



Village of Bartlett  
Planning and Zoning Commission  
February 1, 2024

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

Roll Call

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

Also Present: Kristy Stone, Planning & Development Services Director, Andrew Barna, Associate Planner

Approval of Minutes

A motion was made to approve the November 2, 2023 meeting minutes.

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

Roll Call

Ayes: J. Kapadoukakis, G. Koziol, J. Battermann, J. Miaso, M. Werden  
Nays: None  
Abstain: C. Deveaux, M. Hopkins

The motion carried.

Public Forum

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



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**(#23-11) Alan Horticulture, LLC**

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

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**A. Barna** stated that Alan Horticulture submitted a concept plan that was reviewed by the Committee of the Whole on September 19, 2023 and have now submitted a full development application for this project. The site for the proposed contractor's yard with outdoor storage is 5.93 acres at the northeast corner of W. Bartlett Road and Miles Parkway in the Blue Heron Business Park. Blue Heron Business Park was annexed in 2003 and as part of the development agreement the property was divided into 4 development areas. Each development area has its own set of permitted uses. The properties along W. Bartlett Road are designated for commercial use only. The petitioner is requesting an amendment to the Planned Unit Development. The subject property is currently designated as Development Area 4, which is restricted to commercial uses. An amendment to the PUD would change the scope of development of area 1 to an industrial development area that extends south to W. Bartlett Road. The site on the south side would be for employee parking, a facility with repair for the fleet and office space with an access points on Miles Parkway, a southern access point for employee parking and the northern access point for landscape trucks and trailers. Additionally, to the north, there are bins for landscaping material, salt storage in the winter and equipment storage in the summer. For the elevations, the 25' tall pre-cast building includes a combination of real and faux windows on all 4 elevations. The north side of the building has 5 drive-in dock doors. The south side has 1 drive-in dock door. The landscaping plan shows the existing berm along W. Bartlett Road with all additional required plantings, as well as the prairie buffer seeding on the east side for the IDNR property. Staff recommends approval of the petitioner's requests for an amendment of the PUD and the Site Plan subject to the findings of fact with one condition relating to lighting for the light poles in the employee parking lot to match those in the W. Bartlett Corridor Plan on the south side along W. Bartlett Road. The petitioner has already agreed to this condition. **M. Werden** what types of planting will be added? **A. Barna** there are a number of evergreen trees which already exist. Deciduous shrubs, evergreen shrubs and shade trees will be added. The prairie buffer seeding would be along the east side of the property. The petitioner is also present to answer questions. The petitioners, **Dean Kelley**, Abbott Land and Investment Corp., 2250 Southwind Blvd, Bartlett, IL, **Charles Smith**, Arete Design Studio Ltd., 13543 185<sup>th</sup> St, Mokena, IL and **Daniel Huber**, Alan Horticulture, 4355 Weaver Pkwy #350, Warrenville, IL came forward and were sworn in by **M. Werden**. **J. Battermann** asked, what type of gas storage is planned? **A. Barna** the gas storage includes 4 above-ground pumps and tanks for the fleet. **J. Battermann** I do appreciate that the building looks commercial in the front and that there are awnings to make the building look more commercial than industrial. That is very nice. What is the intent of the south-facing side of the building that is facing part of the residential area across the street and what are the intentions for



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the parking? **D. Huber** stated that the parking lot will be used for the employees only. Very seldom do we have clients there. **J. Battermann** will the passthrough garage stay open? **D. Huber** the overhead door that faces south will primarily stay closed. The purpose of that door is to have a passthrough. **J. Battermann** what will the mezzanine be used for and will that mezzanine be staffed full-time with a receptionist? **D. Huber** the mezzanine is a small area that our supervisors will be using daily, but the majority of our offices are on the first floor. **C. Deveaux** I believe there is an eagle's nest where you are going to build. Has the IDNR had any discussion about that? **K. Stone** IDNR has completed their survey of the property and they did not think there would be any impact. **M. Werden** asked, what do the faux windows look like? **C. Smith** stated that the faux windows will create an architectural façade. Those windows will match the color of the building and the inside of the windows will be painted gray to match the color of the other windows in the daylight. **M. Werden** I do like that for curb appeal. **M. Hopkins** asked, how will the roof top mechanicals be screened? **K. Stone** stated, in the Building Code, Section 9-11-3 we require that all rooftop mechanical units be screened on all sides. That is a building code requirement that is enforced by our Building Division Manager. **J. Battermann** the section of Miles Parkway near Kenyon is used by a lot of high school students at about 7:30 in the morning. Are there going to be large trucks in that area around that time? **D. Huber** the trucks are usually out by 7 am.

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

**M. Hopkins** made a motion to pass along a **positive recommendation** to the Village Board to approve case (#23-11) **Alan Horticulture** to Amendment to the Planned Unit Development (Blue Heron Business Park) and for a Site Plan subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: M. Hopkins**

**Seconded by: J. Miaso**

**M. Werden** closed the public hearing portion of the meeting.

**Roll Call**

**Ayes: C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, J. Battermann, M. Werden**

**Nays: None**

The motion carried.



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**(#24-02) Parking Requirements for Senior Housing**

Text Amendment

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Notification of Publication**

**K. Stone** stated that the Village has been updating our zoning ordinance one chapter at a time over the last several years. Due to that, we have definitions that do not correspond to categories in our parking table. We are starting to see more applications for senior developments and our codes do not require adequate parking. Staff is requesting a text amendment to modify our parking requirements. We will be adding a standard for the nursing and personnel care facilities as well as a standard for assisted and supportive living residences for senior housing and independent living residences. We had CMAP do a survey a few years ago of and these are the standards that most towns are adopting. We have looked at developments within the Village and they are in line with these requirements. I would not want to be in a situation where an applicant meets the code requirements and we know that the project would not provide sufficient parking for the project to be successful. If you look at our census, the population is aging and would like people to be able to stay in place. **M. Werden** I think this is a good idea. Does this conform with other towns in our area? **K. Stone** yes, and with developments that already exist like Victory Center and Clare Oaks. We are not trying to create nonconformities. We want to make sure that it works. **M. Werden** it will work with those that already exist. **K. Stone** correct.

**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 **(#24-02) Parking Requirements for Senior Housing** Text Amendment subject to the findings of fact outlined in the staff report.

Motioned by: **J. Miaso**

Seconded by: **G. Koziol**

**M. Werden** closed the public hearing portion of the meeting.

**Roll Call**

**Ayes:** C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, J. Battermann, M. Werden

**Nays:** None

The motion carried.



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**Old Business/ New Business**

**K. Stone** I am not sure if we will have a meeting next month, but I anticipate that we will have a meeting in April.

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

**Motioned by:** G. Koziol

**Seconded by:** C. Deveaux

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:30 pm.**