



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
APRIL 17, 2018**

President Wallace called the Committee of the Whole meeting to order at 7:31 p.m.

PRESENT: Chairmen Camerer, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: Chairman Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Management Analyst Sam Hughes, Management Analyst Tyler Isham, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Public Works Engineer Bob Allen, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Route 59 Senior Living Concept Plan

Chairman Hopkins stated that they have the Route 59 Senior Living Concept Plan and it is for discussion purposes only.

Community Development Director Jim Plonczynski stated that the petitioner is requesting 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). The petitioner Michael Sedley c/o Kirco Ventures, LLC and the subject site is the west side of Route 59 about 0.1 mile north of Army Trail Road, about 0.08 miles south of Schick Road. The property has B-3 PUD zoning and is on the comprehensive plan as commercial. He stated that Mr. Sedley will have a presentation and they would like to propose a market rate senior living facility which goes from duplexes to a single four-story building and also a 12,000 SF commercial outlet proposed for the frontage along Route 59. Michael Sedley from Kirco Ventures, LLC presented a PowerPoint presentation that is attached.

Presentation Summary

Mr. Sedley stated that the site is about 10 acres and is located just south of Schick Road and north of Army Trail. Kirco is a family owned company out of Troy, Michigan who develops throughout the country. Their mission statement is “bringing out the best”, what they mean by that is unwavering desire to create great environments for people but also for the communities. They have planned and developed thirty million square feet of real estate throughout the United States since 1974. They are not only developers, they do



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their own construction and property management - start to finish and beyond. They are repeat customers in several towns. They develop office, healthcare, industrial and retail.

The proposed senior living facility will have approximately 170 units, consisting of 164 independent/assisted/memory care units and six (6) duplex cottages.

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.

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.

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.

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.)

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.

Stormwater detention and wetland requirements would be determined at the time of a formal application submittal.

A traffic study will be required at the time of a formal application submittal.

Chairman Deyne asked what the current zoning was and what does the comprehensive plan show?

Mr. Plonczynski stated that it is zoned B-3 and has been for years. The comprehensive plan has shown that area as commercial.

Chairman Deyne asked how many years the land has been vacant?



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Mr. Plonczynski stated that it has been vacant for 31 years since 1987 when the Woodland Hills subdivision was built.

Chairman Hopkins asked about the property to the north and what the square footage is of the detention basin.

Mr. Plonczynski stated that he did not know the square footage, but it services the 7-11 and office building.

Chairman Hopkins stated that he thought it was important to maintain that same dimensions from the houses. He thought that 30 feet was a short buffer between the property lines of the houses and the duplex cottages (proposed).

Chairman Reinke agreed that the duplex cottages are entirely too close to Woodland Hills subdivision. He also thought the distance between the independent living building and the duplex cottages seems relatively narrow to him. He was concerned about the tunnel type of effect. He asked if they had another plan for the retail space if it were to be omitted from the plan?

Mr. Sedley stated that they could come up with a refinement of the building.

Chairman Gabrenya asked if they proposed to spread out the 170 units to the omitted retail space or would they add additional units?

Mr. Sedley stated that they would spread it out so it was a better layout.

Chairman Gabrenya stated that there may be concerns from residents with a four-story building. She asked if the staff had any concerns with a 100 foot structure on the property line of the residents on Southgate?

Mr. Plonczynski stated that this was one of the concerns that they voiced with the designer. He explained to them that they transitioned that area from the lower buildings and they went higher as you got closer to Route 59.

President Wallace stated that it was a very well-thought-out presentation and he learned a lot of information regarding different options when it comes to senior healthcare. He liked their vertical integration type of idea. He asked how many employees would work in a facility like this?

Mr. Sedley stated 60 to 70 full-time equivalents; the peak is at about 30 to 40 at a time. It all depends on the time of day since obviously the overnight would be less.



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President Wallace stated that he really appreciated the research that they have done as far as the potential for retail at this location. It was very compelling and he thought there were a lot of things to think about and a lot more to discuss. He thought it was a great concept.

Mr. Sedley asked if they should be encouraged that this is something that could be supported and worth continuing.

President Wallace and Chairman Deyne stated that they would be very supportive.

There being no further business to discuss, Chairman Hopkins moved to adjourn the Committee meeting and that motion was seconded by Chairman Deyne.

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Camerer, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: Chairman Carbonaro

MOTION CARRIED

The meeting adjourned at 8:09 p.m.

Lorna Gilles
Village Clerk