



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
May 11, 2017  
7:00 P.M.**

- I. Roll Call
- II. Approval of the April 13, 2017 meeting minutes
- III. (#17-09) Ridge BC2 - Brewster Creek Business Park – Lot 9B2  
Site Plan Review
- IV. (#17-06) Alden Estates of Bartlett  
Preliminary/Final PUD Plan  
**PUBLIC HEARING**
- V. Old Business/New Business
- VI. Adjournment

**Village of Bartlett  
Plan Commission Meeting  
Minutes  
April 13, 2017**

Chairman Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

**Present:** J. Lemberg, J. Miaso, D. Negele, A. Hopkins, J. Allen, T. Ridenour,  
M. Hopkins and J. Kallas

**Absent:** T. Connor

**Also Present:** J. Plonczynski, CD Director; R. Grill, Asst. CD Director & A. Zubko, Village Planner

A moment of silence was held in memory of Trustee, T.L. Arends, whom passed away last week.

**Approval of Minutes**

A motion was made to approve the minutes of the March 9, 2017 meeting.

**Motioned by:** J. Miaso

**Seconded by:** A. Hopkins

**Roll call**

**Ayes:** T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg

**Abstain:** M. Hopkins and J. Kallas

**Motion carried.**

**Case # 17-03 Bracht's Place - Site Plan Amendment and Special Use Permits**

- a) To serve liquor into the newly acquired/leased 1,200 square foot unit;
- b) A game room/recreation and amusement establishment to extend into the newly acquired/leased 1,200 square foot unit; and
- c) Allow outdoor seating including serving food and liquor

**PUBLIC HEARING**

**J. Lemberg proceeded to swear in the Petitioner: L. Humbracht.**

**The following Exhibits were presented:**

- Exhibit A - Picture of Sign**
- Exhibit B - Notification of Publication**
- Exhibit C - Mail Affidavit**

**A. Zubko** stated the Devon Prospect Plaza was built around 1987. Bracht's Place was granted Special Use Permits in 1990 to allow an indoor sit-down restaurant serving liquor and a game room limited to no more than two machines.

In 1993 Bracht's Place amended their Special Use to allow a game room limited to no more than five (5) machines.

In 1993 they were granted Special Use Permits to allow for the operation of a Recreation and Amusement Establishment and to expand their existing site one tenant space to the north.

Currently the Petitioner is requesting a **Site Plan Amendment** to allow outdoor seating.

The Petitioner has acquired/leased the northern 1,200 square foot unit. Bracht's Place will be expanding from 2,700 square feet to 3,900 square feet and will expand to the northern end of the building.

The Petitioner is requesting to allow their **Special Use Permits** to also be permitted within the last unit (serving liquor, game room & recreation and amusement establishment) and to have outdoor seating including serving of liquor outside.

The Petitioner has been at this location since 1990. They currently lease three units and would now lease a fourth unit.

They would like to put in an outdoor beer garden in the rear of the building directly east of the newly acquired tenant, eliminating the last 3 parking stalls. There will be seating outdoors but there will be no music or speakers in the beer garden.

A 3' high fence around the outdoor seating area is required to serve liquor. The petitioner is proposing to install a 6' solid PVC fence around the outdoor area. There will be a gate on the south side that will be locked so patrons cannot enter or exit through the beer garden but it will be accessible for the fire department.

Bracht's Place is currently open seven days a week from 11:00 a.m. to 2:00 a.m. Sunday thru Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday and has a Class A extended liquor license. The hours for the Class A extended liquor license are Sun.-Thurs. 8:00 a.m. to 2:00 a.m. and Fri.-Sat. 8:00 a.m. to 4:00 a.m. There are two (2) establishments with this type of license: Bracht's Place and the Bartlett Volunteer Fire Association.

The fence on the east property line is in need of repair and is currently a code violation. The property owner has been notified that the fence must be repaired prior to the Special Uses being granted on this property.

Staff recommends approval with the Findings of Fact with the condition of having the fence fixed before the final approval.

**J. Lemberg** asked the petitioner if there was anything to add to the opening comments.

**L. Humbracht** stated no, everything was covered.

**J. Lemberg** asked the Commissioners if they had any questions.

**A. Hopkins** questioned if the 48 inch wide gate on the fence around the beer garden will be locked?

**A. Zubko** stated that is correct.

**A. Hopkins** asked if there would be some kind of emergency exit?

**A. Zubko** stated yes, it will be equipped with something like a push alarm, and a lock box if the fire department needs to get in.

**A. Hopkins** stated there isn't going to be music now, but what happens if down the road they would like to have music outside will they need to come back to the Plan Commission or the Village Board?

**A. Zubko** stated yes because it would be considered a Special Use. If you feel more comfortable Staff can put it as a condition that they cannot have outdoor music.

**L. Humbracht** stated he doesn't want music outside. Period. It's noisy enough inside we don't want it outside too. The outdoor area is just for smoking and to have a beer. In the fall we'll get a permit so we can have a grill and maybe have a bean bag game. Customers go outside to smoke now, this would mean just going out a different door.

**J. Lemberg** opened the meeting to the public.

**J. Plonczynski** announced the first resident to speak, **Stephen John Dastrup**.

**S. Dastrup** stated he resides at 615 Mallard Court, which is right behind Bracht's and does like the establishment and doesn't mind the idea, however; his main concern is the outside. Bracht's is open until 2AM on week days and 4AM on weekends. That late at night, there just isn't a good crowd, very loud, this would just give them another excuse to come outside and a fence will not keep the noise down. The smokers alone you can hear them all night long. During the summer I have to close my windows and doors. Bracht's is surrounded on three side by families. If they close it at a reasonable time **S. Dastrup** stated he wouldn't have a problem. Open till 4AM will cause people to call the Police to tell them to quite down. Also, the element of people that will be coming into the Village are ones that shouldn't be out on that road that late. If the outside could be shut down at a reasonable time **S. Dastrup** would not see a problem.

**J. Plonczynski** announced the second resident to speak, **Sandra Gilbert**.

**S. Gilbert** (Inaudible at first) stated she is also worried about the noise being that she lives across the street and she can still hear the fighting and swearing with the windows shut during the winter. If anyone comes at 4AM they're half in the bag already. She realizes that there will be a fence, but she is concerned that things will be thrown over the fence with kids walking in that area.

**J. Plonczynski** announced the third resident to speak **Larissa Doucette**.

**L. Doucette** stated she lives at 310 Broadmoor Lane and also owns a property at 623 Mallard Court that she now rents out but lived there previously for 14 years. She stated she is very familiar with the noise and the smoker's going outside. Her tenants have also heard people at 2AM. **L. Doucette** stated Bracht's is a great place but is very concerned about the noise and being able to keep tenants.

**J. Plonczynski** stated that was the last of the residents that wanted to speak.

**J. Lemberg** asked if there was anyone else. Would the petitioner like to respond to any of the comments that the public had?

**L. Humbracht** stated when Bracht's opened there was a corn field across the street so there was no concern about the noise back then. There was an incident a few years ago with noise after hours, when people didn't want to go home. We now put a person out there to keep the noise down, since smoking is not allowed indoors the customers must go outside. **L. Humbracht** stated he is not opposed to shutting down the beer garden at a particular time. This was just an idea, since other bars have this. He is not looking into causing any more problems with the neighbors. 75% of our own customers take care of most of the problems. The police are not called very often. **L. Humbracht** also stated the decision is up to Staff and was mainly interested with in getting the inside approved, since he has been paying rent and utilities on empty space he is not using at the moment.

**J. Lemberg** asked if anyone else had any other questions or comments from the audience. The Public Hearing was closed.

**J. Lemberg** asked if anyone else had any other questions or comments from the commission.

**D. Negele** inquired about the six picnic tables. How many patrons are anticipated to be using the outdoor area?

**L. Humbracht** stated originally the space would have to be covered, however; that required fire suppression, so the plans were changed not to cover the space. The six tables is just an artist rendition of the area. He stated they are not anticipating more people just more room, to sit outside to have a beer and smoke. At the moment they cannot go outside with a beer.

**D. Negele** stated her concern was with the voice level with more people at later hours of the night. She questioned if there will be a limit of people out in that area, not only sitting at the tables but just standing there as well.

**L. Humbracht** stated he was unsure since he has never done something like this before.

**D. Negele** stated she has seen when there have been events such as a Bears game, people will just stand and that alone will change the noise level tremendously and that is her main concern.

**L. Humbracht** stated there isn't a Bears game on at 4AM. Most of the celebrating is done inside, there will not be TV's or speakers outside.

**D. Negele** asked **L. Humbracht** if he had a number in mind as far as the amount of people that many be outside. **L. Humbracht** stated he did not.

**M. Hopkins** asked if vote could be in three parts since there are three parts to this request.

**T. Ridenour** stated it was a great idea to consider earlier hours for the beer garden, we would just need to decide what would be a reasonable time for the outdoor area. **T. Ridenour** suggested perhaps 10:00 PM on week nights and 12:00 midnight on weekends.

**A. Hopkins** questioned if there was a plan for servers in the beer garden, serving food and beer.

**L. Humbracht** stated there are no waitresses, everything is all bar service, no table service. There are doormen to keep an eye on things and control the area.

- A. Hopkins** asked since this is expanding will there be another entrance. How many front door or accesses will there be?
- L. Humbracht** stated there will be another front entrance available but not to get in only to get out and the same for the back. People will not be able to walk in from the outside but there will be a panic bar to get out.
- T. Ridenour** stated maybe an amendment to the request to limit the hours of the beer garden.
- J. Lemberg** stated to limit the hours, restrict the hours. That can put in a motion if that's what you want.
- T. Ridenour** questioned as to what was the proper way to add restrictions on the hours for the outdoor area.
- A. Zubko** stated just add as a condition to the original request.
- J. Lemberg** stated there will be two votes, one for the **Site Plan** and the other for the **Special Use**.
- A. Zubko** stated the condition for no outside music will need to be added too.
- J. Lemberg** asked if there were any further questions or comments. Since there were no comments or questions there will be two votes, first for the Site Plan amendment petition for Conditions and Findings of Fact the Site Plan Amendment for Bracht's Place.
- A. Zubko** stated the Site Plan Amendment is to add the outdoor seating and eliminate three parking spaces. That's what is changing on the overall Site Plan. There are three separate special uses. Site Plan and Special uses can be separate or do four all separately, Site Plan Amendment and then the three Special Uses.
- J. Lemberg** stated the change in the times will go on the Special Use Permit.
- J. Allen** asked if there will be a problem with people stepping out the back door and smoking all night as they currently do.
- A. Hopkins** stated that is when the Police should be called.
- J. Allen** stated then the smokers would go out front and get noise complaints from the residents across the street.
- L. Humbracht** stated this will happen because there isn't anywhere else for them to smoke. He wants them to smoke in the back because the neighbors are furtherer away than in the front. The only difference is they will not be able to bring their drinks outside in the front if they go out to smoke. It's a pretty popular spot particularly in the summer, but they will go out to smoke when it's below zero. There isn't any way to control where they go to smoke but they cannot drink out in front.
- A. Zubko** stated she believes that even if there is a time limit there will still be smokers going outside. The smokers will still go out but without drinks and stop them from just hanging out to finish their drinks.
- J. Allen** stated it would be hard to determine what kind of sound suppression they would get from a six foot high fence.
- L. Humbracht** stated he didn't see where the fence would contain too much noise, it will just contain the people.
- J. Allen** stated without a roof there isn't a way to keep the sound down.
- L. Humbracht** stated that is the reason there will not be speakers or televisions outside.

**J. Lemberg** asked if there was a motion to approve the petitioner's request for the Site Plan Amendment and subject to the following Conditions and Findings of Fact.

**Motioned by: J. Kallas**  
**Seconded by: J. Miaso**

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg, J. Kallas**

**Nays: M. Hopkins**

**Abstain: None**

**J. Lemberg** stated the next motion was for the Special Use Permits. Combine A, B & C and get the time change done?

**T. Ridenour** stated all together.

**A. Hopkins** stated the time and no music outside.

**J. Plonczynski** stated A& B are pertaining to the indoor expansion should be a motion itself. C is outdoor seating including serving food and liquor you may want to condition the timing in there but condition it as such that there is no liquor or food service after a certain time. People will still be allowed to go out and smoke, unless you want to put conditions to close everything outdoor after a certain time. It should be limited to liquor and food service.

**J. Lemberg** stated we will combine A & B. Is there a motion for a special use permit subject to the following Conditions and Findings of Fact, for A, to serve liquor at the newly acquired leased 1200 foot unit and B, game room amusement establishment to extend into the newly acquired/leased 1,200 square foot unit.

**Motioned by: A Hopkins**  
**Seconded by: T. Ridenour**

**M. Hopkins** stated if a new establishment were coming into town we would not give them a liquor license till 4AM, Bracht's is grandfathered in as is the Firebarn, and wondered why we would expand a bad thing. A new business would need to adhere to the kind of hours other businesses have to live with. **M. Hopkins** stated he is voting no because of the extended hours.

**J. Lemberg** asked if anyone else had any other comments.

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg, J. Kallas**

**Nays: M. Hopkins**

**Abstain: None**

**J. Lemberg** stated the next motion was to approve the Petitioners request subject to the following Conditions and Findings of Fact for a **Special Use Permit** allowing outdoor seating, including serving food and liquor.

**T. Ridenour** stated the first thing was closing the outdoor area.

**J. Plonczynski** stated the motion should be made first and then open it up for discussion.

**T. Ridenour** motioned to limit the outdoor seating and serving of liquor and food until 10PM on weekdays and 12 midnight on Saturday and Sundays.



**R. Grill** stated right now weekends are Friday and Saturday and Sunday through Thursday are weekdays.

**T. Ridenour** stated no outdoor music or entertainment, ever.

**J. Lemberg** stated that was a motion is there a second?

**Motioned by: T. Ridenour**

**Seconded by: J. Kallas**

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg, J. Kallas**

**Nays: M. Hopkins**

**Abstain: None**

**J. Plonczynski** stated all three requests have been approved and these recommendations will moved on to the Village Board Committee at their next meeting on May 2, 2017.



**Case # 17-02 – New Bartlett Police Building and Parking Lot**

**Rezoning** from the SR-4 (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District and **Site Plan Review** for the New Parking Lot west of Oak Avenue (0.44 acres); a **Site Plan Amendment** for the New Police Building on the Municipal Complex Property; and the following **Variations**:

- (a) 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking,
- (b) To allow a 6' high fence to be located in the front yard along Oak Avenue (east side),
- (c) 20' reduction from the 25' side yard along the south property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (d) 17' reduction from the 25' side yard along the north property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (e) 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking,
- (f) 10' reduction from the 25' front yard in the new parking lot along Oak Avenue (west side) to allow for parking; and
- (g) Elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side).

**The following Exhibits were presented:**

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

**J. Lemberg proceeded to swear in all of the Petitioners at once: A. Ouper, M. Bushhouse, S. Lange, E. Frisch and D. McCallum**

**R. Grill** stated the existing Police Building was built in 1991 as part of the original Village Hall Addition/Expansion and Police Headquarters construction. The Police Building was approximately 21,677 sq. ft. in area and included both the 1<sup>st</sup> floor and basement area.

The **Site Plan** for the existing Municipal Complex was approved in 2004 and included the complete demolition of the Village Hall, the approval of a new two-story building with a revised parking layout for both the village employees and police personnel and the rezoning of all the Village owned parcels to the P-1 (Public Lands) Zoning District.

The Petitioners are requesting a **Rezoning** from the SR-4 (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District and a **Site Plan Review** for the newly acquired 0.44 acre property along the west side of Oak Avenue. This property was purchased to provide additional parking for the Police Department and would become part of the overall Municipal Complex.

A **Site Plan Amendment** is also being requested for the Municipal Complex site to provide for the demolition of the existing Police Building, the construction of a new two-story Police Building, new parking areas and minor revisions to the parking area in front of the new Police Building and Village Hall.

Construction of the new Police Building would occur in two phases. The first phase of development will take place along the north half of the site where the existing police parking area is located. This will enable the primary core responsibilities and day-to-day operations of the Police Department to continue to fully function within a majority of the existing building while construction begins for Phase 1. Once the north half of the building is completed, the Staff and operations will relocate to the new building so that demolition of the southern half of the existing building can take place and construction of Phase 2 would then commence.

The building would be approximately 48,982 square feet in area with a proposed 23,233 square foot 1<sup>st</sup> floor, which would primarily include the lobby, office space, interrogation rooms, the booking area and roll call. The 2<sup>nd</sup> floor, consisting of approximately 10,891 square feet, would contain administrative offices, a conference room, and training room and break room. The lower level or basement area would be approximately 14,858 square feet and would include police storage for files and evidence, the personnel lockers and changing areas, as well as the gun range and mechanical room.

The architect has designed the new Police Building to not only complement the existing Village Hall, but to also continue the overall architectural theme established by the Town Center. This new building will utilize similar building materials and colors, such as brick and stone accent features along the front façade, while also incorporating the use of natural stone as part of the archway over the new entrance to the Police Building. In addition, the patterned accent feature, shown on the tower, will also be duplicated above this new arch. The new two-story building with its pitched roof and building height of 39' 3" will match the existing Village Hall height, and with the inclusion of the arched entry feature, will provide a visual balance to the front elevation of the Municipal Complex.

Parking for police personnel would be located in three general locations – the new parking lot west of Oak Avenue, as well as a parking area north and south of the new building. Both the north and south parking areas have provided a space for turnarounds so that if these parking areas are full, vehicles would not have to back out of these parking lots.

The new parking lot west of Oak and the north parking lot would both be secured parking areas with each having an electronic arm that would prohibit vehicular access without proper security. As an added security measure, the north parking area would contain a six (6) foot high black aluminum fence, located west of the existing police storage garage to enclose this area. East of the garage, a six (6) foot high solid, PVC fence would be utilized to enclose and secure the remainder of the parking spaces.

Metal canopies are also proposed for this north parking area that would protect police vehicles from inclement weather. These structures would be approximately 9' tall, providing 7' of clearance along the north property line, while taller vehicles would be able to park under the canopies attached to the building, which would be approximately 14' tall, providing 12' of clearance.

The parking lot west of Oak Avenue would contain 29 parking spaces and vehicular movements would consist of a one-way pattern counter clockwise around the site. The existing dilapidated fence located on the site along the north property line and a portion of the west property line (southwest corner) was built by the former property owner and will be removed and replaced with dense landscaping to screen this property from adjacent residential properties.

Ingress/egress to the new Police Building would consist of three curb cuts which would replace two existing curb cuts located along the east side of Oak Avenue - the aforementioned north parking lot entrance, the relocated southern curb cut for the south parking area and the sally port curb cut which is an exit-only.

The new parking lots proposed for the Police Department would contain 63 parking spaces. An additional ten (10) existing spaces behind Village Hall would also be designated for police personnel; bringing the total number of parking spaces for the Police Department to 73. Minor changes to the parking area in front of Village Hall and the Police Building would also occur due to the location of the new security planter/seating wall, the expanded building footprint and outdoor public space, the required one (1) additional accessible parking stall and the relocation of two (2) accessible spaces. According to the Zoning Ordinance, the Village Hall would require 100 parking spaces based upon the office space and maximum capacity of the council chambers. The Police Department would only require six (6) spaces, based upon the 1,628 square feet of public access areas within the new building. This would result in an overall requirement of 106 parking spaces for the Municipal Complex. A total of 153 parking spaces have been provided, including the required five (5) accessible parking spaces, which exceeds the Zoning Ordinance requirement.

New LED lights on a motion sensor and timer are being proposed for the new parking lot west of Oak. These lights would turn on when any motion is detected and then dim after a certain period of time so as not to disturb the residential properties adjacent to this parking lot. In addition, the Village's decorative street lights will be installed within the right-of-way of the Municipal Complex properties along Oak Avenue to incorporate the lighting utilized at Village Hall and to continue the downtown lighting theme.

As part of the overall upgrades to the front façade of the Municipal Complex, the pavers at the existing entrances will be removed and replaced with stamped concrete. The pavers have become a "tripping hazard" and require continued maintenance and Staff believes the new stamped concrete will improve the overall safety and aesthetics of the outdoor public space. In addition, a new large planter and seating wall will be constructed in front of the new Police Building to not only soften the large area of hardscape, but to continue the landscaped seating area theme existing in front of the Village Hall. This planter area will also serve as a security feature to prohibit a vehicle from potentially damaging the new building. Additional security bollards along with two landscaped security planters will also be placed along the curb line in front of the remaining outdoor space adjacent to the building for security purposes.

As part of the development review for the Municipal Complex and New Police Parking Lot, several **variations** are being requested: (a) a 10' reduction from the 25' front yard setback along Oak Avenue (east side) to allow for parking, (b) to allow a 6' high fence to be located in the front yard along Oak Avenue (east side), (c) a 20' reduction from the 25' side yard along the south property line in the new parking lot along Oak Avenue (west side) to allow for parking, adjacent to residential usage requires a 25' setback, it's been reduced down to 5', (d) a 17' reduction from the 25' side yard along the north property line in the new parking lot along Oak Avenue (west side) to allow for parking, (e) an 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking, (f) a 10' reduction from the 25' front yard setback in the new parking lot along Oak Avenue (west side) to allow for parking; and (g) elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side).

**R. Grill** stated all of the variation requests were discussed last Thursday by the Zoning Board and they did recommend approval.

The trash enclosure and loading area would be located along the west elevation of the new Police Building. They will be constructed with the same brick utilized in the construction of the building and would include the required gate. Landscaping would also be incorporated around the perimeter as required by Village Code.

Engineering and Landscape plans are currently being reviewed by the Staff. Staff does recommend approval subject to the following Conditions and Findings of Fact outlined in the Staff report.

**J. Lemberg** asked if the Petitioner had anything to add. No one came forward.

**J. Lemberg** reminded the Public that this is a Public Hearing and if anyone had any questions or comments to please complete a form.

**J. Lemberg** questioned that Site Plans he received didn't have a date on them, in the middle it shows Proposed Village Hall and wanted to know if there was something that needed to be shared with the Committee.

Response was inaudible.

**R. Grill** stated the Site Plan shows what the existing layout is today, verses what the new layout will be, just for reference purposes. She also pointed out that the dates were actually in the right hand side of the Site Plan, but were very small.

**J. Lemberg** had another question, regarding Phase 2, on the site plan, dated March 6, 2017. The existing monument is to remain, however isn't it to be moved about 75' east?

**R. Grill** asked the Police Chief to address that.

**P. Ullrich** questioned if **J. Lemberg** was referring to the Veterans Memorial out in front, the star shaped monument? **J. Lemberg** stated yes. **P. Ullrich** stated there is discussion to move it closer to the flagpole in front of the Village Hall and light it from the inside during evening hours, so yes you are correct. **J. Lemberg** then stated a revision to the site plan will need to be made. **R. Grill** stated yes that can be done.

**J. Lemberg** questioned if there are credible threats to the Police Department and Village Hall that the security bollards are necessary.

**P. Ullrich** stated they are to keep a vehicle from going through the front of the buildings.

**J. Lemberg** questioned the elevation drawings that didn't show what they would look like. Is there a picture?

**R. Grill** stated the planters and the bollards are conditioned as part of the landscape plan, and Police Department and Staff have not officially decided what they will look like. It has been narrowed down to three different possibilities.

**J. Lemberg** asked if anyone on the Commission had any questions.

**T. Ridenour** stated he believes the potential increase in population in Bartlett is limited to a couple thousand, correct, or is he off on his numbers.

**J. Plonczynski** stated the increase in population by the CMAP group is estimated to be at 48,000 by the year 2030. Currently Bartlett's population is just over 41,208.

**T. Ridenour** stated the current building is 26 years old so what is the projection for the new building.

**P. Ullrich** stated the projection is 30 to 40 years, which was part of the space needs analysis that was done at the beginning of the project, how large of a building would be needed to suit Bartlett today and into the future.

**T. Ridenour** stated 25 years for a building is pathetic. 30 or 40 years for a municipal building seems a little light, considering how much money this will cost.

**J. Plonczynski** stated he believes the design plan is 30 to 40 years, but our architect will be able answer this question better than anyone.

**M. Bushhouse** from Williams Architects spoke and stated they have been doing the design and planning for this facility. Since the building was first built, the Village has had tremendous growth, and the current building was not sized to plan for that kind of growth. The building as it stands, will accommodate the current staff, but will not handle the additional staff needed to handle the projected growth of Bartlett.

**T. Ridenour** stated he understands but is concerned that this new building will only last 30 to 40 years.

**M. Bushhouse** stated a building will last as long as it is maintained, there is no time date on the structure itself. There is no way to guarantee that this building will meet the needs in 30 to 40 years.

**T. Ridenour** stated there are municipal buildings that were built 70 years ago are still going strong. Is there any reason we can't expect this building to last as long?

**M. Bushhouse** stated there is no reason this building couldn't last that long, you cannot predict the future.

**D. Negele** stated if this doesn't last that long, is there anything in this plan that additions can be added or is this building one that cannot be added on to.

**M. Bushhouse** stated this structure has not been designed to add more levels up, since we don't want to exceed the height of the Village Hall. This building can be expanded horizontally.



**T. Ridenour** stated the first floor is 23,000 Sq. Ft. and the basement is only 14,000 Sq. Ft. what is the reason the new building doesn't have a larger, more complete basement.

**M. Bushhouse** stated it comes back to tax payers spending as little as needed to and using that money for space that is needed in the foreseeable future. The Village Board was very concerned spending more money than absolutely necessary.

**A. Hopkins** asked if any other locations were considered, or is this something that needed to stay in this location. Maybe this could have been done somewhere else for less money.

**P. Ullrich** stated initially there were talks acquiring property and also took into consideration the cost of moving. It came down to the Village Board wanting to keep the Police Department downtown as well as next to Village Hall.

**M. Hopkins** stated looking at the Site Plan, it looks like there is too much project and not enough site. There are a bunch of things on this layout that we, the Village, would give a private developer a lot of grief over. Dead end parking, no planted islands and setbacks up against residential for the parking is a tough issue. This sets a bad precedent for us in the future. The property owners in the area will wonder what will this do to the value of their property. **M. Hopkins** believes there is too much stuff on the west side. The painting of the island shows they are scrambling for parking on the south property line, this would not be approved for another petitioner. Perhaps the Village could land bank those and buy another lot in the future. **M. Hopkins** commented it's the west parking lot that he has an issue with.

**A. Hopkins** asked if the west lot is just for Police and staff or will the public be able to park there on the weekends.

**P. Ullrich** stated no it's just for Police Staff with an armed gate at the entrance and exit.

**A. Hopkins** asked as to where will the Mobile Command unit be parked?

**P. Ullrich** stated it is parked off site and will remain off site.

**J. Allen** asked if there is a potential for purchasing a lot to the right of the parking lot.

**P. Ullrich** stated the Village has looked at everything that was available to maximize parking and to limit the effect to residents in the area.

**T. Ridenour** stated the Commissioners are just trying to give the Trustees things to think about for the future regarding the west side parking lot. Approving this will make it hard to say no to people in the future.

**M. Hopkins** stated the light fixtures need to be away from the houses and the light levels need to be kept to bare minimum for the property on the south property line.

**R. Grill** stated a 6' high fence is already there and we are also adding landscaping. The property to the north is believed to be a multifamily rental unit and landscaping will also be added along this property line.

**J. Lemberg** asked if there were any other questions. The meeting was opened to the public.

First to speak was **Mark Kosbab** who resides at 234 S Oak Avenue. **M. Kosbab** stated he has several concerns with this project. First being, his residence is across the street from the Police Department, although he enjoys their presence, he deals with noise and lighting issues. In the winter, the backup alarms on the snow plows wake his family up at 3AM as well as the officers on break talking loudly. He is unable to sleep with the windows open in the summer because of the noise and the lights shining in the windows. **M. Kosbab** believed this project will greatly affect his property values. The fence and landscaping will not stop noise and lighting issues. Second: What is the justification in the amount of spending, feasibility studies, making repairs or upgrades in general? How much parking is actually needed to suit the needs of the

Police Department? **M. Kosbab** questioned the idea of other locations for this project. Will this project close down the potential growth of the downtown area? **M. Kosbab** stated he would be disappointed in the elected officials if they recommend this expansion.

Next to speak is **Cheryl Gillette** who resides at 226 S. Oak Avenue. **C. Gillette** stated she owns the property directly next to the parking lot. **C. Gillette** stated she was having issues with a stalker where she previously lived and was very grateful to be so close to the Police Department. However, the noise is very loud, snowplowing always wakes her up. She was looking at doing some upgrades to her home but now is concerned about her property values and fears she would be wasting her money.

**J. Plonczynski** stated that's all.

**J. Lemberg** asked if the petitioner had any comments or other comments from the public. Public portion of the meeting was closed.

**J. Lemberg** asked if anyone on the Commission had comments or questions.

**A. Hopkins** asked **R. Grill** to go over the parking one more time.

**R. Grill** went over the parking area and stated not all of the parking spaces in front of the Village Hall are shown on this plan.

**A. Hopkins** asked how the parking during the day is. Is there a problem finding a space to park?

**R. Grill** stated parking in the front lot is not a problem, parking for the Village Staff is not a problem since we have parking across the street in the gravel lot that can be used. The Police Department employees do park along Oak Avenue so additional parking for their personal vehicles is needed. The Police vehicles will be parked under a canopy.

**A. Hopkins** asked how many total Police vehicles are there? How many of the spaces will be occupied?

**G. Preteklis** answered there are approximately 43 Police vehicles.

**J. Lemberg** asked if there were any other questions or comments. No other questions or comments.

**J. Lemberg** stated there would be three motions: Zoning, Site Plan Review for the Parking Lot and Site Plan Amendment for the Police Building.

**J. Lemberg** stated the first motion was to approve the Petitioners request subject to the following Conditions and Findings of Fact for **Rezoning** from the SR-4 (Suburban Residence) District to the P-1 (Public Lands) for the New Parking Lot west of Oak Avenue.

**Motioned by: M. Hopkins**

**Seconded by: T. Ridenour**

**J. Lemberg** asked if anyone had any discussion.

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen, J. Lemberg, J. Kallas, M. Hopkins**

**Nays: None**

**All in favor.**

**Motion Carried.**

**J. Lemberg** stated the second motion was to approve the Petitioners request subject to the following Conditions and Findings of Fact for a **Site Plan Review** for the New Parking Lot west of Oak Avenue.

**Motioned by: A. Hopkins**  
**Seconded by: J. Miaso**

**J. Lemberg** asked if anyone had any further discussion.

**A. Hopkins** commented that he agrees with **M. Hopkins** that he hopes with all the variances for the parking lot it doesn't set a precedence for upcoming plans and the Trustees will take this into consideration. An added advantage is they will not be parking on the street during the day.

**J. Lemberg** asked if anyone had any further comments.

**J. Allen** asked if it would be in the Village's best interest to acquire the lot to the north and have continuous parking?

**J. Plonczynski** stated that property is not for sale at this time.

**J. Lemberg** asked if anyone had any other comments.

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg, J. Kallas and M. Hopkins**  
**Nays: None**

**All in favor.**  
**Motion Carried.**

**J. Lemberg** stated the third motion was to approve the Petitioners request subject to the following Conditions and Findings of Fact for a **Site Plan Amendment** for the New Police Building and Municipal Complex.

**Motioned by: J. Kallas**  
**Seconded by: J. Miaso**

**J. Lemberg** asked if anyone had any further discussion.

**Roll call**

**Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins J. Allen and J. Lemberg, J. Kallas, M. Hopkins**  
**Nays: None**

**All in favor.**  
**Motion Carried.**

**J. Plonczynski** stated this will be moved to the Village Board Committee on May 2.



**Old Business**

**J. Plonczynski** stated there will most likely be meetings the next couple of months since there are several projects in the works.

**New Business**

**J. Plonczynski** asked that everyone turn in their Statement of Economic Interest if they have not done so already. It is due by May 1<sup>st</sup>.

**J. Lemberg** asked if there were any other comments.

**J. Lemberg** asked if there was a motion to adjourn.

**Motioned by: A. Hopkins**


**Seconded by: D. Negele**

**All in favor.**

**Motion Carried.**

The meeting adjourned at 8:45 P.M.

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**17-081**

DATE: May 3, 2017  
TO: The Chairman & Members of the Plan Commission  
FROM: Angela L Zubko, Village Planner   
RE: **(#17-09) Brewster Creek Business Park Lot 9B2- Ridge BC2**

---

**PETITIONER**

Russell Scurto with Triumph Construction on behalf of Ridge Development Company

**SUBJECT SITE**

Lot 9B2 in the Brewster Creek Business Park, Unit 1, located on the south side of Brewster Creek Blvd. about 0.48 miles west of Munger Road

**REQUEST**

Site Plan Review

**EXISTING AND PROPOSED CONDITIONS**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Mixed Use Business Park</b>	<b>I-2 EDA</b>
North	Industrial Bldg.	Mixed Use Business Park	I-2 EDA
South	Industrial Bldg./ Detention	Mixed Use Business Park	I-2 EDA
East	Industrial Bldg.	Mixed Use Business Park	I-2 EDA
West	Vacant	Mixed Use Business Park	I-2 EDA

**DISCUSSION**

1. The petitioner is requesting a Site Plan Review for a proposed 186,000 square foot industrial building/warehouse on a 10.5 acre lot in the Brewster Creek Business Park, Unit 1. This building would be constructed for two future tenants. This facility would be constructed as a core and shell building and have tenant offices built out at the time of lease.
2. The proposed building will be constructed of smooth form finished white pre-cast

concrete wall panels with grey and blue accents. The two proposed office areas will be located on the north and south sides of the building. The building height would be 41'-2".

3. The Site Plan shows 35 exterior docks, 2 drive-in doors and 2 future drive-in doors on the east side of the building.
4. Two curb cuts are proposed along Brewster Creek Boulevard. The west curb cut would primarily be used for passenger cars to access the parking lots. The eastern curb cut would primarily be used by trucks to access the loading areas.
5. The Zoning Ordinance requires 172 parking stalls for the warehouse and 51 stalls for the office space totaling 223 parking stalls. The Site Plan identifies 224 car parking stalls, including six (6) handicapped accessible stalls. This would meet the Zoning Ordinance requirements. There are also 37 land-banked/future parking stalls provided and 22 land-banked/future trailer stalls provided.
6. The Landscape, Engineering and Lighting Plans are currently being reviewed.

### **RECOMMENDATION**

1. The Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact:
  - A. Staff approval of the Engineering Plans, Landscape Plan & Photometric Plan;
  - B. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - C. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
  - D. Landscaping must be installed within one year of the issuance of a building permit;
  - E. Findings of Fact (Site Plan):
    - i. That the proposed warehouse is a permitted use in the I-2 EDA Zoning District;
    - ii. That the proposed building, 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; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)

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

2. Background materials are attached for your review and consideration.

ALZ//Attachments

X:\Comdev\mem2017\081\_bcbplot9B2\_Ridge BC2\_pc.docx



www.triumphconstructionservices.com

2763 Pinnacle Drive  
Elgin, Illinois 60124

847 608 7982 P

847 608 7985 F

April 4, 2017

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

**Re: RIDGE BC 2  
Proposed Multi-Tenant Speculative Building  
Lot #9B2, Brewster Creek Business Park  
Bartlett, Illinois**

President and Board of Trustees:

Triumph Construction Services Corporation formally requests site plan review for the new construction of a 186,000 SF Multi-Tenant Speculative Industrial Facility (RIDGE BC 2) for Ridge Development Company to be located on Lots 9B2 consisting of approximately 10.50 acres along Brewster Creek Blvd in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will also enhance building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Construction Services Corporation greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,  
Triumph Construction Services Corporation

Russell Scurto III  
Vice President

RECEIVED  
COMMUNITY DEVELOPMENT

APR 05 2017

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT SITE PLAN APPLICATION

For Office Use Only  
 Case # 2017-09  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 (Village Stamp)  
 APR 05 2017  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** Ridge BC2

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Russell Scurto III

**Street Address:** 2763 Pinnacle Drive

**City, State:** Elgin, IL

**Zip Code:** 60124

**Email Address:** rs@triumphconstructionservices.com

**Phone Number:** 847-608-7982

**Preferred Method to be contacted** Phone

**PROPERTY OWNER INFORMATION**

**Name:** Ridge Development Company

**Street Address:** 200 W. Madison Suite 1200

**City, State:** Chicago, IL

**Zip Code:** 60606

**Phone Number:** 312-881-7000

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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

Site and Building Construction of a 186.000 SF Multi -Tenant Speculative Industrial Facility

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

**SIGN PLAN REQUIRED?** See Dropdown

*(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)*

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Lot 9B2 of Brewster Creek Business Park

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-05-204-006-0000

**Acreage:** 10.50

**Zoning:** Existing: I-2 EDA  **Land Use:** Existing: Vacant   
(Refer to Official Zoning Map)

Proposed: See Dropdown Proposed: Industrial

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

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

**Attorney** Law Offices of Palmisano & Moltz  
19 S. LaSalle Street- Chicago. IL 60603

**Engineer** Erikkson Engineering Associates LTD.  
145 Commerce Drive. Ste. A- Grayslake. IL 60030

**Other**



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

**FINDINGS OF FACT FOR SITE PLANS**

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

Yes. proposed use is a permitted use. The proposed use is industrial

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

Yes. the site and building have been designed to be compatible with adjacent land uses.

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.

Yes. the site has been designed for safe. efficient and convenient movement of traffic on and off-site

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

Yes. the majority of the pedestrian parking has been located for safe movement of pedestrians from truck maneuvering areas.

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)

Yes. the landscaping will be completed in accordance with the Village of Bartlett's ordinances. and be compatible with adjacent land uses

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

Yes. the proposed landscaping shall screen parking areas as required per Village of Bartlett ordinances.

**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: Russell Scurto III

DATE: 4-4-2017

**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**: Triumph Construction Services Corporation

ADDRESS: 2763 Pinnacle Drive  
Elgin. IL 60124

PHONE NUMBER: 847-608-7982

EMAIL: rs@triumphconstructionservices.com

SIGNATURE: 

DATE: 4-4-2017

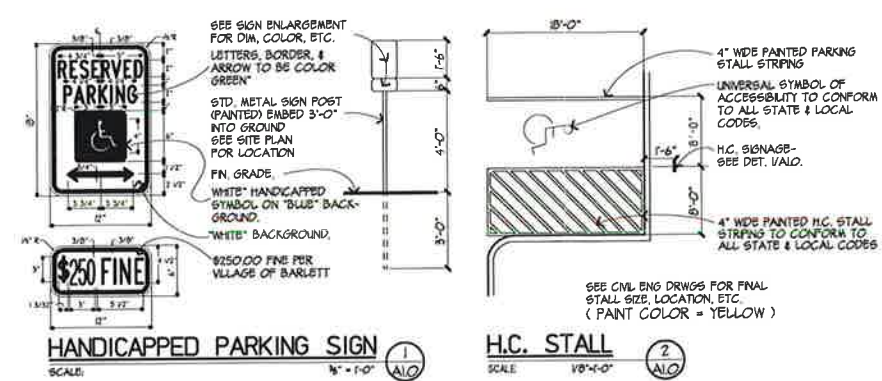


# ZONING/LOCATION MAP

Brewster Creek BP Lot 9B2  
Case #17-09 Site Plan Review  
PIN 01-05-204-006







"THIS IS TO CERTIFY THAT THE UNDERSIGNED IS FAMILIAR WITH THE BARTLETT BUILDING CODE, INCLUDING BUT NOT LIMITED TO, THE 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS, 2012 INTERNATIONAL RESIDENTIAL CODE INCL. APPENDICES F, G & J W/AMENDMENTS, 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS, 2014 ILLINOIS STATE PLUMBING CODE W/AMENDMENTS, 2014 NATIONAL ELECTRIC CODE W/AMENDMENTS, 2012 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS, 2012 INTERNATIONAL FIRE CODE INCL. APPENDICES B, C, D, W/AMENDMENTS, 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS, LATEST EDITION ILLINOIS ACCESSIBILITY CODE EACH OF WHICH HAS BEEN INCORPORATED THEREIN BY REFERENCE, AND THE UNDERSIGNED IS FAMILIAR WITH THE VILLAGE ORDINANCES, MODIFICATIONS, ADDITIONS, AND AMENDMENTS TO SAID REFERENCED CODES AND REGULATIONS. IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT. FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY."

PATRICK G. HARRIS

CONSTRUCTION DATA	
BUILDING CODE:	BBC ORDINANCE 2014-16-BC 2012
BUILDING HEIGHT:	32'-0" CLEAR INTERIOR - 1/PRECAST AT 31'-6" / PRECAST AT PARAPET 41'-6"
ZONING:	1-1 EDU* ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT
CONSTRUCTION TYPE:	TYPE 2B-UNPROTECTED NON-COMBUSTIBLE, UNLIMITED AREA
OCCUPANCY TYPE:	B BUSINESS (ACCESSORY TO MAJOR USE) / S-1 MODERATE HAZARD STORAGE
HANDICAPPED PARKING:	HANDICAPPED PARKING AND SIGNS PER APRIL, 1991 STATE OF ILLINOIS ACCESSIBILITY STANDARDS
FIRE PROTECTION:	BUILDING TO BE EQUIPPED THROUGHOUT WITH 66°F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED FOR NFPA B FOR CLASS I IN COMMUNITIES AS DEFINED IN NFPA 25C. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.

GENERAL NOTES:	
1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.	4. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.	5. HIGH EFFICIENCY HEATING & COOLING SYSTEMS; ENERGY STAR APPLIANCES SHALL BE REQ'D.
3. ROOF TOP UNITS WILL BE SCREENED AS REQ'D.	

SITE DATA	
SITE AREA	(+/-) 10.50 ACRES (+/-) 457,092 S.F.
GROSS BUILDING AREA	186,000 S.F.
OFFICE AREA	13,950 S.F.
WAREHOUSE / STORAGE	172,050 S.F.
TOTAL BUILDING	186,000 S.F.
FLOOR AREA RATIO	0.41
PAVEMENT AREA (26.50)	161,797 S.F.
GREEN SPACE REQUIRED	20%
GREEN SPACE PROVIDED (22.30)	101,874 S.F.
AUTO PARKING REQUIRED (PER I-2 "EDA" ZONING)	
OFFICE (7.5% AT 1275 S.F.)	51 CARS
WAREHOUSE (0.25% AT 10000 S.F.)	172 CARS
TOTAL PARKING REQUIRED	223 CARS
PARKING PROVIDED	224 CARS
LANDBANKED PKG. PROVIDED	37 CARS
EXTERIOR DOCKS	35 DOCKS
FUTURE TRAILERS	22 TRAILERS
DRIVE-IN DOORS	2 DOORS

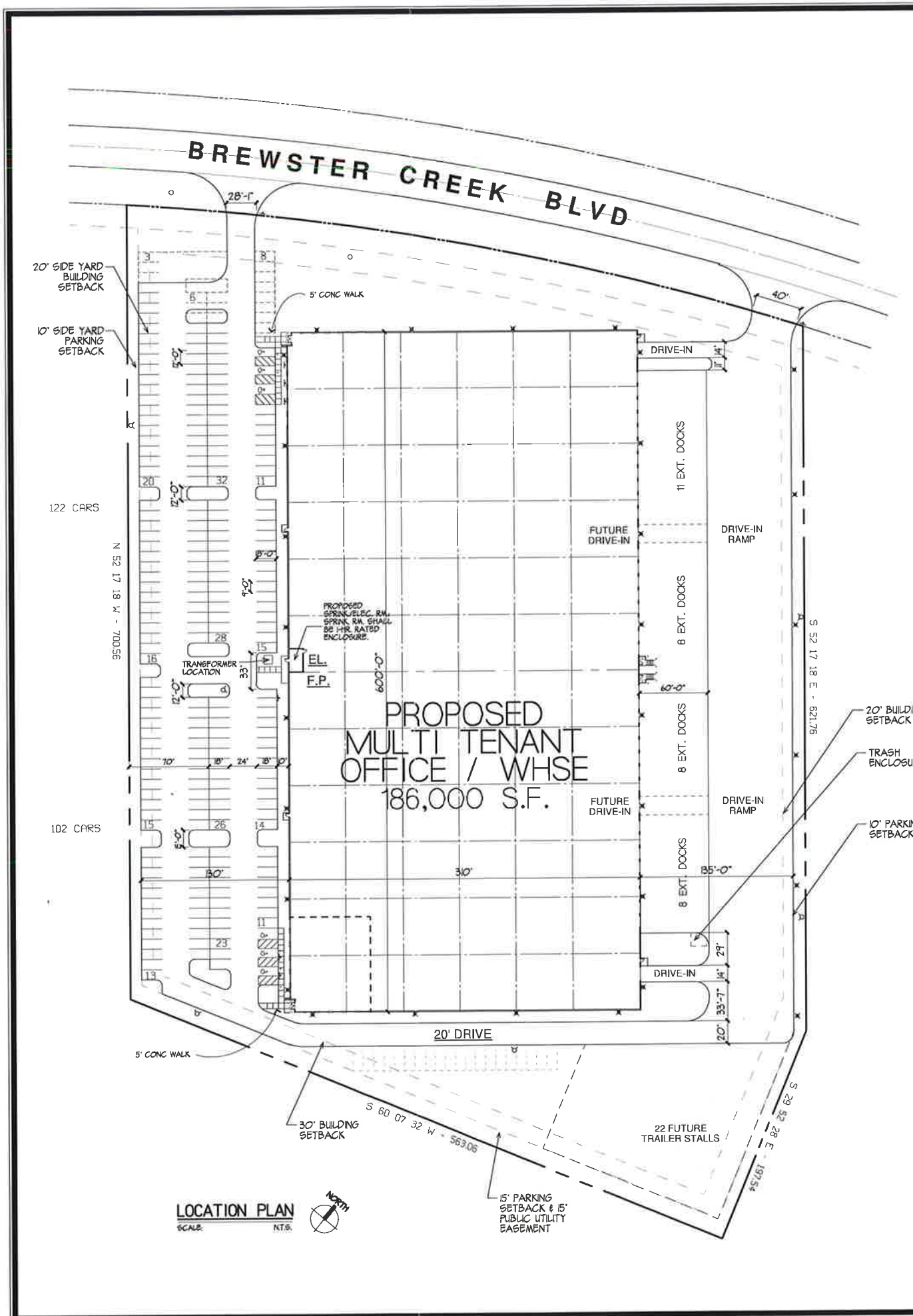
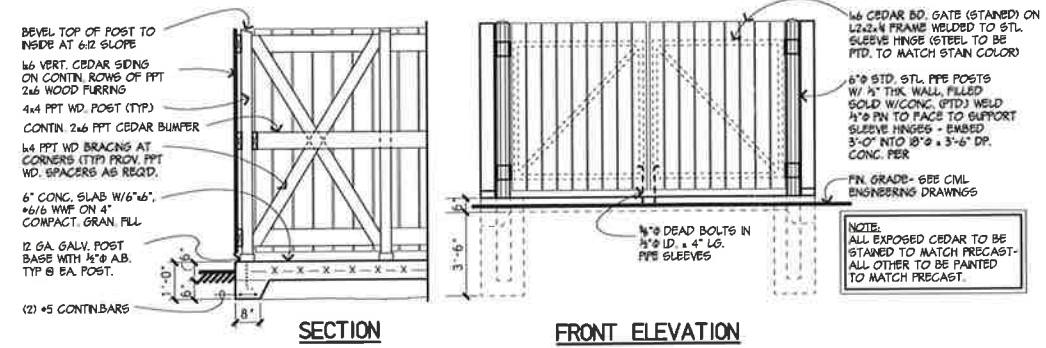
  

OCCUPANCY LOAD		
OCCUPANT LOAD	BUILDING AREA	186,000 S.F.
OFFICE (100 - 8,000 S.F. / 100 S.F.)		86 PEOPLE
WAREHOUSE (1000 - 67,000 S.F./500 S.F.)		355 PEOPLE
TOTAL OCCUPANT LOAD		441 PEOPLE
GROSS WIDTH REQUIRED AT:		
OFFICE - 5' (41)		22.35'
WAREHOUSE - 5' (268)		40.2'

INDEX TO DRAWINGS	
A1.0	SITE PLAN, SITE DATA & DETAILS
A2.0	BUILDING ELEVATIONS
A2.0C	COLOR BUILDING ELEVATIONS
A3.0	OVERALL BUILDING FLOOR PLAN

THIS BUILDING SHALL HAVE AN APPROVED STREET ADDRESS NUMBER, BUILDING NUMBER, OR VILLAGE APPROVED BUILDING IDENTIFICATION SIGN PLACED IN A LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ALL LETTERS AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ALL CHARACTERS TO BE 4" TALL MAX WITH 1/2" STROKE WIDTH. FIELD VERIFY LOCATION, COLOR AND TYPE OF BUILDING IDENTIFICATION WITH THE LOCAL GOVERNING AUTHORITY.







CONCEPTUAL ARCHITECTURAL RENDERING

**RIDGE BC2**  
**LOT 92B BREWSTER CREEK BUSINESS PARK**  
BARTLETT, IL

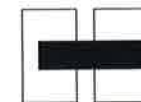
 **TRIUMPH**  
CONSTRUCTION SERVICES CORPORATION

 **RIDGE**  
DEVELOPMENT  
a Transwestern Company

RECEIVED  
COMMUNITY DEVELOPMENT

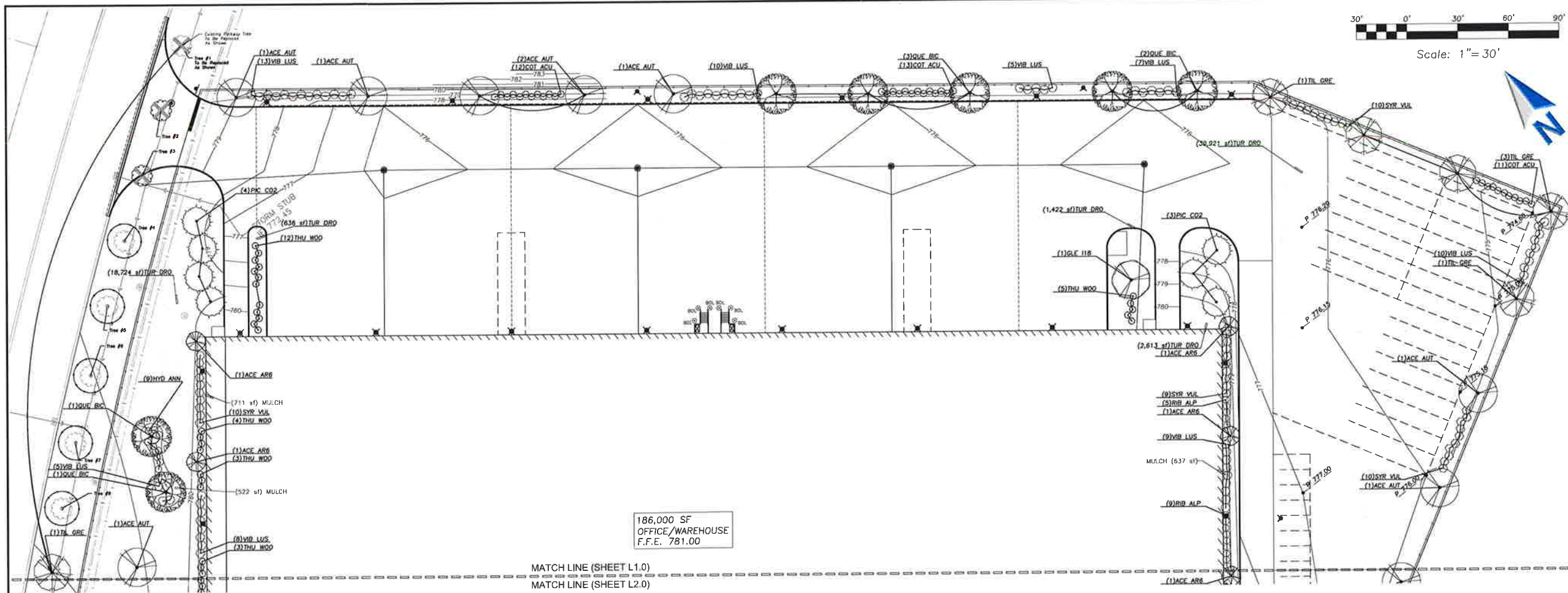
APR 05 2017

VILLAGE OF  
BARTLETT



**HARRIS ARCHITECTS, INC.**  
WWW.HARRISARCHITECTS.COM 647.303.1155





**ERIKSSON ENGINEERING ASSOCIATES, LTD.**  
 145 COMMERCE DRIVE, SUITE A  
 GRAYSLAKE, ILLINOIS 60030  
 PHONE (847) 223-4804  
 FAX (847) 223-4864  
 EMAIL: INFO@EEA-LTD.COM  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 184-003220  
 EXPIRES: 04/30/2017

**BREWSTER CREEK  
 BUSINESS PARK LOT 9B2**  
 Brewster Creek Business Park  
 Bartlett, Illinois

**PLANT SCHEDULE SHEET L1.0**

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE AUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5" CAL	8
ACE AR6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL	4
GLE 118	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL	1
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	7
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	6
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC CO2	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	8" HT.	7
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	36
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	9
RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	30" HT.	14
SYR VUL	SYRINGA VULGARIS / COMMON LILAC	B & B	36" HT.	39
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	67
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	30" HT.	27
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
TUR DRO	TURF SEED / DROUGHT TOLERANT DWARF FESCUE BLEND	SEED	S.F.	63,317 SF

**EXISTING TREE INVENTORY**

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Tilia cordata	Little Leaf Linden	4" Cal	Good	To be removed, proposed entrance location.
2	Tilia cordata	Little Leaf Linden	4" Cal	Good	To be removed, proposed entrance location.
3	Acer platanoides	Norway Maple	7" Cal	Good	To be removed, proposed entrance location.
4	Acer platanoides	Norway Maple	7" Cal	Good	To be removed, proposed entrance location.
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6	Tilia cordata	Little Leaf Linden	4" Cal	Good	
7	Tilia cordata	Little Leaf Linden	4" Cal	Good	
8	Tilia cordata	Little Leaf Linden	4" Cal	Good	
9	Gymnocladus dioica	Kentucky Coffee Tree	7" Cal	Good	
10	Gymnocladus dioica	Kentucky Coffee Tree	7" Cal	Good	
11	Gymnocladus dioica	Kentucky Coffee Tree	7" Cal	Good	To be removed, proposed entrance location.
12	Gymnocladus dioica	Kentucky Coffee Tree	7" Cal	Good	To be removed, proposed entrance location.
13	Gleditsia triacanthos var. inermis	Thornless Honeylocust	7" Cal	Good	

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- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

**MULCH SCHEDULE SHEET L1.0**

MULCH	1,870 SF
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Reserved for Seal:  
 Expiration Date: \_\_\_\_\_

No.	Date	Description
	05/01/17	Revised Per Village Staff Review

ERIKSSON ENGINEERING ASSOCIATES, LTD. 2015  
 DESIGN BY: KKB DATE: 03/29/17  
 APPROVED BY: SSG PROJECT NO.: 0000.00

**LANDSCAPE &  
 TREE  
 PRESERVATION  
 PLAN**

Sheet No.:  
**L1.0**

EEA - X:\Village\16161616 - Brewster Creek Lot 9B2\16161616 - Landscape Plan.dwg  
 Plotted: 5/01/17 at 5:46pm by ssg

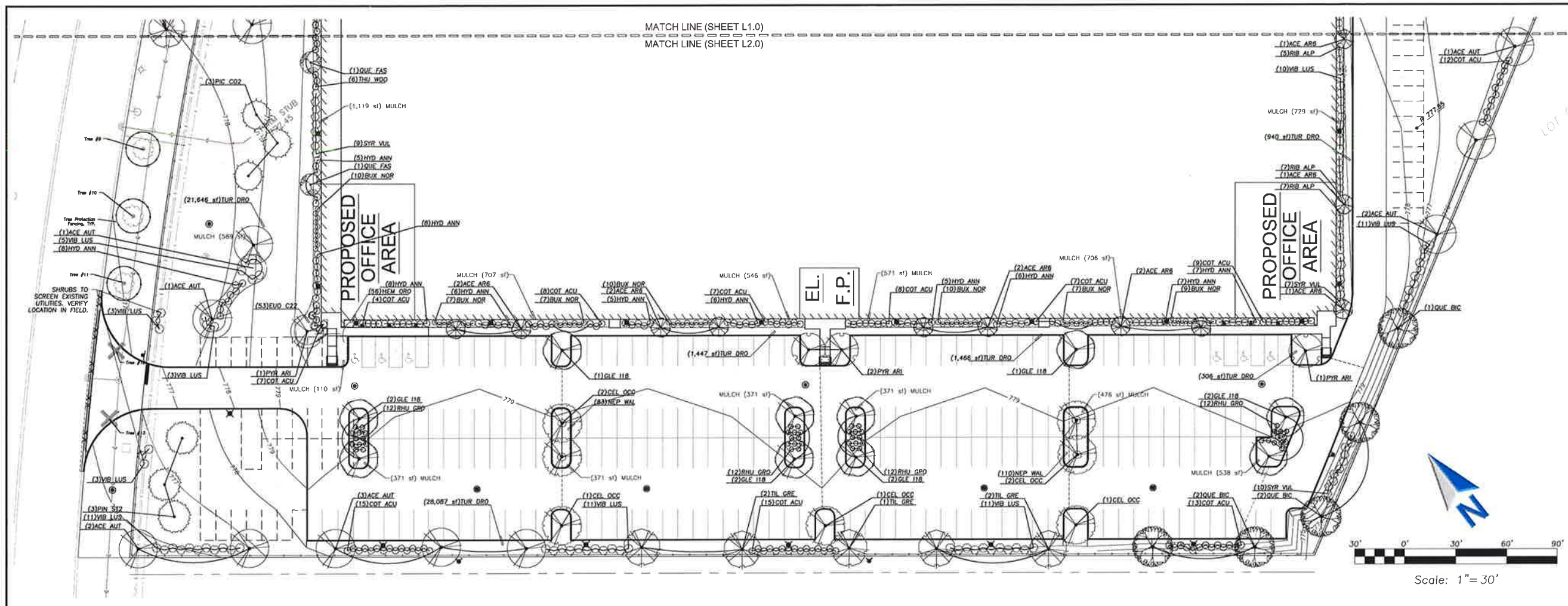




**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
PHONE (847) 223-4804  
FAX (847) 223-4864  
EMAIL INFO@EEA-LTD.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-00322D  
EXPIRES: 04/30/2017

**BREWSTER CREEK  
BUSINESS PARK LOT 9B2**  
Brewster Creek Business Park  
Bartlett, Illinois



**PLANT SCHEDULE SHEET L2.0**

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE AUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5" CAL	10
ACE AR6	ACER X FREEMANI 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL	11
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	7
GLE I18	GLIEDISIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL	10
PYR ARI	PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	B & B	2.5" CAL	4
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	5
QUE FAS	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	2.5" CAL	2
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	5
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC CO2	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	8' HT.	3
PIN ST2	PINUS STROBUS / WHITE PINE	B & B	8' HT.	3
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	105
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	71
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	48
RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	30" HT.	19
SYR VUL	SYRINGA VULGARIS / COMMON LILAC	B & B	36" HT.	26
WB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	68
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
BUX NOR	BUXUS X 'NORTHERN CHARM' TM / WILSON BOXWOOD	5 CAL	24" HT.	60
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	30" HT.	6
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
EVO C22	EUONYMUS FORTUNEI 'COLORATUS' / COLORATUS PURPLE WINTERCREEPER	CONT.	3" POTS	53
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	56
NEP WAL	NEPETA X FASSENNI 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	193
TUR DRO	TURF SEED / DROUGHT TOLERANT DWARF FESCUE BLEND	SEED	S.F.	53,894 SF

**EXISTING TREE INVENTORY**

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Tilia cordata	Little Leaf Linden	4" Cal	Good	To be removed, proposed entrance location.
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**MULCH SCHEDULE SHEET L2.0**

	MULCH	8,288 SF
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Reserved for Seal:

Expiration Date: \_\_\_\_\_

No.	Date	Description
	05/01/17	Revised Per Village Staff Review

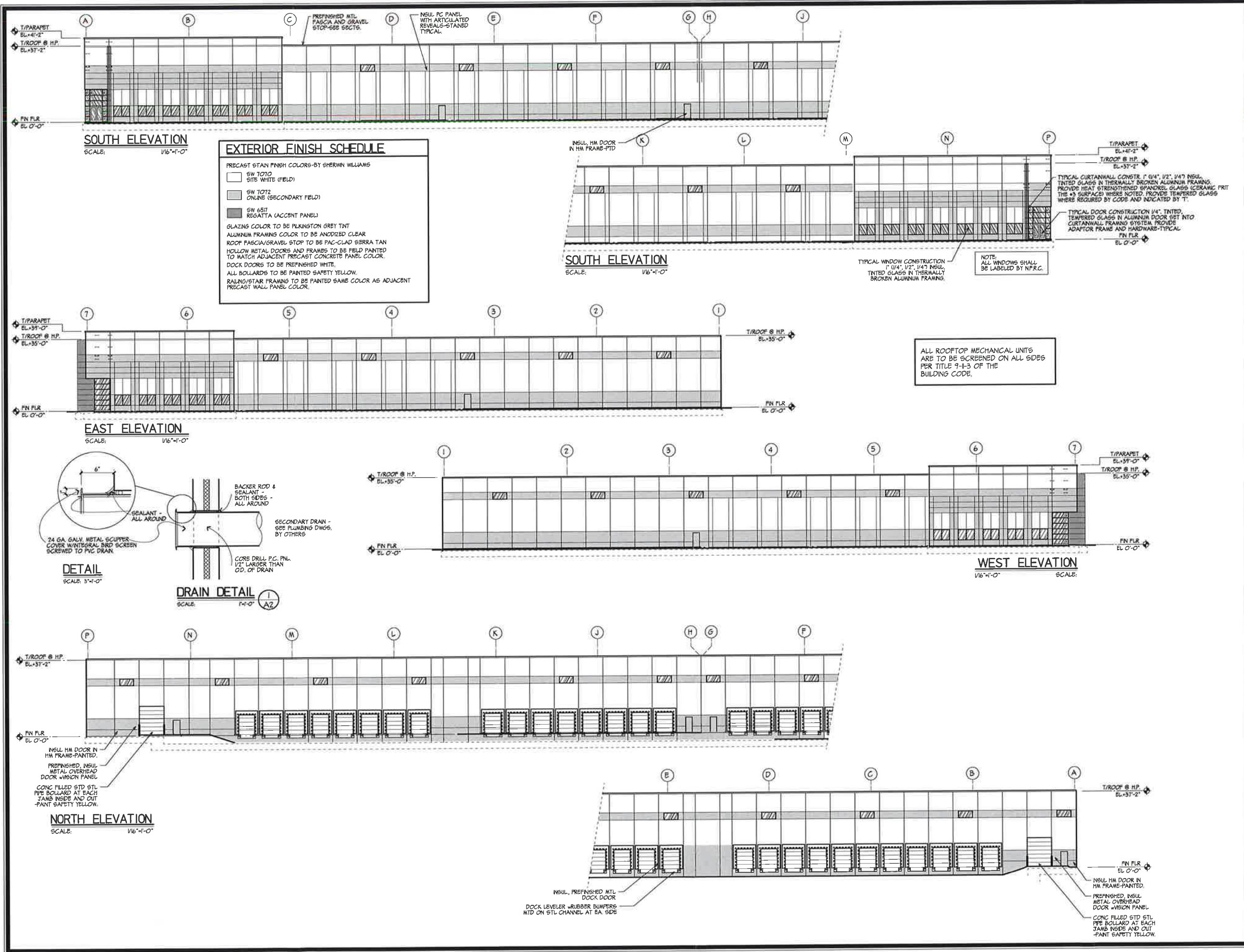
© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2016	
Design By:	Date: 03/29/17
Approved By:	Project No: 0000.00
SSG	

**LANDSCAPE &  
TREE  
PRESERVATION  
PLAN**

Sheet No:  
**L2.0**

EEA - 8 West Main Street - Brewster Creek Lot 9B2 - 3/29/17 - 3:45pm - By: jay@eriksson.com





**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-74**

DATE: April 26, 2017  
TO: The Chairman and Members of the Plan Commission  
FROM: Roberta B. Grill, Assistant Community Development Director   
RE: **(#17-06) Alden Estates of Bartlett**

---

**PETITIONER**

Randi Schullo, on behalf of Alden Realty Services, Inc.

**SUBJECT SITE**

Lot 2 of the Artis Senior Living Subdivision (East side of Rt. 59, south of Apple Valley Drive) and directly east of the Artis Memory Care Facility

**REQUESTS**

Preliminary/Final PUD Plan

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Attached Residential-High Density</b>	<b>PD</b>
North	Commercial/S.F. Residential	Commercial/Sub. Res.	B-2 PUD/SR-4
South	Church	Institutional	ER-1
East	Single Family Residential	Suburban Residential	SR-4
West	Memory Care Facility (Artis)	Attached Residential-High Density	PD

**ZONING HISTORY**

This property was **annexed** to the Village in 1978 and zoned ER-1 (Estate Residence) by Ordinance #1978-33. A portion of the lot containing just the farm house was rezoned to the SR-2 (Suburban Residence) Zoning District in 1987. (Ordinance #1987-24). In 2001 the entire property was rezoned to the PD (Planned Development) District by Ordinance #2001-69 which approved a high density senior housing facility (Bartlett on the Green) on the subject property. This development was never built, however the farm house and other out buildings were demolished.

In 2015, the Artis Senior Living 3-lot Subdivision, along with the PUD/Site Plan for a memory care facility on Lot 1 was approved on May 19, 2015 by Ordinance #2015-37.

## DISCUSSION

1. The Petitioner is requesting a Preliminary/Final PUD Plan review for a proposed 68-bed skilled nursing facility for both short term and long term rehabilitation on Lot 2 of the Artis Senior Living Subdivision. This 4.7 acre lot sits directly east of the Artis Senior Living facility currently under construction and located on Lot 1 of this subdivision.
2. The proposed 66,400 square foot building would be primarily constructed with utility face brick and cement board siding. Concrete bands, cast stone sills and natural stone would serve as accent features on the façade of the building. The 3-story facility would have an average height of 44'4", which includes a "penthouse" area on the roof for the enclosure of the roof top mechanicals.
3. A circular drop-off area, with a covered canopy, (similar to that provided by the Artis development) would be provided at the entrance to the facility. This site would also contain an outdoor courtyard located along the west side of the building which would include a patio, walking path, gazebo, waterfall feature, rain garden, decorative fencing and landscaping. This area would provide an outdoor experience, weather permitting, for the temporary residents.
4. Alden would have a maximum of 30 employees on one shift with approximately 50 employees proposed during a shift change. The number of parking spaces provided on the site would total 113, and include seven (7) accessible spaces (exceeding the 5 accessible spaces required by code). The Zoning Ordinance requires 46 parking spaces for this use. The parking proposed on the site exceeds the Zoning Ordinance requirement.
5. No changes are proposed to the existing right-in/right-out curb cut constructed along Rt. 59 as part of the subdivision. This ingress/egress would now provide access to both Lots 1 and 2 and the Petitioners are aware of the configuration of the IDOT approved curb cut. The Petitioners are, however, proposing to widen the cross access easement to provide for a lighted boulevard entryway to their lot. The Association created by the subdivision would be responsible for the maintenance of this shared drive as well as the upkeep and monitoring of the detention area contained on Lot 3.
6. According to the Village's Traffic Consultant, Coulter Transportation, the Artis Memory Care Facility was recognized as a low trip generator at the time of their review and *"of the land uses permitted by the previous ordinance, this facility (Alden) would be the most compatible with the right-in/ right-out access because they are relatively low peak hour trip generators and will have a regular user base that will be familiar with, and (will know) how to compensate for, the restricted site access (i.e. no left-turns)."*
7. Minor curb line adjustments have been made to provide clear fire truck access around the site. In addition, a cross access easement has been provided on the subject property (Lot 2) granting emergency access to the fenced outdoor court yard

of the Artis property (Lot 1). Emergency responders would access this courtyard at the southwest corner of Lot 2 and enter through the gate provided on site.

8. This lot contains a small wetland (0.23 acres) at the southeast corner of the property. The Petitioner will not encroach into the wetland area and the required 50 foot buffer around the wetland has been provided. The existing trees along the edge of the wetland will be preserved and the petitioner will be required to comply with all of the DuPage County regulations and permits pertaining to this wetland.
9. A landscaped berm is proposed along the north half of the east property line to provide screening for the neighboring single family properties. The berm would end just north of the wetland where the existing trees would be preserved.
10. This proposed rehabilitation facility fits within the parameters of the "Proposed Permitted Use List" of compatible uses that were deemed acceptable to the property owners (Artis) and the Village Board (see attached list – Exhibit F to Ordinance 2015-37).
11. Engineering and Landscape plans are currently being reviewed by the Staff.

### RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and findings of fact:
  - a. Village Engineer approval of the Final Engineering Plans;
  - b. Staff approval of the Landscape and Photometric Plans;
  - c. No deliveries or garbage pick-up shall occur before 8:00 a.m.
  - d. The landscaping of the Property shall be provided, planted, completed and maintained in accordance with the Landscape Plan;
  - e. Landscaping must be installed within one year of the issuance of a building permit. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
  - f. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
  - g. Building permits shall be required for all construction activities;
  - h. Findings of Fact: Planned Unit Development (Preliminary/Final)
    - i. The rehabilitation facility is in conformance with the Comprehensive Plan and the Future Land Use Plan which identifies this site for Attached Residential (high density) uses;
    - ii. The rehabilitation facility is a permitted use in the PD (Planned Development) Zoning District and is a permitted use on the *Artis Senior Living Proposed Permitted Uses for Future Lot 2 List*;
    - iii. The PUD development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
    - iv. The PUD development shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or



substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;

- v. The PUD development shall include impact donations;
- vi. Adequate utilities and drainage shall be provided for this use;
- vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
- viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
- ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.

2. Background information is attached for your review and consideration.

rbg/attachments

x:\comdev\mem2017\074\_alden\_pc.docx



**Alden Realty Services, Inc.**

*Development and Management of Real Estate*

March 1, 2017

Village President Kevin Wallace and  
Board of Trustees  
Village of Bartlett  
228 South Main Street  
Bartlett, Illinois 60103

Re: Estates of Bartlett  
Case #17-  
Final PUD Plan/Site Plan for Lot 2 of Artis Senior Living of Bartlett Subdivision  
CEMCON, Ltd. Job Number: 904.197

Dear President Wallace and Board of Trustees:

Alden Bartlett, LLC is the applicant for the above-referenced application. We are seeking to redevelop a 4.71 acre parcel as a three-story skilled nursery facility.

We request the Village Board's consideration of our Final PUD Site Plan for Lot 2 at both the Committee of the Whole meeting and Plan Commission. Should you have any further questions please contact me at [randi.schullo@thealdennetwork.com](mailto:randi.schullo@thealdennetwork.com).

Respectfully,

Randi Schullo

Manager, Alden Bartlett, LLC

RECEIVED  
COMMUNITY DEVELOPMENT

MAR 02 2017





# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 17-06  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
**MAR 02 2017**  
**VILLAGE OF**  
**BARTLETT**

PROJECT NAME Alden Estates of Bartlett

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Randi Schullo, Alden Realty Services, Inc.

Street Address: 4200 W. Peterson Ave.

City, State: Chicago, IL

Zip Code: 60614

Email Address: randi.schullo@thealdennetwork.com

Phone Number: 773-286-3030

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Artis Senior Living of Bartlett, LLC

Street Address: 1651 Old Meadow Road, #100

City, State: McLean, Virginia

Zip Code: 22102

Phone Number: (703) 470-4446

OWNER'S SIGNATURE: [Signature] DAY HICKS Date: 2/27/2017  
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): 68 Bed Skilled Nursing Facility
  - Unified Business Center Sign Plan
  - Other (please describe) Easement Plat
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: \_\_\_\_\_
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Vacant Lot 2 - Near Apple Valley and IL-59

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-09-205-034

**Zoning:** Existing: PD  
(Refer to Official Zoning Map)

**Land Use:** Existing: Vacant

Proposed: PD

Proposed: Institutional/Municipal

**Comprehensive Plan Designation for this Property:** Attached Residential- High Densi  
(Refer to Future Land Use Map)

**Acreage:** 4.71

**For PUD's and Subdivisions:**

No. of Lots/Units: 1

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** Steven D. Friedland - Applegate & Thorne-Thomsen  
440 S. LaSalle Street, Suite 1900, Chicago, IL 60661  
sfriedland@att-law.com - 312-491-2207

**Engineer** Mike Keith - CEMCON, Ltd.  
2280 White Oak Cir #100, Aurora, IL 60502  
michael.keith@cemcon.com - 630-862-2100

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

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

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Yes - Our development of a skilled nursing facility will provide a service that is not currently within the community of Bartlett and will be an asset to the general welfare of the community and provide high quality service to residents of the area and surrounding community.

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

Correct. This development will NOT be detrimental to any health, safety, moral, or general welfare of persons residing in or around our property. We will provide a high-quality building, with attractive architecture, and landscaping.

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.

Yes. This development will conform to all regulations and conditions.

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

Yes. Within the challenges and opportunities section of the Comprehensive Plan, a goal is to "provide access to quality education, jobs, health care, cultural and social amenities... for all residents". Alden Estates of Bartlett will undoubtedly bring quality jobs and health care services to the community, thus boosting both the economic and general health of the community.

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.

Yes - Our proposed skilled nursing use is a permitted use within the district of our parcel.

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.

Alden takes great pride in the development and operation of our facilities. Please reference our submitted drawings which shows how we will provide landscaping and fencing with attractive architecture. We will also generate minimal traffic as none of our residents drive. We believe that the proposed design will be a great addition to the community, and will be operated/maintained in a manner that will promote public health, safety and welfare.

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 site has commercial uses to the north, a church to the south, multifamily to the east, an assisted memory care facility to the west. A high-quality skilled nursing facility which will generate little traffic, will not be injurious to the use and enjoyment of, nor impair the value of, other properties in the area. Our proposed development will provide a need to the community of Bartlett. The skilled nursing facility will be a complimentary use to neighboring uses.

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

Yes - The applicant agrees to be subject to Village ordinances at time of approval.

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

Yes - Please reference our submitted plans. The development is designed to provide adequate utilities, drainage, and other necessary facilities for the skilled nursing facility.

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 residents of this facility typically do not drive. The 118 proposed spaces are more than adequate to meet the parking demands for the employee and visitors. Adequate ingress and egress are being provided with an existing entrance provided by the development to the west, along with widening of the access road to provide a better entrance.

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.

Yes. Please reference the submitted drawings/plans. There will be adequate site area for the development that will meet all Village's regulations and expectations. In addition, the development is designed with adequate setbacks from the property lines and surrounding properties.

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

Yes. Alden has a long and successful history of developing similar projects. We have consistently met all expectations in developing projects on time. We have currently developed 47 Alden facilities (36 health care facilities and 11 independent senior living communities). All have been completed on time, and have been successfully maintained over the past 46 years.

**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: Randi Schullo

DATE: 3/1/2017

**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**: Alden Bartlett, LLC

ADDRESS: 4200 W. Peterson Ave.  
Chicago, IL, 60646

PHONE NUMBER: 773 - 286- 3030

EMAIL: randi.schullo@thealdennetwork.com

SIGNATURE: 

DATE: 3/1/2017



# ZONING/LOCATION MAP

Alden Estates of Bartlett

Case #17-06 - Preliminary/Final PUD Plan

PIN: 01-09-205-034



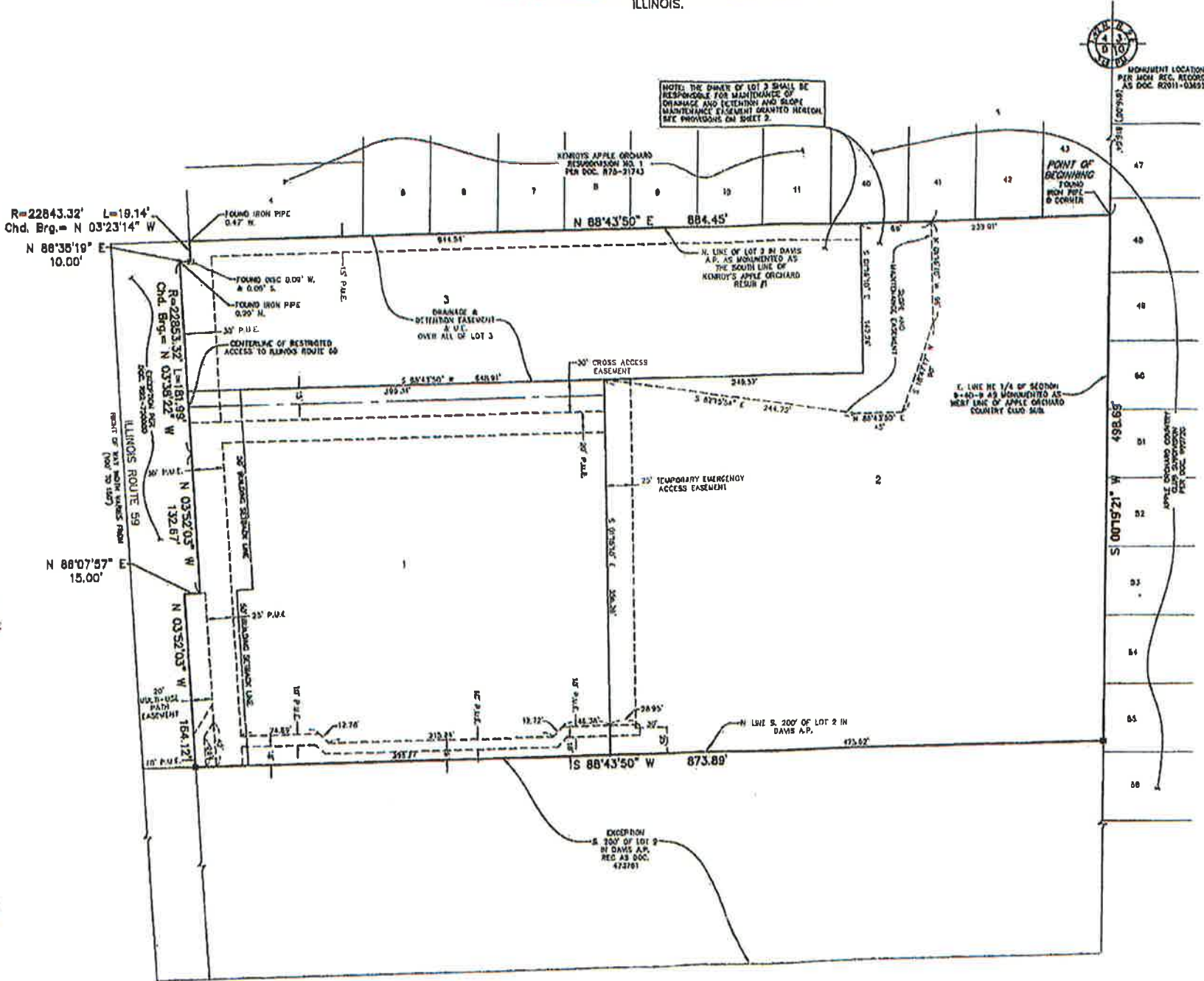


# FINAL PLAT OF SUBDIVISION FOR ARTIS SENIOR LIVING OF BARTLETT

BEING A PART OF THE NORTHEAST QUARTER OF  
SECTION 9, TOWNSHIP 40 NORTH, RANGE 9 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,  
ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY  
RECORDER FOR THE PURPOSES OF RECORDING BY:  
  
(PRINT NAME)  
  
(ADDRESS)  
  
(ZIP CODE) (CITY) (STATE) (DATE)

**ACCESS CONTROL COVENANT**  
THERE SHALL BE AT THE MOST ONE RESTRICTED  
(RIGHT-IN/RIGHT-OUT) ACCESS DRIVEWAY TO R.  
ROUTE 59 FROM LOT 1. THERE SHALL BE NO  
VEHICULAR ACCESS TO R. ROUTE 59 FROM LOT 3  
WHICH LOT 2 IS DEVELOPED. THE DEPARTMENT WILL  
NOT PERMIT MODIFICATIONS TO THE RESTRICTED  
ACCESS DRIVEWAY TO R. ROUTE 59 FROM LOT 1  
AS NOTED HEREON.



**NOTES**  
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS  
AND POINTS OF CURVATURE UNLESS OTHERWISE  
NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND  
DECIMAL PARTS THEREOF.  
DIMENSIONS SHOWN ALONG CURVES ARE ARC  
DISTANCES.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD  
DATA. ALL OTHER DIMENSIONS ARE UNASSURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS  
OTHERWISE NOTED.  
P.U.E. - INDICATES PUBLIC UTILITY AND  
GRANTEE EASEMENT HEREBY GRANTED.  
SEE PROVISIONS FOR DETAILS.  
U.E. - INDICATES UTILITY EASEMENT HEREBY  
GRANTED. SEE PROVISIONS FOR DETAILS.  
THE BEARINGS SHOWN ARE BASED UPON THE  
NORTH LINE OF SUBDIVISION BEING N 88°43'50" E  
(ASSUMED).  
RIGHT OF WAY WIDTHS FOR ILLINOIS ROUTE 59 PER  
DATE FROM DUPAGE COUNTY GIS WEBSITE

50 25 0 50  
SCALE: 1 INCH = 50 FEET

**TOTAL AREA OF SUBDIVISION**  
10.088 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
01-09-205-028 & 030

**AREA SUMMARY**  
LOT 1 = 3.287 Ac  
LOT 2 = 4.707 Ac  
LOT 3 = 2.124 Ac  
TOTAL = 10.088 Ac  
(More or Less)

**LEGEND**  
--- SUBDIVISION BOUNDARY LINE  
(Heavy Solid Line)  
--- LOT LINE/PROPERTY LINE  
(Thin Solid Line)  
--- ADJACENT LOT LINE/PROPERTY LINE  
(Light Solid Line)  
--- EASEMENT LINE/AMOUNT OF EASEMENT  
(Short Dashed Lines)  
--- CENTERLINE  
(Single Dashed Lines)  
□ - FOUND CONCRETE MONUMENT  
■ - SET CONCRETE MONUMENT

PREPARED FOR:  
ARTIS SENIOR LIVING  
1651 OLD MEADOW ROAD, SUITE 100  
MCLEAN, VIRGINIA, 22102  
(703) 281-0758

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9075 PH: 630.862.2100 FAX: 630.862.2198  
E-Mail: cadd@cemcon.com Website: www.cemcon.com  
DISC NO.: 815001 FILE NAME: SUBPLAT  
DRAWN BY: TL FLD. BK. / PG. NO.: 759  
COMPLETION DATE: 1-8-15 JOB NO.: 815.001  
PROJECT REFERENCE:  
REVISED 2-10-15/TL PER REVIEW LETTER DATED 2-15-15  
REVISED 3-5-15/TL LIMITS OF LOTS 2 & 3 AREA ETC.  
REVISED 3-11-15/TL PER REVIEW LETTER DATED 3-10-15  
REVISED 4-2-15/TL ADDITIONAL EASEMENTS  
REVISED 4-7-15/TL ADD PRIVATE SLOPE & MAINTENANCE EASEMENT  
REVISED 4-28-15/TL ACCESS CONTROL COVENANT  
REVISED 5-5-15/TL PER REVIEW LETTER DATED 4-30-15

**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 CLERK CERTIFICATE**  
STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, \_\_\_\_\_, COUNTY CLERK OF  
COUNTY, ILLINOIS, DO HEREBY  
CERTIFY THAT THERE ARE NO DELINQUENT GENERAL  
TAXES, NO UNPAID CURRENT GENERAL TAXES, NO  
UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX  
SALES AGAINST ANY OF THE LAND INCLUDED IN THE  
SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL  
STATUTORY FEES IN CONNECTION WITH THE SUBJECT  
PLAT.  
GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_  
COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF  
2015.

**RECORDER'S CERTIFICATE**  
STATE OF ILLINOIS  
COUNTY OF DUPAGE

THIS INSTRUMENT WAS FILED FOR RECORD IN THE  
RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY,  
ILLINOIS, THIS DAY OF \_\_\_\_\_ 2015 AT O'CLOCK  
\_\_\_\_\_, M. AND RECORDED IN MAP BOOK \_\_\_\_\_, PAGE  
\_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_

BY \_\_\_\_\_  
COUNTY RECORDER

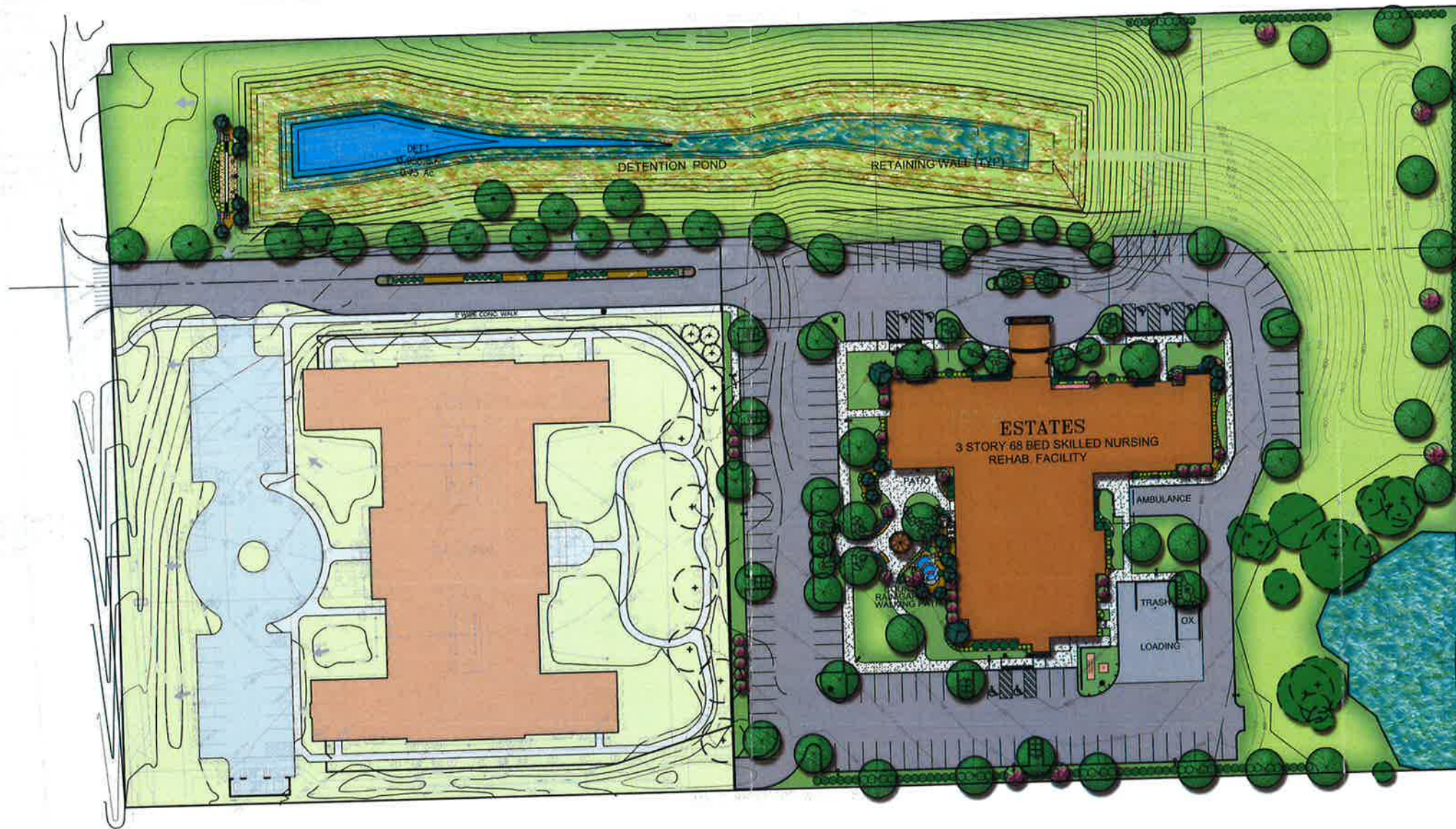
SUBDIVISION PLAT

DATE FILED: 01/08/2015 10:07 AM



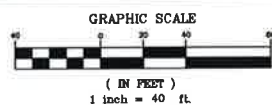
# ALDEN ESTATES of BARTLETT

BARTLETT, ILLINOIS



**PROPOSED SITE PLAN**

SCALE: 1"=40'



**SITE DATA LOT 2 (ESTATES)**

ZONING: PUD  
 SITE AREA: 4.7 ACRES  
 BLDG. HEIGHT: 40'-8" +/- (MID ROOF)  
 BLDG. AREA (SKILLED NURSING & REHAB):

	AREA
3 STORY 68 BED SKILLED NURSING & REHAB	
FIRST FLOOR:	22,800 SF +/-
SECOND FLOOR:	20,800 SF +/-
THIRD FLOOR:	20,800 SF +/-
PENTHOUSE	2,000 SF +/-
<b>TOTAL BLDG. AREA</b>	<b>66,400 SF +/-</b>

TOTAL PARKING: (111) 9'X19' STD. (7) 16'X19' HC TOTAL (118)

RECEIVED  
COMMUNITY DEVELOPMENT

MAR 02 2017

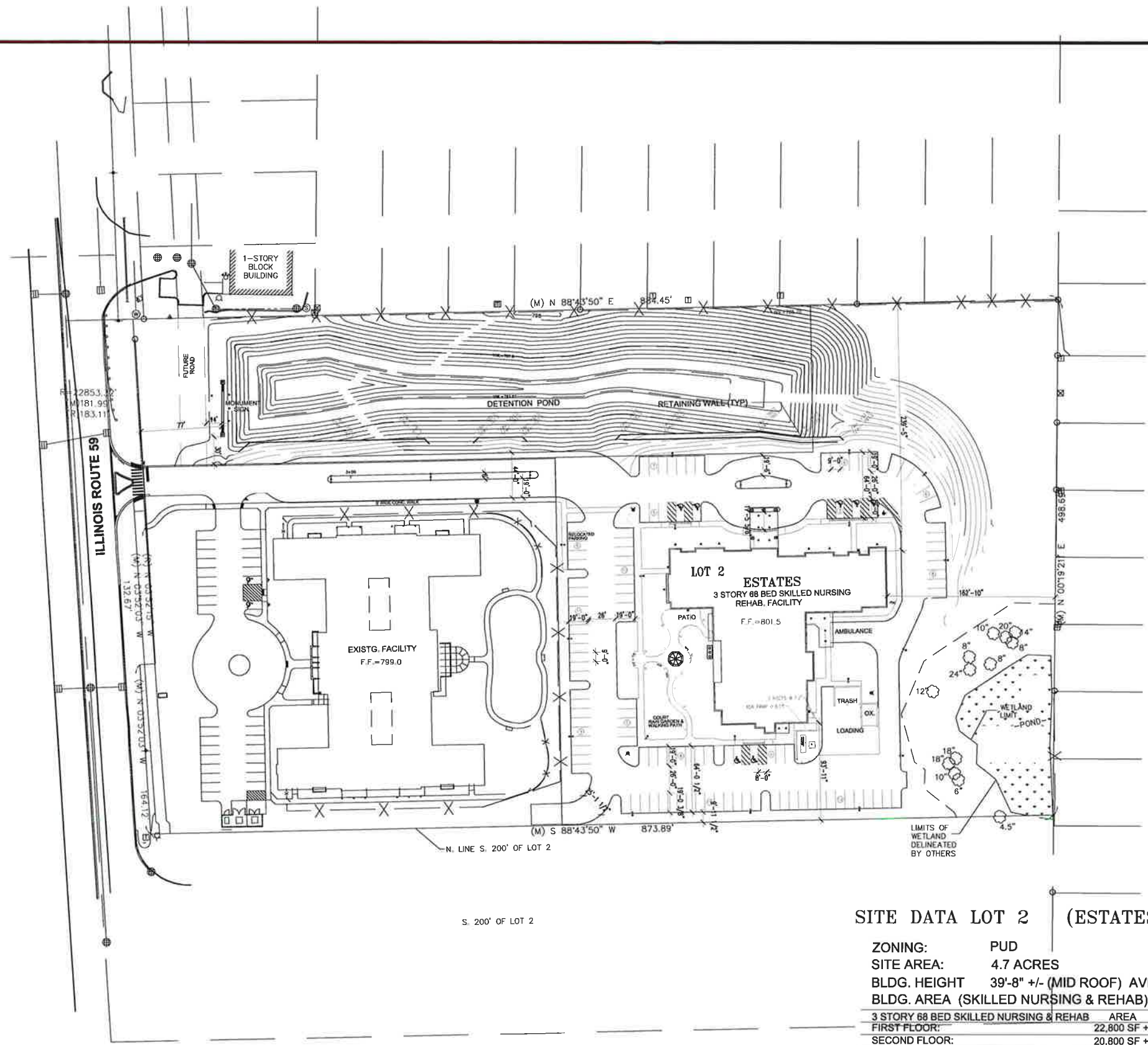
VILLAGE OF  
BARTLETT

**ADG** ALDEN DESIGN GROUP, INC.  
ARCHITECTS

4200 W. Peterson Ave.  
Chicago, IL 60646

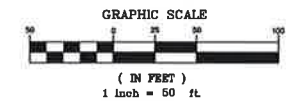
Phone: 773-286-1546  
Fax: 773-286-1562





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COMMUNITY DEVELOPMENT  
APR 20 2017  
VILLAGE OF  
BARTLETT

**PROPOSED SITE PLAN**  
SCALE: 1"=50'



**SITE DATA LOT 2 (ESTATES)**

ZONING:	PUD
SITE AREA:	4.7 ACRES
BLDG. HEIGHT	39'-8" +/- (MID ROOF) AVERAGE ROOF HEIGHT 44'-4"
BLDG. AREA (SKILLED NURSING & REHAB)	
3 STORY 68 BED SKILLED NURSING & REHAB	AREA
FIRST FLOOR:	22,800 SF +/-
SECOND FLOOR:	20,800 SF +/-
THIRD FLOOR:	20,800 SF +/-
PENTHOUSE	2,000 SF +/-
TOTAL BLDG. AREA	66,400 SF +/-

REQUIRED PARKING: 88  
TOTAL PARKING: (106) 9'X19' STD. (7) 16'X19' HC TOTAL (113)  
(NOTE: 5 PARKING SPACES DISPLACED FROM ARTIS ARE NOT INCLUDED IN THIS COUNT)

NOTE: SURPLUS PARKING HAS BEEN PROVIDE TO ADQUATELY ADDRESS VISTOR PARKING NEEDS AND ANY POTENTIAL FUTURE INCREASE TO THE NUMBER OF EMPLOYEES FOR FACILITY

**ADG** ALDEN DESIGN GROUP, INC.  
ARCHITECTS  
4200 W. Peterson Ave.  
Chicago, IL 60646  
Phone: 773-286-1546  
Fax: 773-286-1562

Date: 3-1-17  
Job:  
Drawn: R.K.

Sheet

**A-1**

ALDEN ESTATES OF BARTLETT

ILLINOIS

BARTLETT





1 NORTH ELEVATION (FRONT VIEW)  
SCALE: 3/32"=1'-0"



2 WEST ELEVATION (SIDE VIEW)  
SCALE: 3/32"=1'-0"



3 EAST ELEVATION  
SCALE: 3/32"=1'-0"

ALDEN ESTATES of BARTLETT

ILLINOIS

BARTLETT

**ADG** ALDEN DESIGN GROUP, INC.

ARCHITECTS  
4200 W. Peterson Ave.  
Chicago, IL 60646  
Phone: 773-286-1546  
Fax: 773-286-1562

RECEIVED  
COMMUNITY DEVELOPMENT  
APR 28 2011  
VILLAGE OF  
BARTLETT

Date: - -  
Job:  
Drawn: R.K.

Sheet

**A-4**





**3 EAST ELEVATION**  
SCALE: 3/32"=1'-0"

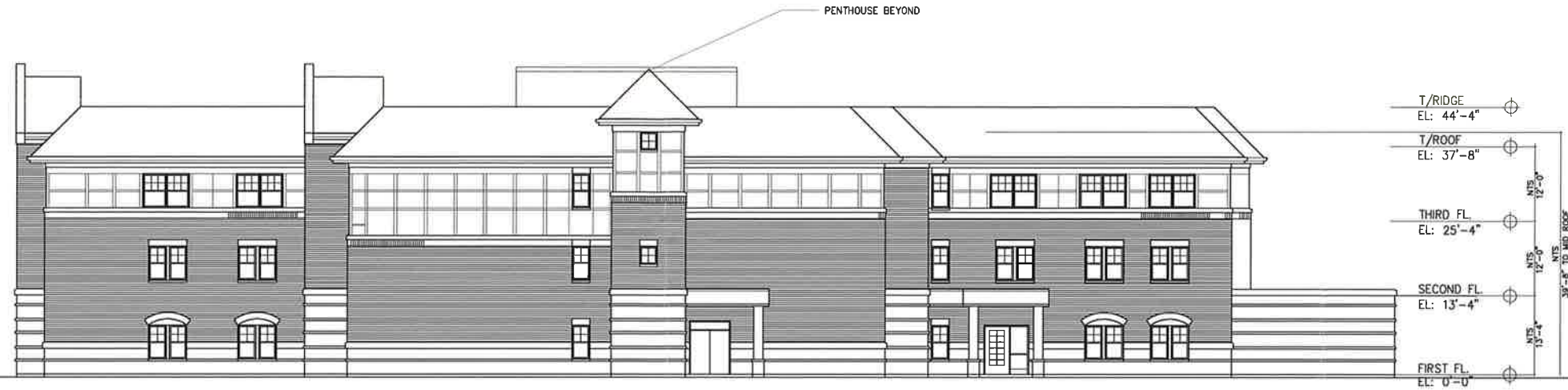
RECEIVED  
COMMUNITY DEVELOPMENT  
APR 28 2017  
VILLAGE OF BARTLETT

**ADG** ALDEN DESIGN GROUP, INC.  
ARCHITECTS  
4200 W. Peterson Ave.  
Chicago, IL 60646  
Phone: 773-286-1546  
Fax: 773-286-1562

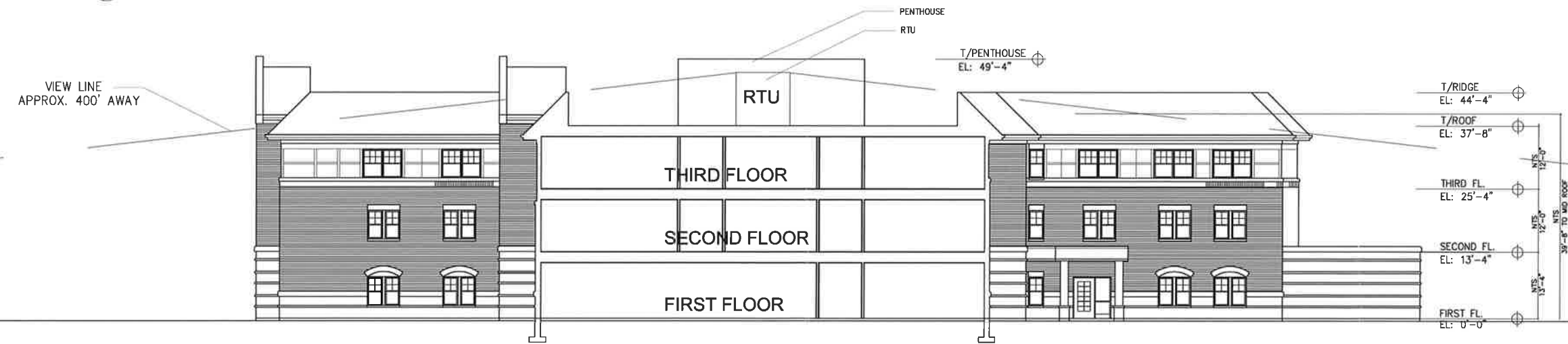
Date: 3-1-17  
Job:  
Drawn: R.K.

Sheet  
**A-2**

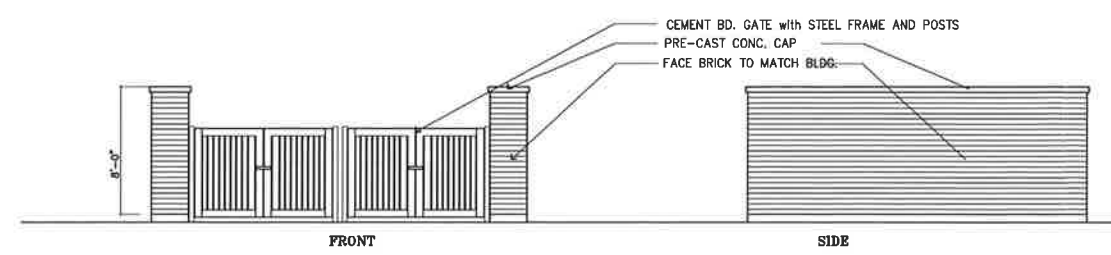
ALDEN ESTATES OF BARTLETT  
BARTLETT  
ILLINOIS



1 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION AND BUILDING SECTION  
SCALE: 3/32"=1'-0"



3 TRASH & OXYGEN ENCLOSURE (emergency generator screen wall sim.)  
SCALE: 3/16"=1'-0"

RECEIVED  
COMMUNITY DEVELOPMENT  
APR 28 2017  
VILLAGE OF  
BARTLETT

ALDEN ESTATES OF BARTLETT  
BARTLETT  
ILLINOIS

ADG ALDEN DESIGN GROUP, INC.  
ARCHITECTS  
4200 W. Peterson Ave.  
Chicago, IL 60646  
Phone: 773-286-1546  
Fax: 773-286-1562

Date: 3-1-17  
Job:  
Drawn: R.K.



FIRST FLOOR PLAN  
SCALE: 3/32"=1'-0"

RECEIVED  
COMMUNITY DEVELOPMENT  
APR 28 2017  
VILLAGE OF  
BARTLETT

22,800 SF +/-

ALDEN ESTATES of BARTLETT

BARTLETT

ILLINOIS

---

**ADG** ALDEN DESIGN GROUP, INC.  
ARCHITECTS  
4200 W. Peterson Ave.  
Chicago, IL 60646  
Phone: 773-288-1546  
Fax: 773-288-1662

---

Date: 3-21-17  
Job:  
Drawn: R.K.

---

Sheet

A-5






**SECOND & THIRD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 20,800 SF +/-

RECEIVED  
 COMMUNITY DEVELOPMENT  
 APR 28 2017  
 VILLAGE OF  
 BARTLETT









# EXHIBIT F

## Artis Senior Living of Bartlett

### Proposed Permitted Uses for Future Lot 2:

1. Residential uses, including attached and detached single-family dwellings, duplexes, and multi-family dwelling units.
2. Offices, business and professional, including research facilities.
3. Medical and dental clinics.
4. Educational institutions (nonboarding).
5. Day care facilities.
6. Religious institutions.
7. Financial institutions and offices.
8. Health clubs and recreational facilities.
9. Nursing homes, sheltered care homes, intermediate care facilities, homes for the aged.
10. Retail uses.
11. Personal services.

RECEIVED  
COMMUNITY DEVELOPMENT  
JUL 23 2014  
VILLAGE OF  
BARTLETT



