

**Village of Bartlett
Plan Commission Meeting
Minutes
May 11, 2017**

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

Roll Call

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

Absent: J. Allen

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

Approval of Minutes

A motion was made to approve the minutes of the April 13, 2017 meeting.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll call

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

Abstain: T. Connor

Motion carried.

**Case # 17-09 Ridge BC2 –Brewster Creek Business Park Lot 9B2
Site Plan Review**

A. Zubko stated the petitioner is requesting a Site Plan Review for a proposed 186,000 square foot industrial warehouse/building on a 10.5 acre lot. 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. The Site Plan shows 35 exterior docks, 2 drive-in doors and 2 future drive-in doors on the east side of the building. 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. The Zoning Ordinance requires 172 parking stalls, 51 stalls for the office space totaling 223 parking stalls. The Site Plan identifies 224 stalls, including six (6) handicapped accessible stalls required. There are also 37 land-banked/future parking stalls provided and 22 land-banked/future trailer stalls provided if needed in the future as well. Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact.

J. Lemberg asked the Petitioner to state his name and address

Petitioner stated, **Russell Scurto** 437 E. Barry, Barrington, IL.

J. Lemberg asked the members if anyone had any questions.

T. Ridenour stated he sees the 22 trailer stalls but could not find the 37 parking stalls.

A. Zubko pointed out (on overhead screen) 20 stalls on the plans as well as the truck trailer stalls.

T. Ridenour stated at first he didn't see the car stalls but did see the truck stalls.

A. Hopkins asked **Russell Scurto** if there are any potential tenants and the answer was not at this time.

J. Lemberg asked if anyone had any other questions. No one came forward. **J. Lemberg** asked for a motion to approve the petitioners request subject to conditions and Findings of Fact.

Motioned by: J. Miaso

Seconded by: T. Connor

Roll Call

Ayes: T. Ridenour, J. Miaso, D. Negele, A. Hopkins, M. Hopkins, T. Connor and J. Kallas

Nays: None

Motion Carried

**Case # 17-06 Alden Estates of Bartlett
Preliminary/Final PUD Plan
PUBLIC HEARING**

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

J. Lemberg stated that this a Public Hearing and if anyone is here in the audience please complete the form and hand it into Jim at the time of the Public Hearing. **J. Lemberg** asked if the Petitioner was present. He asked to please stand and be sworn in and anyone else that will provide testimony this evening. **J. Lemberg** continued to swear in the petitioners that were present.

R. Grill stated this property was **annexed** to the Village in 1978 and zoned ER-1. A portion of the lot containing just the farm house was rezoned to the SR-2 (Suburban Residence) Zoning District in 1987. In 2001 the entire property was rezoned to the PD (Planned Development) District which approved a high density senior housing facility (Bartlett on the Green) on this 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 was approved for a memory care facility on Lot 1 and was approved on May 19, 2015.

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.

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.

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.

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.

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.

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 (Artis) 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 on Rt. 59)."

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.

This lot contains a small wetland 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. A berm would be located on 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.

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 (attached list included in packet- Exhibit F from Ordinance 2015-37.)

Engineering and Landscape plans are currently being reviewed by the Staff.

The Staff recommends approval of the Petitioner's requests/subject to the following conditions and Findings of Fact outlined in your report.

J. Lemberg asked if there were any comments or questions from the members or staff.

T. Ridenour asked **R. Grill** how wide the buffer area is on the east side to the homes. **R. Grill** stated the plans show the closest point from the building to the property line is 162 feet. The map also shows the distances from the proposed structure to the single family homes, closest to the north is 383 feet and closest to the east, 290 feet. **T. Ridenour** asked how tall the berm on the northeast corner is. **R Grill** stated its 4 feet and will have evergreens planted on top. **T. Ridenour** questioned the parking, if they know they will need 50 spaces during shift

change, why does our ordinance only require 46 parking spaces. **R. Grill** replied that the Village ordinance is outdated, and is based on the number of beds, doctors and number of employees. Based upon the current code, 46 space is the number of spaces required. **T. Ridenour** asked if there are plans to review the ordinance. **R. Grill** replied yes we do. **T. Ridenour** stated his final question and it's only out of curiosity, is Artis Memory Care and Alden related or are they totally separate. **R. Grill** stated the petitioners would like to introduce themselves and give a little background of who they are and will address any questions.

R. Schullo introduced herself and the newest development, Alden Estates of Bartlett, Rehabilitation and Health care. She introduced her development team. Two Architects, **R. Kim** and **M. Bailey** with Alden Design, **M. Keith** with Cemcon, **J. Schullo**, Project Manager and Attorney, S. Friedland. **R. Schullo** thanked **R. Grill** and **T. Fradin** for finding the perfect site selection for building the development. **R. Schullo** gave a quick introduction on the Alden Network, who they are and how they got started. **R. Schullo's** Dad started Alden in the 1960's starting as general contractors building schools and park districts. In 1970 they built their first skilled nursing facility on Lawrence Ave and Maine Drive in Chicago. They still own and operate that facility today. **R. Schullo** went on to say once they are in a community they are in for the long haul and are part of the community in every aspect. From 1970 until now they own and operate 36 health care facilities, mainly in Chicago and the surrounding suburbs. They have 2 in Rockford and 2 in Wisconsin. In addition to the Skilled Nursing Facility and the Licensed Facilities they have just broke ground on their 13th Independent Living Facility development. They have almost a total of 50 developments in the area. Alden is a vertically integrated company. Besides having their own architects and Alden Design team, they also have their own construction, management and development company along with a Pharmacy, Home Health, Therapy and Medical Equipment. **R. Schullo** invited anyone to tour any of the communities to get a feel for their type of development. **R. Schullo** also wanted to mention that in order to build a Skilled Nursing Facility they must apply to the Health Facility Planning Board, the same Board you need to get licensed to build a hospital or nursing home. Last year they were approved for a Certificate of Need, which are not easy to come by. The Board felt there was a need in the DuPage area and they felt Bartlett would be the place. Alden is proposed on a 4.71 acre site to be part of a senior campus with Artis Senior Living and Memory Care. Alden will complement Artis by having a Skilled Nursing Facility and being able to accommodate some of their residents if they need higher levels of care down the road. **R. Schullo** stated they are proposing to build a 68 bed state of the art skilled nursing facility, with the possibility of expanding to 78 beds at some time in the future. The facility is 3 stories, 1st floor is all of the ancillary space, therapy and offices. 2nd and 3rd floor will be for residents. **R. Schullo** asked if there were any questions.

J. Lemberg asked if anyone had any questions for the Petitioners.

A. Hopkins asked **R. Grill** if the retention pond (Wetland Area) on the east side, encroaches onto any properties on Valewood. **R. Grill** was not certain since she has not seen any maps for the single family homes. **J. Plonczynski** stated he has been on the site and it does stop at the property line. The area does fill with water, but sometimes it is totally dry. When the subdivision to the east was built, it's likely they didn't take care of the drainage on the corner

of this property. Very often you will see where a ponds internal drain doesn't drain correctly and it turns into a wetland however this one has the sanctions from the County as a wetland. It does not encroach on any of the lots. **A. Hopkins** asked if there is any worry that the lots may flood, or will the new detention pond take care of any potential flooding. **J. Plonczynski** stated it is designed for that. At this time of year, this pond will have a lot of water, later in the summer it will be dry. **A. Hopkins** asked the petitioner, with having 68 beds, are they expecting a lot of visitors, shift change with the possibility of 50 employees, will there be an issue. **R. Schullo** stated they are comfortable with the parking ratio that they have, with 113 parking spaces, everything should be fine during shift changes. **R. Grill** stated if there is an amendment made tonight to expand to 78 beds they would only require 2 extra parking spaces per our Zoning Ordinance. Staff is fine with the 113 total parking spaces for this site. **A. Hopkins** asked if there is change coming to our parking ordinance how would that reflect on what the Village ordinance is currently. **R. Grill** stated Staff would put an emphasis on the number of employees. If there are 50 employees at shift change our code doesn't address that. Staff will need to take a hard look at that. **J. Kallas** asked if there was a chance to get access into the strip mall. **R. Schullo** stated they have had contact with the dentist that is in the strip center but he was not thrilled with the idea, however they left the door open for more discussion in the future. There is a co-op of 5 owners that own that development, and it would take 2 or three of the owners to agree and get it approved. **R. Schullo** continued by saying it would not be an easy process but they left the door open to the possibility. **J. Kallas** stated wasn't the entrance and exit part of the approval? He didn't understand what the problem is with the doctor, he knew that going in. **J. Plonczynski** stated the Doctor didn't want it so he sued us, that's the reason it never got built. **J. Lemberg** had a question for **R. Grill**. In her memo she stated regarding the right-in/right-out, a regular user base that will be familiar with, and (will know) how to compensate for, the restricted site access. Does the Village have a sense of how many people will be making a U-turn at the intersection at Congress? **R. Grill** asked that the traffic consultant answer that question, **B. Coulter**. **B. Coulter** stated he is with Coulter Transportation Consulting. **B. Coulter** stated this is not a typical situation being that access is limited to right turns only. His task in reviewing this for the Village was to determine 2 things: Are the amount of trips generated by this proposal compatible with the right-in/right-out access? The study done for the applicant, showed the level of service for the right-in/right-out is good and does serve the site adequately. Since you can't make a left in/left out, you will either make either a U-turn or select a route to and from the facility that may be more convoluted than if left turns were permitted. The capacity for U-turns at Apple Valley and the Home Depot signal on Rt. 59 is adequate to accommodate the trips that are expected to make the U-turn movement. **B. Coulter** stated there are other options for visitors and employees. They may select a route to and from the site that doesn't involve U-turns. Another option is to use local streets to route around the site. **B. Coulter** stated in regards the U-turn at Congress at Rt. 59, he did not feel there would be enough room to safely make a U-turn. Perhaps the applicants' engineers can do a vehicle turning path for the U-turn movement to make sure it is physically able to accommodate a U-turn at Congress. **B. Coulter** suggested that if the exercise shows a U-turn cannot be made in a single maneuver perhaps the staffing at the site will tell people verbally or on the website that this should not be done. Or, the intersection itself would be signed for no U-turn. **B. Coulter** recommended testing the U-turn by using the standard auto

turn template to analyze turning movements on highways and parking lots. If it doesn't work its either signed as no U-turn at that location and/or instruct the owners to clearly convey in there verbal directions to potential visitors or staff as well as their website directions to advise that a U-turn is not permitted at that location. **J. Kallas** asked what the estimated number of people using Apple Valley to Valewood to turn around and come back out. **B. Coulter** stated it was hard to estimate since this is a very unusual site. The access is limited to one single right-in/right-out only driveway. It's possible some staff may use this on a regular basis and some staff and visitors during peak hours. **B. Coulter** stated he was also thinking about the person making an illegal left turn in or out. There is a place for them to pull out of the way of through traffic onto the median that is designed for that. **B. Coulter** believes that IDOT is leaving the median as it exists.

J. Lemberg asked if anyone else had any questions or comments.

M. Hopkins asked if there would be a generator on the project, where is it located on the site. Also, some details on it as to when it is exercised and if there is a sound muffling package. **M. Bailey** 910 Pecos Lane, Mt. Prospect, stated the generator will be screened by a brick wall with a level 2 sound enclosure, that is the greatest level that can be purchased. A Diesel generator required by code, 300 plus gallons of gas that is required for a 24 hour run time by the Illinois Department of Health. It is exercised once a week. **M. Hopkins** asked what time of day will this happen. **M. Bailey** stated this can be programmed, but it's usually around 10:00 AM. **M. Hopkins** stated Staff certainly doesn't want the generator exercised any time before 8:00 AM which is the condition for deliveries. **M. Bailey** stated it is definitely after the morning hours such that it doesn't disturb people too early in the morning. **M. Hopkins** stated this is a beautiful project and we need to look at the impact this has on the neighbors, and thanked everyone for answering his questions.

J. Lemberg asked if Staff had any questions or comments. No one responded. He then opened up this portion of the meeting to the Public.

J. Lemberg asked if anyone else had any questions or comments. No one responded. He then closed the Public Hearing portion of the meeting.

J. Kallas stated let's see how many people come in after this meeting to complain.

J. Lemberg combined the preliminary and final in the same vote. Motion to approve the Petitioners request subject to the conditions and Findings of Fact outlined in the Staff Report.

Motion: J. Kallas
Second: J. Miaso

Roll Call

Ayes: J. Miaso, D. Negele, A. Hopkins, J. Kallas, T. Connor, M. Hopkins and T. Ridenour
Nays: None
Motion Carried

New Business

J. Plonczynski stated the Village Board will appoint Kristina Gabrenya as the new Trustee at Tuesday's meeting May 16th.

T. Ridenour questioned the map, pertaining to the area west, straight across the street. Is that owned by the Forest Preserve, it's zoned SR3. **J. Plonczynski** stated some of that Forest Preserve had old zoning that was never removed. This is common, when they don't want to have to pay to be rezoned. If the Village did it, they would have to provide legals of all the property, so it was never rezoned.

J. Lemberg asked if anyone else had any other comments. Motion to adjourn.

Motioned by: D. Negele
Seconded by: T. Connor

Roll Call

Ayes: J. Miaso, D. Negele, A. Hopkins, J. Kallas, T. Connor, M. Hopkins and T. Ridenour
Nays: None
Motion Carried

All in favor.

Motion Carried.

The meeting adjourned at 7:40 P.M.