the standard light pole/fixtures to the light pole/fixtures designated for the Corridor west of IL. Rt. 59 as shown in <i>Exhibit 6</i>.

ENHANCEMENTS WITHIN PUBLIC R.O.W.

<p>Barriers and Wayfinding Signage</p>	<ul style="list-style-type: none"> ▪ These elements should contribute to a unified Corridor appearance. ▪ Barrier railings of wood or black aluminum or barrier walls constructed of stone or other masonry should be included to represent the native landscape features found in the conservation areas throughout Bartlett. ▪ Entry, wayfinding and directional signage should be strongly pronounced in this area to promote the western edge of the corridor as a significant gateway. Signage should be organized and selected such that text and graphics are clearly visible and understood, and banners attached to light poles should be utilized when appropriate. ▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood and/or metal.
<p>Roadway Lighting and Signage</p>	<p>Decorative vehicular-scale light poles should be selected along the roadway area. Where continuous pedestrian pathways occur, vehicular scale light poles should be augmented with pedestrian scale fixtures (see Exhibit 6). Banners attached to light poles should be included to promote a unified Corridor appearance. Utility lines should be buried.</p>
<p>Landscaping</p>	<ul style="list-style-type: none"> ▪ Landscape plantings within the right-of-way should reflect the native landscape features found in conservation areas throughout Bartlett. ▪ Parkway plantings should include groves of mixed-size native canopy and understory tree plantings. ▪ Bufferyard plantings, which abut residential, commercial and office uses, should include a medium-height landscaped berm planted with naturalized groupings of mixed-size native canopy, evergreen, and understory trees.
<p>Intersections and Pedestrian Crossings</p>	<p>The intersections at IL Route 25 and Gifford Road, both signalized intersections, should be enhanced to promote safe pedestrian crossings. Enhancements should include decorative paving at the intersection corners, decorative paving at widened pedestrian crosswalks, bollards, timed traffic signals, plantings, and additional lighting.</p>
<p>Pedestrian Walkways</p>	<p>The existing bike path/pedestrian walkway along the south side of West Bartlett Road should be protected and promoted as a significant pedestrian linkage between the Picturesque Western Gateway and downtown to the east. Enhancements such as directional and wayfinding signage, additional parkway plantings, additional bufferyard plantings, decorative lighting, and accent paving would reinforce the bike path/pedestrian walkway as a safe and attractive access route to and from the downtown area.</p>

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-05

DATE: January 25, 2024
TO: The Chairman & Members of the Planning & Zoning Commission
FROM: Kristy Stone, PDS Director 
RE: **(#24-02) Parking Requirements for Senior Housing**

BACKGROUND

Prior to 1978, the Zoning Ordinance only had residential parking requirements for single-family and multiple-family dwellings. In 1978 a new "senior citizen housing" dwelling type was added to differentiate the parking needs for multi-family housing, senior housing and nursing homes. The minimum parking requirements are as follows:

Multi-Family Housing	Senior Housing	Nursing Home, Convalescent Center, Geriatric Center
1.5 parking spaces for every 1-bedroom unit	1 parking space for every 3 units	1 parking space for every 5 beds + 1 space per every 2 employees + 1 space per every doctor
2 parking spaces for every 2-bedroom unit		
2.5 parking spaces for every 3-bedroom unit		

The 1978 Zoning Ordinance did not define "**senior citizen housing**" but did define "**nursing home**" as a home for the aged, chronically ill, care of children, infirm or incurable persons, or a place of rest for those suffering bodily disorders in which three or more persons, not members of the immediate family residing on the premises, are received, kept or provided with food and shelter or care, but not including hospitals, clinic or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases or mental illness.

In 2012, Chapter 2 Definitions was amended to define two types of senior housing developments but Chapter 11 Parking was never updated to incorporate the terms.

NURSING AND PERSONAL CARE FACILITY: An establishment that provides full time nursing and health related personal care, but not hospital services, with inpatient beds for three (3) or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. A hospital shall not be construed to be included within this definition.

SENIOR HOUSING, ASSISTED AND SUPPORTIVE LIVING RESIDENCES: A special combination of housing, supportive services, personalized assistance, and

healthcare designed to respond to the individual needs of those who need help with activities of daily living. Most offer private rooms with kitchenettes and common living and dining areas. Services vary, but often include assistance with activities of daily living; administration of medicine; first aid and medical care for minor ailments; and round the clock protective oversight.

SENIOR HOUSING, INDEPENDENT LIVING RESIDENCES: Senior apartments or multi-family residential apartments designed for persons aged fifty-five (55) years and older. These properties may or may not offer meal service to residents and typically offer a limited array of supportive care services and/or service coordination.

SENIOR DEVELOPMENTS IN BARTLETT

The Village has approved three (3) senior housing projects, Victory Center, Clare Oaks and Artis Senior Living and an additional project was submitted but withdrawn. *The developers for all four projects chose to exceed the Village's parking requirements because they felt additional parking was necessary in order for their project to be successful.*

<u>Development</u>	<u>Type of Senior Housing</u>	<u>Parking Required</u>	<u>Parking Provided</u>
Victory Center (2004)	119 independent units 81 assisted units TOTAL: 200 units	67 spaces*	131 spaces (0.66/unit)
Clare Oaks (2005)	157 Independent units 17 assisted units 136 special care beds 10 duplex units TOTAL: 184 units and 136 beds	131 spaces*	261 spaces (1.23/unit)
Chapters Living, formerly Artis (2015)	72 assisted/memory care units	36 spaces	38 spaces (0.66/unit)
Clover (application withdrawn in 2023)	119 independent units	40 spaces	121 spaces (1.02/unit)

* parking requirement established by development agreement

GUEST PARKING

Multi-family zoning districts (SR-5 and SR-6) require additional guest spaces for townhome and multi-family developments. In the SR-5 District 1 space is required for every 4 units and in the SR-6 District 1 space is required for every 3 units. All the senior housing developments in the Village have been zoned PD Planned Development and guest parking has not been required.

RECOMMENDATION

Staff is proposing a text amendment to update section **10-11-1-6: SPACES REQUIRED** to add parking requirements for the defined types of senior housing and would like the P& Z Commission to make a recommendation on the proposed ratios.

<u>NURSING AND PERSONAL CARE FACILITY</u>	<u>SENIOR HOUSING, ASSISTED AND SUPPORTIVE LIVING RESIDENCES</u>	<u>SENIOR HOUSING, INDEPENDENT LIVING RESIDENCES</u>
0.2 parking space per unit/bed + 1 space per every 2 employees +1 space per doctor	0.5 spaces per unit/bed	1 parking space per unit