

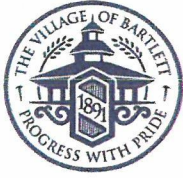
**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**APRIL 17, 2018**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

Route 59 Senior Living Concept Plan



# Agenda Item Executive Summary

Item Name Bartlett Route 59 Senior Living Concept Plan Committee or Board Committee

## BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

## EXECUTIVE SUMMARY

A **CONCEPT PLAN** review for a Senior Living Facility and a commercial strip center (a conceptual review of a proposed development project where the petitioner requests input and direction from the Village Board Committee prior to their full submittal of an application).

## ATTACHMENTS (PLEASE LIST)

CD Memo, Application, Location Map, Future Land Use Plan and Concept Plan.

## ACTION REQUESTED

- For Discussion Only- Discussion of the concept plan proposed.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 04/06/2018

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**18-42**

DATE: April 6, 2018  
TO: Paula Schumacher, Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(CP #18-01) Bartlett Route 59 Senior Living Facility**

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**PETITIONER**

Michael Sedley c/o Kirco Ventures, LLC

**SUBJECT SITE**

West side of Route 59 about 0.1 mile north of Army Trail Road, about 0.08 miles south of Schick Road.

**REQUEST**

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

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>B-3 PUD</b>
North	Commercial	Commercial	PD
South	SF Home/Church	Munic./Instif./Estate Res.	R-1*
East	Residential	Estate Residential	ER-3 PUD
West	Residential	Suburban Residential	SR-2 PUD

\*Unincorporated DuPage County Single Family Residence District

**DISCUSSION**

1. The petitioner is requesting a Concept Plan Review for a Senior Living Facility and a commercial strip center on a 10.05 acre property located on the west side of Route 59, directly south of the 7-11 at the corner of Route 59 and Schick Road. The property is zoned B-3 PUD (Neighborhood Shopping District).

2. The development proposal identifies a new right-in right-out along Route 59 (which would require IDOT approval), a connection to the private drive to the north through the Illini Partners Subdivision, where the medical building and 7-11 are located and depicts a potential future cross access to the property to the south, as requested by Staff.
3. The proposed **Senior Living Facility** will have approximately 170 units, consisting of 164 independent/assisted/memory care units and six (6) duplex cottages.
4. The height of the Senior Living Facility is proposed to be one to four stories in different areas of the building. A Special Use will need to be requested to have structures taller than the maximum 25' height requirement in the B-3 Commercial District.
5. A 12,000 square foot future **commercial building** is proposed along the Route 59 frontage and would be constructed for future tenants. The Petitioner has identified potential drive-thru opportunities and/or space to allow outdoor seating for future tenants.
6. Staff is of the opinion the commercial area should be developed first or possibly simultaneously as a compromise to allow high density residential on property zoned commercial and identified for commercial uses on the Future Land Use Plan. If the commercial building is not developed first or simultaneously with the Senior Living Facility, it could cause future issues finding tenants or acquiring special uses.
7. The lot identifies a total of 178 parking spaces, including eight (8) handicapped accessible spaces. (Parking requirements for this lot would be determined when a formal application is made. Restaurant uses will require additional parking.)
8. If the Petitioner chooses to move forward with a formal application, they would be requesting a new Preliminary/Final PUD Plan approval, Subdivision for the commercial lot (still under discussion) and Special Use Permits for a PUD, to mitigate wetlands, building height over 25', senior housing, outdoor seating, a drive-thru(s) and/or to serve liquor.
9. Stormwater detention and wetland requirements would be determined at the time of a formal application submittal.
10. A traffic study will be required at the time of a formal application submittal.

**RECOMMENDATION**

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

alz/attachments

x:\comdev\mem2018\042\_Bartlett Route 59 Senior Living Facility\_Concept\_vbc.docx



# VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

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

For Office Use Only  
Case # CP 18-01  
RECEIVED  
COMMUNITY DEVELOPMENT  
FEB 01 2018  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Bartlett Route 59 Senior Living Facility

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Michael Sedley c/o Kirco Ventures, LLC,

**Street Address:** 101 West Big Beaver Road, Suite 200

**City, State:** Troy, MI

**Zip Code:** 48084

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Bartlett Equities, LLC

**Street Address:** 664 N. Milwaukee Ave. Suite 200

**City, State:** Prospect Heights, IL

**Zip Code:** 60070

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:**

**Date:** 1/29/2018

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** Bartlett Route 59 Parcel

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-16-400-013

**Acreage:** 10.053 acres

**No. of Lots/Units:** 172

**Zoning:** Existing: B-3 PUD  
*(Refer to Official Zoning Map)*

**Land Use:** Existing: Vacant

Proposed: B-3 PUD

Proposed: Residential

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

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

**Attorney**                      Not Applicable

\_\_\_\_\_

\_\_\_\_\_

**Engineer**                      Robert W. Gudmundson, c/o RWG Engineering, LLC 630-480-7889

975 E 22nd Street, Wheaton, IL 60189. [REDACTED]

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_



**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: Dean W. Kiriluk

PRINT NAME: Dean Kiriluk

DATE: 1/25/18

**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: Kirco Ventures, LLC c/o Michael Sedley

ADDRESS: 101 West Big Beaver Road, Suite 200  
Troy, MI 48084

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Dean W. Kiriluk

DATE: 1/25/18



# ZONING/LOCATION MAP

## Bartlett Route 59 Senior Living Facility

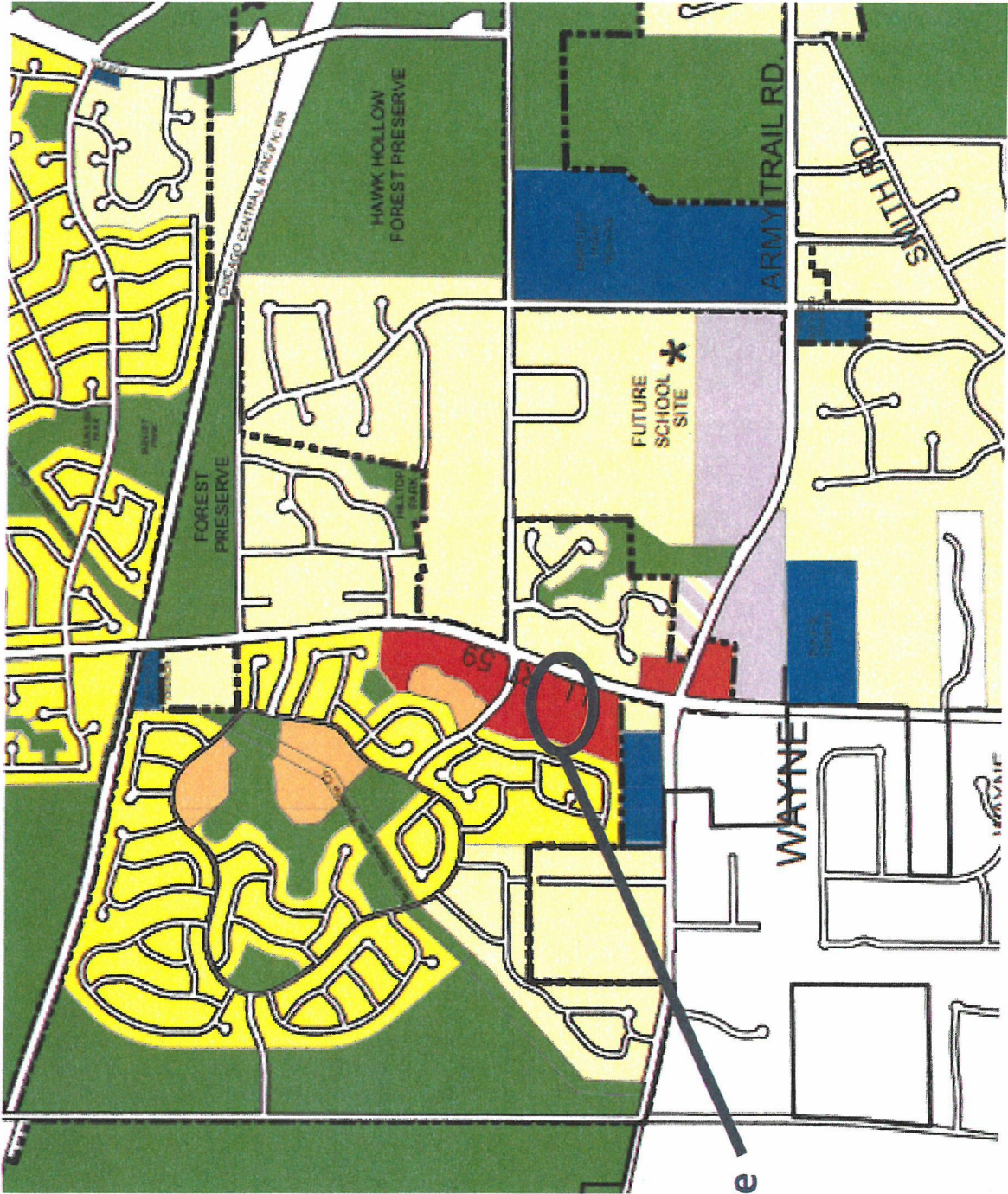
### CP #18-01 - Concept Plan

PIN: 01-16-400-013



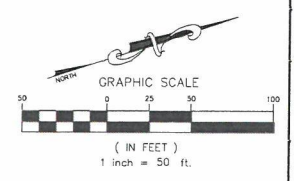
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, the GIS User Community





**Proposed Site**





**SITE DATA:**

TOTAL PARCEL SIZE	= 10.053 Acres
CURRENT PARCEL ZONING	= B-3 PUD
PROPOSED PARCEL ZONING	= AMENDED B-3 PUD OR B-3 PUD

**PROPOSED SITE CONDITIONS:**

PR BUILDING FOOTPRINTS	= 102,168 S.F. (23,33%)
PR PAVEMENT AREA	= 112,603 S.F. (25,71%)
PR GREENSPACE	= 223,118 S.F. (50,96%)

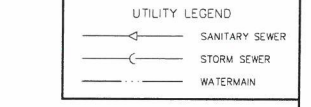
**PROPOSED PARKING SUMMARY:**

REGULAR STALLS	= 170
ADA ACCESSIBLE STALLS	= 3
TOTAL STALLS PROVIDED	= 173

**PROPOSED UNIT COUNT:**

INDEPENDENT/ASSISTED/MEMORY UNITS	= 164
COUITAGES	= 8
TOTAL UNITS	= 170

- NOTES:**
1. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A SURVEY DONE BY TERRA TECHNOLOGY LAND SURVEYING DATED 11/19/17.
  2. THE WETLAND DELINEATION IS BASED ON AN ON-SITE FIELD STUDY DONE BY SOLLINGER ENVIRONMENTAL AND THEN REPORT DATED NOVEMBER 2017, AND THE WETLANDS WERE FIELD LOCATED BY THE SURVEYOR.
  3. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON COUNTY LIDAR TOPO AND GOOD FOR CONCEPT STUDIES, BUT ARE NOT TO BE RELIED UPON FOR CONSTRUCTION DRAWINGS.
  4. PER THE DUPAGE COUNTY REGULATORY FLOODPLAIN MAP PANEL # 17043C010SH, EFFECTIVE 12/16/04, THERE IS NO FLOODPLAIN IMPACTING THE SUBJECT PROPERTY.
  5. PER THE VILLAGE OF BARTLETT, STORMWATER MANAGEMENT CRITERIA FOR THE DEVELOPMENT OF THIS PROPERTY IS TO BE GOVERNED BY THE DUPAGE COUNTY SMO.



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1.	03/02/18	UPDATED CONCEPT PLAN	AVS
2.	03/02/18	UPDATED CONCEPT PLAN	AVS
3.	04/04/18	UPDATED CONCEPT PLAN	AVS

**SENIOR LIVING FACILITY  
BARTLETT, ILLINOIS  
CONCEPT DEVELOPMENT PLAN**

975 E. 22nd St, Suite 400  
Wheaton, IL 60189  
630.480.7889  
www.rwg-engineering.com

**RWG Engineering, LLC**  
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 3381817  
DATE 01/25/19  
SCALE 1"=50'  
PROJ. MGR. RWG  
PROJ. ASSOC. AVS  
DRAWN BY AVS

Apr 04, 2018 11:35:58 a.m. AcadVer:22.0s (LMS Tech)  
Drawing: S:\3381817 - SENIOR ASSISTED CARE FACILITY\300\_ENGINEERING\310\_CADD\PRELIM\338\_CONCEPT.dwg