



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION MEETING
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
April 4, 2024
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the March 7, 2024 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#24-05) Shelby's – 867 S Route 59**
Special Use Permit – To Serve Beer and Wine
PUBLIC HEARING
- VI. **(#24-06) Packing by Design - 1250 Hardt Cir**
Variance – Front Yard
PUBLIC HEARING
- VII. **(#23-10) Maryville – SW corner W Bartlett Road & S Devon Ave**
Amendment to the Planned Unit Development (Immaculata)
Preliminary/Final Subdivision
Special Use Permit – Community Residence
Text Amendment
Final Site/PUD Plan
PUBLIC HEARING
- VIII. New Business/Old Business
- IX. Adjournment



Village of Bartlett
Planning and Zoning Commission
March 7, 2024

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

Roll Call

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

Absent: None

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

Approval of Minutes

A motion was made to approve the February 1, 2024 meeting minutes.

Motioned by: G. Koziol

Seconded by: C. Deveaux

Roll Call

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

Nays: None

Abstain: M. Sarwas, B. Bucaro

The motion carried.

Public Forum

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



Village of Bartlett
Planning and Zoning Commission
March 7, 2024

(#24-04) Get Fresh – 1397 Schiferl Road

Variation – Fence

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

A. Barna stated that the petitioner is requesting a variance to allow an 8' fence within the required 40' front yard. The subject property is located in the Brewster Creek Business Park. The petitioner applied for a fence permit and that permit was approved. Our inspectors noticed that the fence was located in the front setback once it had been built. The applicant submitted a request for a variation after they were notified. **B. Bucaro** asked, has this fence been completed? **K. Stone** yes, we only require final inspections for fences. **G. Koziol** asked, did the applicant have any problems with theft that would require a fence to make this area more secure? **K. Stone** stated, their facility is not open yet. They want to have the trucks and loading enclosed. Several other businesses also have their trucks enclosed. **G. Koziol** it does make sense. It is better to be safe than sorry.

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

G. Koziol made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-04) Get Fresh** for a variation for a fence subject to the findings of fact outlined in the staff report.

Motioned by: G. Koziol

Seconded by: B. Bucaro

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

Roll Call

**Ayes: B. Bucaro, C. Deveaux, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann,
M. Werden**

Nays: None

The motion carried.



Village of Bartlett
Planning and Zoning Commission
March 7, 2024

Old Business/ New Business

K. Stone there will be a meeting next month with 2 public hearings. **M. Werden** stated that Mark Hopkins has resigned as he is moving out of town to be near his grandchildren. **K. Stone** the Village Board will be recognizing Mark Hopkins for his years of service on the Plan Commission and the Planning & Zoning Commission at their March 19 meeting. **G. Koziol** the Aldi parking lot has a sewer drainage cover with a terrible depression and it is sinking. It seems rather dangerous. There is also a drain cover in front of the post office with same kind of problem. Who is responsible for that? **K. Stone** we can have Public Works do an inspection there to see if the drain covers meet our requirements. If there is an issue, Public Works can contact the developer.

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

Motioned by: M. Sarwas

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:07 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-23

DATE: March 26, 2024
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Andrew Barna, Associate Planner 
RE: **(#24-05) Shelby's**

PETITIONER

Charity Johns

SUBJECT SITE

867 S. Route 59

REQUESTS

Special Use Permit – To Serve Beer and Wine

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Commercial	Commercial	B-3
South	Commercial	Commercial	B-3
East	Residential	Estate Residential	ER-3
West	Commercial	Commercial	B-3 PUD

CURRENT DISCUSSION

1. The petitioner previously was granted a Special Use Permit to serve beer and wine at 801 S. Route 59 in the Brewster Creek Shopping Center. The applicant is moving to a smaller unit within the same shopping center and must obtain a Special Use Permit to allow a video gaming establishment to serve beer and wine at 867 S. Route 59.
2. The petitioner will be moving from a 2,500 sq. ft. unit to a 1,200 sq. ft. unit.
3. Parking for the shopping center consists of 185 parking spaces. This use would require 20 parking spaces. There appears to be ample parking for this use.
4. The proposed establishment would be required to meet the Village's updated

gaming cafe regulations that 4 seats be provided for every 1 video gaming terminal.

5. The proposed hours of operation for the video gaming establishment would be Sunday-Thursday, 8:00 a.m. to 1:00 a.m. and Friday-Saturday 8:00 a.m. to 2:00 a.m. These proposed hours match the restrictions for the Class B license of Sunday-Thursday 8:00 a.m. to 1:00 a.m. and Friday- Saturday 8:00 a.m. to 2:00 a.m.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
 - A. Approval of a Class B liquor license;
 - B. The sale of liquor shall be limited to the hours of 8:00 AM to 1:00 AM Sunday through Thursday and 8:00 AM to 2:00 AM on Friday and Saturday, in accordance with the liquor license;
 - C. Findings of fact (special use permit):
 - i. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That the proposed use 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.
 - iii. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Background information is attached for your review.

ab/attachments

General - PDS Team\memos 2024\023_Shelby's_pzc.docx



LAREDO HOSPITALITY • ILLINOIS CAFE & SERVICE COMPANY

February 26, 2024

Village of Bartlett
Village President Kevin Wallace
Village Board of Trustees
228 S. Main Street
Bartlett, IL 60103

RE: Shelby's – Relocation (New Address)

Dear Village President Wallace and Board of Trustees,

Shelby's is looking to relocate its existing location to a new address within the Brewster Creek Shopping Center. We are seeking approval for a special use permit to allow liquor sales at the new address.

Shelby's is an upscale neighborhood café and gathering place for adults to relax and enjoy coffee, light meal, beer/wine, and gaming in a social environment. We have been serving the Bartlett community since April 2015, and we remain committed to providing great customer service.

Shelby's concept will remain the same as its existing location, and our menu will continue to feature a variety of dining options, from hot breakfast to a variety of small plates that can be enjoyed alone or shared with a friend. Our drink menu includes domestic and imported beers, as well as wines and a premium selection of gourmet beverages.

Shelby's will continue to have 5-6 employees, all fully trained and certified in alcohol and food safety. Hours of operation will remain the same as our current location (Sunday 9am-12am, Monday-Thursday 8am-1am, Friday/Saturday 8am-2am).

Thank you for your time and consideration.

Sincerely,


Charity Johns
Chief Executive Officer



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 2024-05

PROJECT NAME SHELBY'S

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Charity Johns

Street Address: 2800 S. River Road, Suite 110

City, State: Des Plaines, IL

Zip Code: 60018

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Brewster Creek Limited Partnership

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: 2/26/24

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Liquor Sales

PROPERTY INFORMATION

Common Address/General Location of Property: 867 S. Route 59

Property Index Number ("Tax PIN" / "Parcel ID"): 01-04-402-058

Acreage: _____

Zoning: _____
(Refer to Official Zoning Map)

Land Use: _____

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

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

Attorney Schain, Banks, Kenny & Schwartz Ltd
70 W. Madison Street, Suite 5400 Chicago, IL 60602
PH: 312-345-5745 Email: rgolab@schainbanks.com

Engineer _____

Other _____

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

We offer a unique combination of dining, speciality beverages, beer/wine and video gaming in a comfortable, friendly and warm environment. Our menu has a variety of "small plate" breakfast, lunch and dinner items.

2. That such use 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.

Our restaurant will not be detrimental to the public. Our staff is fully trained and certified in all areas of operations, including Alcohol Awareness, food sanitation and overall restaurant safety. Our restaurant has a warm, clean and inviting look and in no way will our operation get in the way of any development or improvement of surrounding property.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

We will abide by all laws and regulations established and required by the State, district and Village.

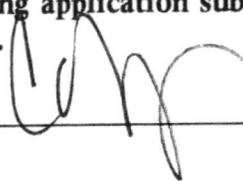
Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

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: Charity Johns

DATE: 2/26/2024

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

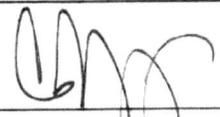
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Charity Johns

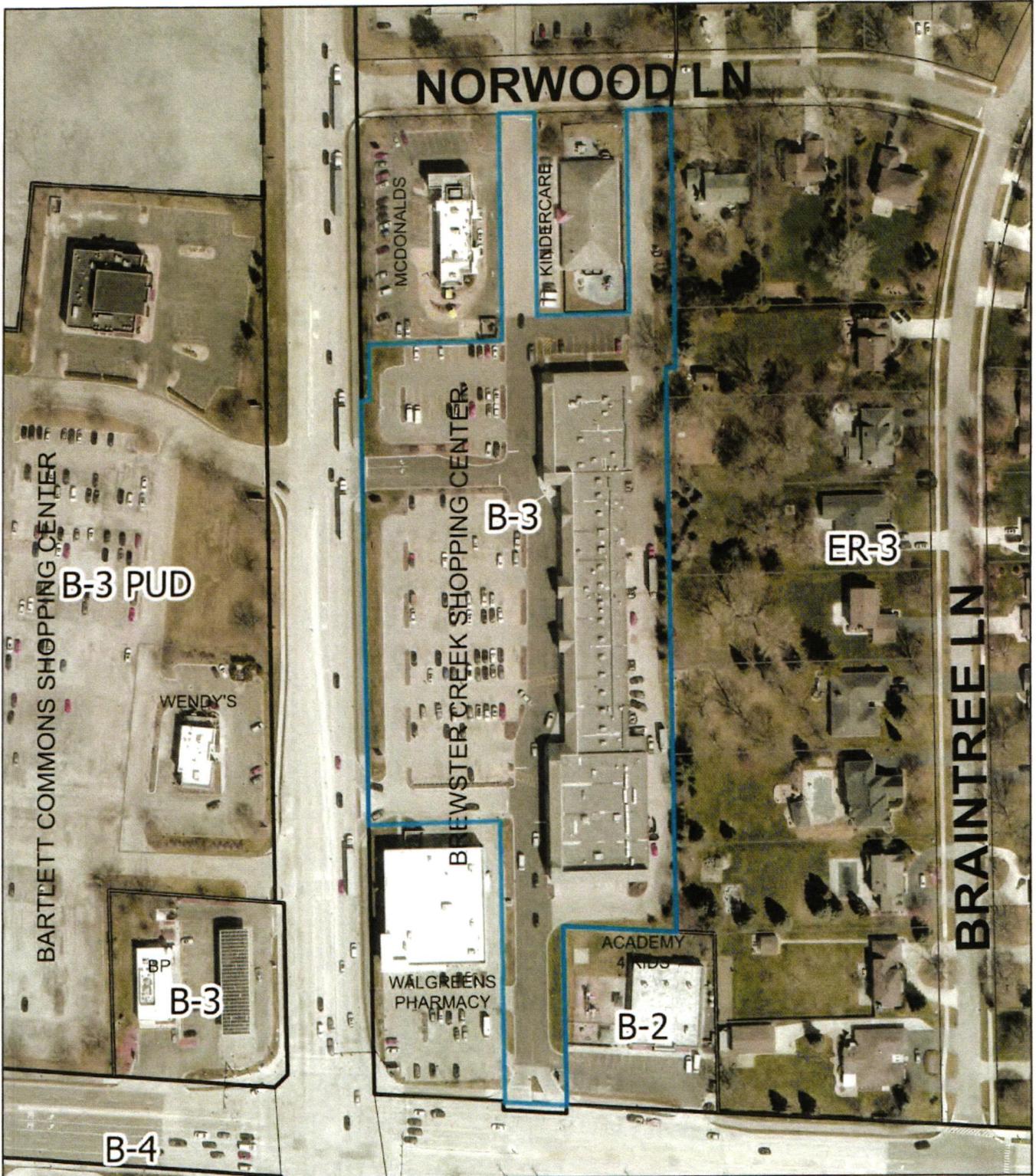
ADDRESS: 2800 S. River Road, Suite 110
Des Plaines, IL 60018

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 2/26/2024



Location Map

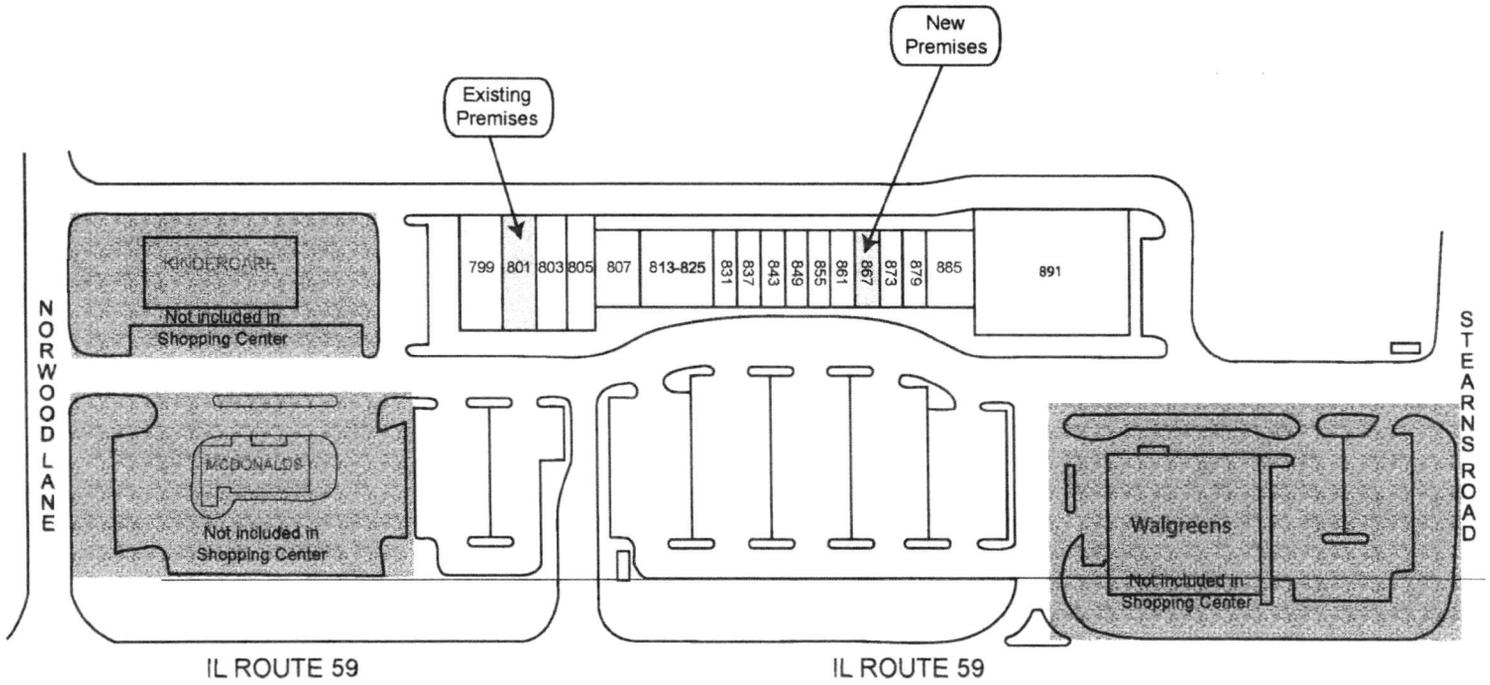
24-05 Shelby's
867 S. Route 59

2024



0 37.575 150 US Feet

BREWSTER CREEK Bartlett, IL



BONNIE
MANAGEMENT
CORPORATION

1350 E. Touhy Ave., 2nd Fl. 3075
Des Plaines, Illinois 60018

Phone: 708.851.0800
Fax: 708.851.0859

MEMBER OF THE SUNBELT INVESTMENT GROUP

bonniemgmt.com

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
24-22

DATE: March 26, 2024
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Andrew Barna, Associate Planner 
RE: **(#24-06) Packaging by Design**

PETITIONER

Carra Scurto

SUBJECT SITE

1250 Hardt Circle

REQUEST

Variation – Front Yard

DISCUSSION

1. The subject property is zoned I-2 EDA and is located within the Brewster Creek Business Park.
2. The petitioner is requesting a 1.6-foot variation from the required 40-foot front yard to bring the building currently under construction into conformity.
3. The approved site geometry plan, last revised 8/3/2023, shows the building meeting the 40-foot front yard setback.
4. The applicant submitted a spot survey which showed the footings encroaching up to 1.6-feet into the required front yard. *(The Building Code requires the applicant apply for a variation if the foundation encroaches more than 6-inches into a required yard).*

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Planning and Zoning Commission should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Planning & Zoning Commission, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

ab/attachments

General – PDS Team\memos 2024\022_1250Hardt_pzc.docx



Triumph Design Build Corp.
425 N. Martingale Road
Suite 1280
Schaumburg, IL 60173

March 15, 2024

Village of Bartlett
ATTN: **President and Board of Trustees**
228 S Main Street
Bartlett, IL 60103

RE: Variance Application Submittal
Packaging By Design
1250 Hardt Circle
Bartlett, IL 60103

To Whom It May Concern:

Triumph Design Build has applied for a variance due to building footings encroaching in setbacks. The precast wall panels are within the 40' setbacks. The precast wall panels are bearing on the footings and the footings are designed to carry the load from the precast wall panels. Please see SPOT Survey from TFW Survey.

By:

A handwritten signature in black ink, appearing to read 'Carra Scurto', is written over a light blue circular stamp.

Carra Scurto, Project Manager
Triumph Design Build Corp.



VILLAGE OF BARTLETT
VARIATION APPLICATION

For Office Use Only
Case # 24-06

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Carra Scurto

Street Address: 425 N Martingale Road

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Property Wealth Group

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

OWNER'S SIGNATURE: *Carra Scurto* Date: 3/15/2024

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

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST

(i.e. 5ft., 10 ft.)

See SPOT Survey

PROPERTY INFORMATION

Common Address/General Location of Property: 1250 Hardt Circle, Bartlett IL

Property Index Number ("Tax PIN"/"Parcel ID"): _____

Acreage: _____

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney: _____

Surveyor: TFW Survey, Tim O'Brian tob@tfwsurvey.com 224-252-2679

Other: _____

FINDINGS OF FACT FOR VARIATIONS

Both the Planning & Zoning Commission and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance. The Planning & Zoning 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 Planning & Zoning Commission and Village Board to review.)

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The original submittal met the setback requirements however, due to site conditions during construction, the footing required a larger footprint. The costs to remove and/or modify the footing would be significant and detrimental to our client. The outermost point of the exterior building walls comply with the 40' setback requirement. Modification to the building wall footings would cause financial hardship to the client's business and delay the issuance of the certificate of occupancy.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Yes.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The variation purpose is for the placement of the building footings.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

No.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

This is not detrimental to other property or improvements where the property is located.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

This does not affect air or light to adjacent property, does not increase congestion in streets or cause danger of fire, danger to public safety, or impair property values.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Triumph understands this.

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: Cerra Scurto

PRINT NAME: CARRA SCURTO

DATE: 3/14/24

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 Design Build

ADDRESS: 425 N Martingale Rd, Suite 1280
Schaumburg, IL 60173

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Cerra Scurto

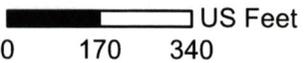
DATE: 3/14/24



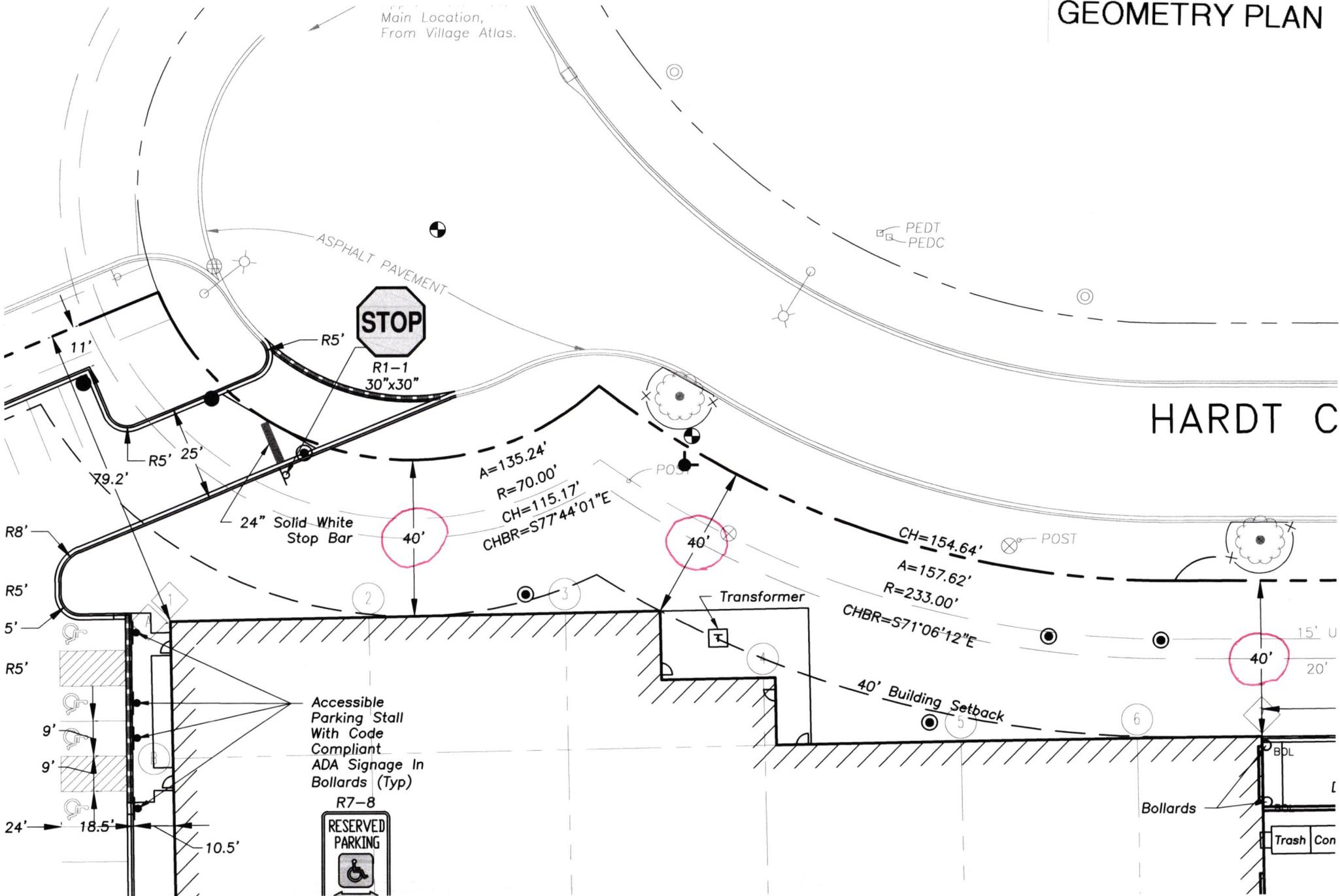
LOCATION MAP

1250 Hardt - Packaging by Design

2024

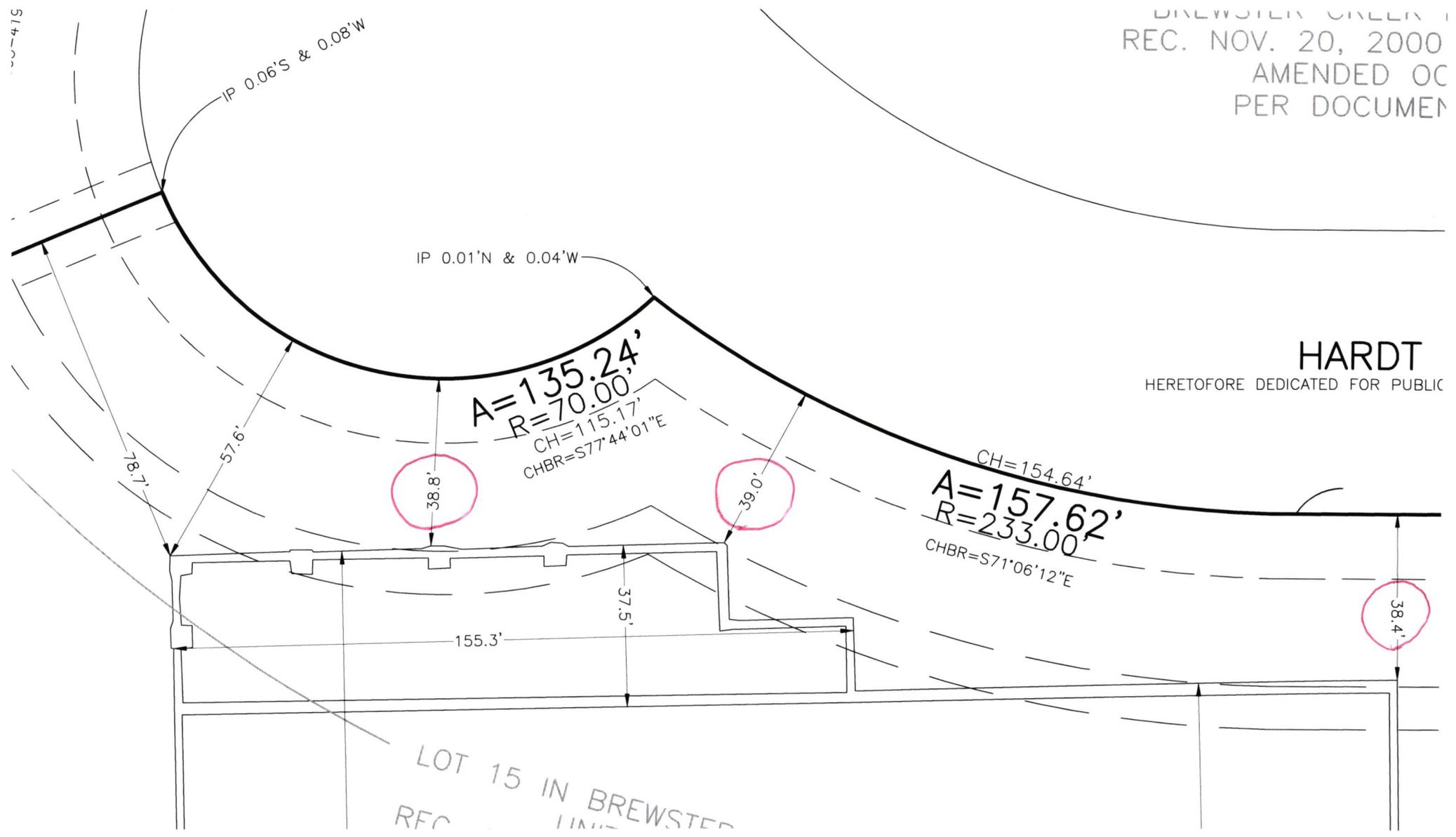


APPROVED SITE GEOMETRY PLAN



SPOT SURVEY

BREWSTER CREEK
REC. NOV. 20, 2000
AMENDED OC
PER DOCUMENT



HARDT

HERETOFORE DEDICATED FOR PUBLIC

LOT 15 IN BREWSTER
REC

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-26

DATE: March 29, 2024
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Kristy Stone, PDS Director *KJ*
RE: **(#23-10) Maryville**

PETITIONER

Maryville Academy

SUBJECT SITE

12.7 acres at the southwest corner of West Bartlett Road and S. Devon Ave.

REQUESTS

**Amendment to the Planned Unit Development (Immaculata)
Preliminary/Final Subdivision
Special Use Permit – Community Residence
Text Amendment
Site Plan Review**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Former sales office, stormwater detention, open space	Attached Residential	PD
North	Railroad, Golf Course	Open Space	P-1
South	Single Family Residential	Suburban Residential	SR-3
East	Institutional	Institutional	ER-1
West	Retirement Community	Attached Residential	PD

Background

In 2002, the Village of Bartlett entered into a Development Agreement with the Sisters of St. Joseph of the Third Order of St. Francis Inc. and passed Ordinance 2002-80 which rezoned the Immaculata property to PD (Planned Development) and granted a special use for a planned unit development to allow the property to develop in accordance with a Master PUD Concept Plan.

The Master Concept Plan divided the Immaculata Property into four (4) sub-areas. The Regency Oaks Subdivision was constructed in Sub-area A. Sub-areas B, C and D were to be developed in two (2) phases. The Final PUD/Site Plan for Phase 1 included the development of the Clare Oaks Retirement Community in Sub-area B and a portion of Sub-area D. The Preliminary PUD Plan for Phase 2 included the Clare Woods Academy facility and additional independent living duplex units in Sub-areas C and D. *Phase 2 was never constructed. The sales office for Clare Oaks was located in the existing building on West Bartlett Road located within Sub-area C.*

The PD Zoning District allows the following uses in the three Sub-areas:

Permitted Uses	Sub-area B	Sub-area C	Sub-area D
Assisted Living Dwellings	Yes	Yes	
Independent Living Dwellings	Yes	Yes	
Skilled Care Units	Yes	Yes	
Townhomes		Yes	
Dental, Medical and Optometrist Offices and Laboratories		Yes	
Consultant Offices		Yes	
Educational Institutions (non-boarding)		Yes	Yes
Religious Institutions		Yes	Yes
Community Center and Recreational Buildings		Yes	Yes

CURRENT DISCUSSION

1. The petitioner is requesting a **Preliminary/Final Plat of Subdivision** to create a 12.7-acre parcel that they have under contract to purchase. The plat identifies the existing Perimeter Conservation Buffer Area, Stormwater Management and Wetland Buffer Area Easements as well as the Blanket Utility Easements. The Plat would grant a 45' Ingress and Egress Easement for the existing private drive that provides access to Clare Oaks from Pond View Lane.
2. The petitioner is requesting an **amendment to the Planned Unit Development** to add Community Residences as a Special Use in Sub-area C.
3. The existing building located in Sub-area C was used as a model sales office for Clare Oaks Retirement Center. The petitioner is requesting a **Special Use Permit to allow a Community Residence** within the existing building located at 775 W. Bartlett Road.
4. A **text amendment** is also required to add the highlighted wording to the current Zoning Ordinance definition:

“Community Residence: A group home or specialized residential care home which is owned and/or operated by a public or private institution, and is used for or intended to be used for rehabilitative

programs that serve either persons with disabilities, persons as an alternative to incarceration for a criminal offense or persons whose primary reason for placement is treatment of a communicable disease **or persons that are transferring from State guardianship.** Community residences shall be licensed, certified and/or accredited by the appropriate state and/or local agency."

Additionally, the Zoning Ordinance requires that community residences shall follow the additional standards:

- A. A community residence shall have a maximum of eight (8) unrelated persons residing in it, with a minimum of one (1) but not more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty-four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.
 - B. The community residence is located at least one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a community residence pursuant to this title, or a "community residence" as defined pursuant to any adjacent jurisdiction's zoning ordinance.
 - C. Services, including, but not limited to, counseling and other treatment, shall be provided for only persons residing at the community residence.
5. The **Final Site/PUD Plan** identifies the existing 3,000 square foot building that would include six (6) bedrooms, three (3) bathrooms, a living room, kitchen, laundry room, common area and staff office. The parking lot contains seven (7) parking spaces, which exceeds the Zoning Ordinance requirements.
 6. The cover letter, application, location map, Immaculate Development Concept Plan, Phase 1 Final PUD/Site Plan, Phase 2 Preliminary PUD Plan, proposed Final Plat of Subdivision, proposed Final Site/PUD Plan, floor plan and building elevations are attached for your review.

RECOMMENDATION

1. Staff recommends that the Planning & Zoning Commission conduct the public hearing and base their recommendation on the following conditions and findings or fact:
 - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
 - B. Building permits shall be required for all construction activities;
 - C. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - D. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.

- E. The Bartlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the property, and the development and use of the property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.
- F. The development, maintenance, and use of the property must be in substantial compliance with the final plans.
- G. The Community Residence shall adhere to the development standards specified in Section 10-5-2:A of the Zoning Ordinance.
- H. The Special Use Permit shall not be transferrable to any person or entity other than the applicant without that person or entity first applying for and receiving the Village's approval of a new application for a special use permit.
- I. Findings of Fact (Planned Unit Development)
 - i. That 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;
 - ii. That 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;
 - iii. That the Planned Unit Development shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
 - iv. That the proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.
 - v. That 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.
 - vi. That 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.
 - vii. That 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.
 - viii. That impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.
 - ix. That the plans provide adequate utilities, drainage and other necessary facilities.
 - x. That The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

- xi. That 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.
 - xii. That there is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.
- J. Findings of Fact (Special Use Permit for a Community Residence):
- i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That such use 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;
 - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
- K. Findings of Fact (Site/PUD Plan):
- i. That the proposed development on the Subject Property is a permitted use in the proposed B-3 PUD Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, 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.
 - vi. All outdoor storage areas are screened and are in accordance with standards specified by the Zoning Ordinance.

A copy of the plans and background information are attached for your review.



Maryville

Caring for Children. Strengthening Families.

February 27, 2024

Honorable Kevin Wallace
Village President, Bartlett
228 S. Main Street
Bartlett, Illinois 60103

Village Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

Re: Maryville Academy's Development Application for Preliminary/Final Plat of Subdivision, Amendment to the Planned Unit Development, Special Use for a Community Residence, a Text Amendment, and Final Site/PUD Plan approvals for Property located at 775 West Bartlett Road

Dear President Wallace and the Board of Trustees:

The Maryville Academy ("Maryville") is an accredited human services organization with nearly 140 years of experience in caring for children in need. Since its launch in 1883, Maryville's mission has remained clear and consistent: to provide children in need with the protection, guidance, and support they deserve to grow and thrive. Maryville annually serves over 5,000 children and adults and administers over a dozen programs at eight facilities in Illinois, including five in Chicago, two in Des Plaines and one already in Bartlett, located at 951 W. Bartlett Road.

Maryville has had a presence in the Village of Bartlett for the past thirty plus (30+) years, as our Eisenberg Campus is home to our Casa Salama and Casa Imani programs for girls. These programs provide a home and therapeutic care for girls and young women with intellectual disabilities and mental health issues, and pregnant and parenting young women.

Maryville now seeks to expand its services by opening a new Community Residence at 775 W. Bartlett Road (the "Property"), with capacity for six (6) young women between the ages of 18 and 21. Given the Property's proximity to Maryville's existing Bartlett facility just down the road, the proposed Community Residence would be a next-phase program for girls leaving a Maryville guardianship (which are referred to Maryville from the Illinois Department of Children and Family Services).

The proposed Community Residence would offer services to promote independence through education, vocational training, and the development of life skills that will prepare these young adults to function independently in the community. While highly therapeutic, the program will strive to provide as naturalistic an environment as possible. Residents will participate in therapeutic, recreational, and vocational activities (both on site and in the community), assist in meal preparation, and complete home responsibilities.

The proposed Community Residence would be staffed 24 hours per day, seven (7) days per week. There will be three (3) shifts per day with two (2) staff members on site per each shift. The resident women will have jobs in the community and when not working or visiting family, they will be with Maryville staff at the Property.

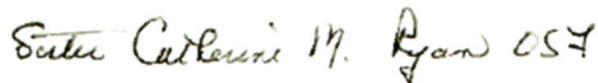
There are currently seven (7) off-street parking spaces at the Property, which will accommodate parking for the Maryville staff that will be on site daily and any visitors to the Property. None of the resident women will have a car. Only interior remodeling is anticipated at this time and the exterior of the Property will remain unchanged.

It is anticipated that each girl will remain at the home for an average of six (6) to nine (9) months and will then transition into adult placement with the Department of Human Services.

To facilitate this proposal, Maryville Academy is under contract to purchase the Property, for which a 12.7 acre parcel will need to be created through a Subdivision. Additionally, the Community Residence use will need to be added as a Special Use to the existing Planned Unit Development through an amendment, a text amendment to the Zoning Ordinance is required to allow for this specific type of service, Site /PUD Plan approval is needed for the existing 3,000 square foot structure already improving the Property, and a Special Use for the Community Residence use at the Property is required.

We appreciate the Village of Bartlett's consideration of this Development Application for Preliminary/Final Plat of Subdivision, Amendment to the Planned Unit Development, Special Use for a Community Residence, a Text Amendment, and Final Site/PUD Plan approvals in furtherance of Maryville's efforts to open a new Community Residence at the Property.

Peace and all good.



Sr. Catherine Ryan, O.S.F. | Executive Director
(847) 294-1893 | f: (847) 29402788
1150 N. River Road, Des Plaines, IL 60016 | RyanC@maryvilleacademy.org



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 23-10

PROJECT NAME Maryville Academy Community Residence

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Maryville Academy

Street Address: 1150 N. River Road

City, State: Des Plaines, Illinois

Zip Code: 60016

Email Address: ryanc@maryvilleacademy.org

Phone Number: (773) 430-4486

Preferred Method to be contacted: email

PROPERTY OWNER INFORMATION

Name: Sisters of St. Joseph of the Third Order of St. Francis, Inc.

Street Address: P.O. Box 305

City, State: Stevens Point, Wisconsin

Zip Code: 54481

Phone Number: (920) 410-5457

OWNER'S SIGNATURE: _____ **Date:** _____

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

ACTION REQUESTED (Please check all that apply)

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input type="checkbox"/> Rezoning _____ to _____ |
| <input checked="" type="checkbox"/> PUD (final) | <input checked="" type="checkbox"/> Special Use for: <u>Community Residence</u> |
| <input type="checkbox"/> Subdivision (preliminary) | <input type="checkbox"/> Variation: _____ |
| <input checked="" type="checkbox"/> Subdivision (final) | |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage): <u>A Community Residence within a 3,000 square foot building.</u> | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> Other (please describe) _____ | |

SIGN PLAN REQUIRED? Yes or 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: 775 W. Bartlett Road

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-301-002-0000; 06-34-301-003-0000; and
06-34-406-027-0000 (all are partial PINs)

Zoning: Existing: Planned Development **Land Use:** Existing: Residential
(Refer to Official Zoning Map)
Proposed: Planned Development Proposed: Residential

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

Acreage: 12.7 acres

For PUD's and Subdivisions:

No. of Lots/Units: 1

Minimum Lot: Area 12.7 acres Width _____ Depth _____

Average Lot: Area 12.7 acres Width _____ Depth _____

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

Attorney John J. George, Akerman, LLP
71 S. Wacker Drive, 47th Floor
Chicago, Illinois 60606

Engineer Kent Locke, Bailey Edward
104 Northwest Highway
Fox River Grove, Illinois 60021

Other Geri Kelley and Jack Kelley, MKB Architects
1918 N. Mendell Street, #300
Chicago, Illinois 60642

PROPOSED FINDINGS OF FACT

Site Plan Application

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

This Development Application contains requests for Plat of Subdivision and Site Plan approvals, an amendment to the Planned Unit Development, and a text amendment to the Zoning Ordinance and Special Use Permit to allow for a Community Residence at the Property. If this Development Application is successful in obtaining these necessary approvals, the proposed use at the Property will be legally conforming to the PUD district in which it is located.

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

The proposed Development Application is to facilitate the Applicant's acquisition of property and establishment of a Community Residence at 775 W. Bartlett Road. However, this project does not propose any new construction. Rather, the existing building will only require minimal interior alterations and the existing off-street parking, access, lighting and drainage will remain the same, and thus, representing a continuation of the compatibility of this Site Plan with the adjacent land uses. By activating and rehabilitating a vacant building, the landscaping and maintenance of the Property will certainly improve and bolster the Property's compatibility with the 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.**

This Development Application proposes activation of and interior renovation to the existing building located on the Property. The existing off-street parking area and access off of West Bartlett Road will also remain, which will continue to provide for safe, efficient and convenient movement of traffic.

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

This Development Application proposes activation of and interior renovation to the existing building located on the Property with the existing exterior concrete driveway, ramps and stairs to remain, which will continue to provide for safe movement of pedestrians within the site.

- 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.)

The proposed Site Plan property is currently well landscaped with grass and shrubs, as well as trees both within the property and located in the public right-of-way's parkway. This Development Application does not propose any changes to the existing landscaping, which will thus remain in harmony with the adjacent land uses and continue to provide a pleasing appearance to the public.

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

The Property already contains a woodshed for additional storage outside of the principal building. This Development Application does not propose nor anticipate any outdoor storage that would need to be screened.

Planned Unit Development Application

- 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.**

This Development Application proposes to amend the existing Planned Unit Development ("PUD") and create a subdivision within the PUD to allow for a Community Residence. As such, Maryville will attest that there is an on-going need for this type of residential housing and counseling in the western Chicagoland community. Maryville has been an established provider of these types of services for nearly 140 years, with the experience necessary for providing needed leadership and community services. The proposed facility is necessary for the public convenience at this location in that it will provide a necessary social service to the young women who will live there and be taken care of by Maryville. Staff is well trained to take care of children in this type of program and will address any and all needs of the young women in their care. This program will be run with the same level of excellence with which Maryville runs other similar programs in the Chicagoland area. Maryville sees a need in the community to have this type of facility to serve these young women.

- 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.**

This Development Application seeks to activate and renovate an existing vacant structure. This will revitalize this property, while offering a necessary social service to the young women who will live there and be taken care of by Maryville. As such, the proposal would not be detrimental to the health, safety, morals, or general welfare or persons in the vicinity, nor be injurious to property values.

- 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.**

The proposed Development Application and proposed use of the property will conform to the regulations and conditions specified for such use and with any stipulations and conditions made part of the authorization by the Village Board of Trustees.

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

The proposed Development Application and proposed use of the property will conform to the Village's Comprehensive Plan and general planning policies, as the property will be activated for a residential use. Furthermore, the proposed Development Application is consistent with the Village's West Bartlett Road Corridor Plan, where the Future Land Use

shows this property as being designated for Residential and the Plan states, "The south side of West Bartlett Road will primarily remain the same as existing land uses, with the exception of new residential uses and re-uses."

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.

The proposed use of the property, as part of the larger Development Application, would be a special use in the PUD for the property.

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.

The proposed use of the Property by Maryville will not endanger nor detrimentally affect the public health, safety and welfare. The proposed development will renovate and activate an existing building requiring only minimal interior renovations, thus not increasing the intensity of the building. This will revitalize this property, while offering a necessary social service to the young women who will live there and be taken care of by Maryville. Further, the Property's Village of Bartlett Land Use and Comprehensive Plan designations are both currently Residential, which is compatible with Maryville's proposed activation of the Property.

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 proposed Development Application would renovate and activate a long-vacant structure along West Bartlett Road. The proposed use is not intensive and would be compatible with the surrounding uses. Accordingly, this proposal would not lessen or impede the suitability for permitted use and development of, nor be injurious to the use and enjoyment of, nor substantially diminish or impair the value of, nor be incompatible with, other property in the immediate vicinity.

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

The Applicant agrees to any impact donations that are in accordance with all applicable Village ordinances as part of the Village's review and approval of this Development Application.

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

The proposed Development Application is to allow for the renovation and activation of an existing vacant structure, which is already connected with utilities, drainage and other

necessary facilities. As has already been communicated to the Applicant, if, during the building permit phase of this proposal, it were to be identified that changes in such facilities would be required, the Applicant will certainly comply. The Applicant commits to a fully Code compliant structure if approved.

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 proposed Development Application is to allow for the renovation and activation of an existing vacant structure, which already has a sufficient parking area with ingress and egress from West Bartlett Road. The proposed plans do not call for any changes to the existing parking and access features.

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.

The proposed Development Application encompasses 12.7 acres of property along West Bartlett Road, which is greater than the minimum required in the district. The proposal also seeks to renovate and activate an existing structure on the property, with no other proposed structural improvements to be made. The subject property also has a perimeter conservation buffer easement to ensure proper setbacks and compatible landscaping will be observed and maintained.

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

The proposed Development Application is to allow for the renovation and activation of an existing vacant structure. If approved, this project would quickly move to the building permit phase to begin work as soon as is practical. Accordingly, the PUD requires little construction work and would be completed on schedule and adequately maintained by the Maryville staff and residents that will occupy the property.

Special Use Permit Application

- 1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

Maryville will attest that there is an on-going need for this type of residential housing and counseling in the western Chicagoland community. Maryville has been an established provider of these types of services for nearly 140 years, with the experience necessary for providing needed leadership and community services. The proposed facility is necessary for the public convenience at this location in that it will provide a necessary social service to the young women who will live there and be taken care of by Maryville. Staff is well trained to take care of children in this type of program and will address any and all needs of the young women in their care. This program will be run with the same level of excellence with which Maryville runs other similar programs in the Chicagoland area. Maryville sees a need in the community to have this type of facility to serve these young women.

This particular location was selected by Maryville due to the Property's proximity to Maryville's existing Eisenberg Campus in Bartlett, located at 951 W. Bartlett, which would allow for next-phase programming for girls aging out of existing Maryville care (which are referred to Maryville from the Illinois Department of Children and Family Services).

This Property was coveted because the building requires only minimal interior alterations which will result in providing six bedrooms, living and common areas, a kitchen and dining area, as well as office space for Maryville staff. In the interest of public convenience, the proposed use represents a minimal intensity for activation of the building. The use of the building by Maryville is only for up to six (6) teenage young women, along with staff needed to take care of the young women, which is consistent with the building's existing build-out.

- 2. That such use 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 the property value or improvement in the vicinity.**

The proposed use of the Property by Maryville will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The proposed use will be located in an existing building requiring only minimal interior renovations, thus not increasing the intensity of the building. Further, the Property's Village of Bartlett Land Use and Comprehensive Plan designations are both currently Residential, which is compatible with Maryville's proposed activation of the Property.

Maryville has an excellent reputation for providing care for the most vulnerable children and will provide that same level of care for the young women in this facility. The young women residents will be well-supervised at all times, as the facility will be staffed 24 hours per day, seven (7) days per week, with two (2) staff members on site during each shift, and

with three (3) shifts per day. It is Maryville's intention that the young women residents become part of the local community, attending school, worship services, and other recreational activities, which Maryville hopes will contribute to the vibrancy of the community and will in no way detrimentally impact the health, safety, morals or welfare of people in the neighborhood.

- 3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.**

Maryville agrees that it will comply with all application regulations, stipulations, and conditions made a part of any authorization granted by the Village Board of Trustees.

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: Sister Catherine M. Ryan

PRINT NAME: Sister Catherine M. Ryan

DATE: October 4, 2023

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: Sister Catherine M. Ryan

ADDRESS: 1150 N. River Road
Des Plaines, Illinois 60016

PHONE NUMBER: (773) 430-4486

EMAIL: ryanc@maryvilleacademy.org

SIGNATURE: Sister Catherine M. Ryan

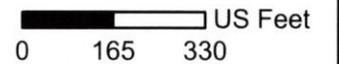
DATE: October 4, 2023



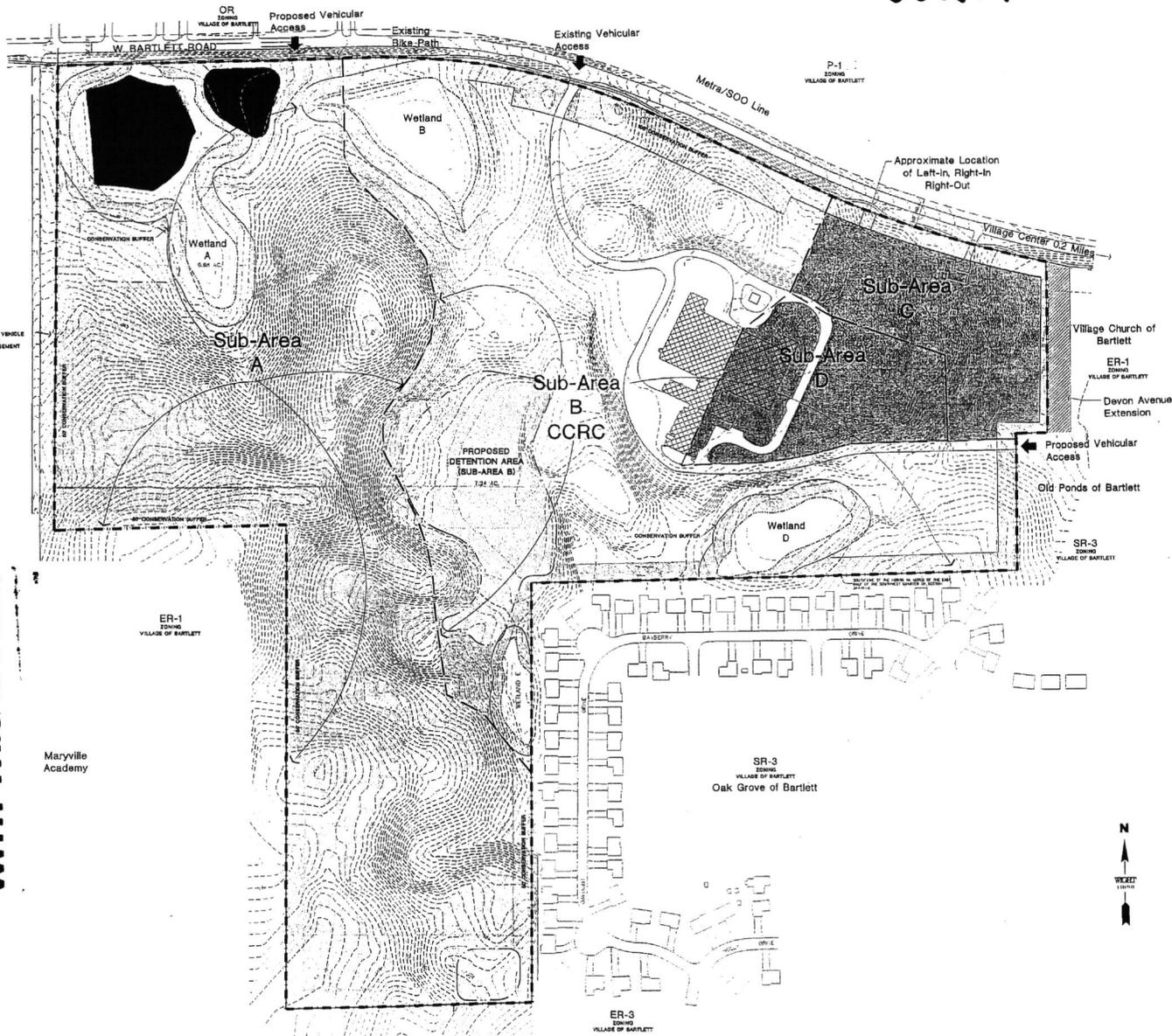
ZONING/LOCATION MAP

Case #23-10 Maryville

2024



0021036606



Legend: 21036606

Total Site Acreage: 83.5 Acres
 Sub - Area A - 43.72 acres
 Sub - Area B - 38.81 acres
 Sub - Area C - 6.0 acres
 Sub - Area D - 5.2 acres

- Wetlands
- Proposed Detention
- Pond (ie - Existing Standing Water)
- Open Space / Woodlands / Conservation Areas**
- Sub - Area A - (Most Akin To SR-3) Permitted Uses Single Family Residential
- Sub - Area B - (Most Akin To SR-6) Permitted Uses Continuing Care Retirement Community (CCRC) Assisted Living Dwellings (55 units) Independent Living Dwellings (240 units) Skilled Care Units (60 units) [F.A.R. 1.0]
- Sub - Area C - (Most Akin SR-6 and 5-1) Dental offices and laboratories Medical offices and laboratories Optometrist offices and laboratories Consultant offices Townhouse (8 DU/A) Those allowed under Sub - Areas B and D [F.A.R. 0.5] 4 STORIES, 48' HIGH
- Sub - Area D - (Most Akin To OR) Educational Institutions (Non-boarding) Religious Institutions Community Center and Recreational Buildings [F.A.R. 0.8] 4 STORIES, 50' HIGH
- Sub-Area Line
- Site Boundary Line

** Survey Prepared By: Cowhey Gudmundson Leder, Ltd. Wetland Delineation By Cedarburg Science 2000



DOCUMENT WITH THIS EXHIBIT

05.3002 Sub Area B, C, & D Concept Plan



RECEIVED COMMUNITY DEVELOPMENT JUN 10 2002 VILLAGE OF BARTLETT

Immaculata Development Sisters of St. Joseph of the Third Order of St Francis 801 West Bartlett Road, Bartlett, Illinois

PART OF P.L.N. 06-34-301-003-0000
 PART OF P.L.N. 06-34-301-002-0000
 PART OF P.L.N. 06-34-406-027-0000

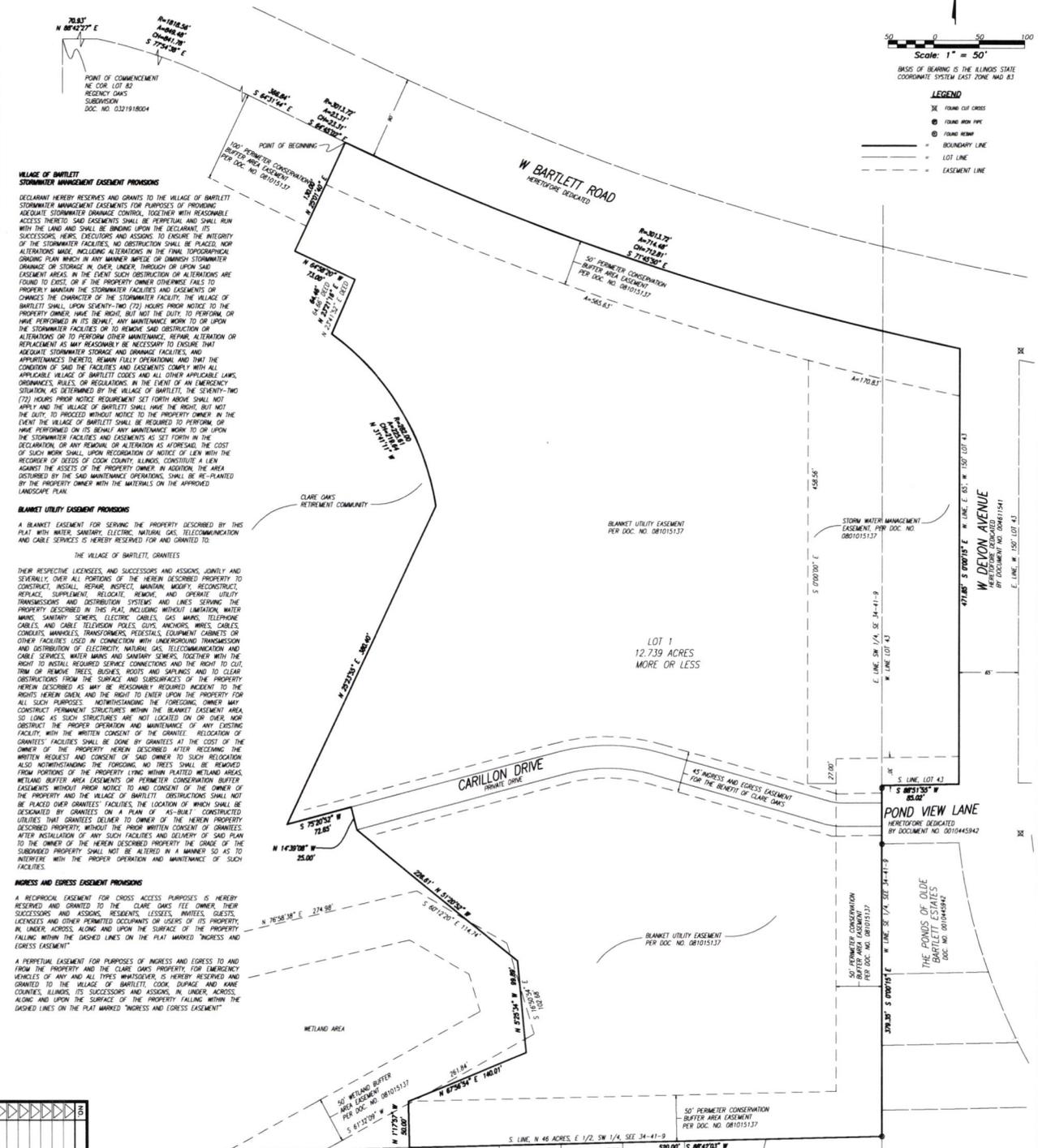
FINAL PLAT OF MARYVILLE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
 TOWNSHIP 41 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASES OF BEARINGS IS THE ILLINOIS STATE
 COORDINATE SYSTEM EAST ZONE AND 83

- LEGEND**
- XX FOUND LOT CROSS
 - FOUND WITH PPM
 - FOUND WITH
 - BOUNDARY LINE
 - LOT LINE
 - - - EASEMENT LINE



**VILLAGE OF BARTLETT
 STORMWATER MANAGEMENT EASEMENT PROVISIONS**

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF BARTLETT STORMWATER MANAGEMENT EASEMENTS FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPROVE OR DIMINISH STORMWATER DRAINAGE OR STORAGE IN OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND EASEMENTS OR CHANGES THE CHARACTER OF THE STORMWATER FACILITY, THE VILLAGE OF BARTLETT SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER HAVE THE RIGHT, BUT NOT THE DUTY, TO PERSONAL OR MAKE PERFORMED IN ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE AND DRAINAGE FACILITIES, AND APPURTENANCES THEREIN, REMAIN FULLY OPERATIONAL, AND THAT THE CONDITION OF SAID THE FACILITIES AND EASEMENTS COMPLY WITH ANY APPLICABLE VILLAGE OF BARTLETT CODES AND ALL OTHER APPLICABLE LAWS, ORDINANCES, RULES, OR REGULATIONS. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE OF BARTLETT, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY AND THE VILLAGE OF BARTLETT SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER IN THE EVENT THE VILLAGE OF BARTLETT SHALL BE REQUIRED TO PERFORM OR MAKE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES AND EASEMENTS AS SET FORTH IN THE DECLARATION OR ANY REPAIR, OR ALTERATION AS FORTHSAID, THE COST OF SUCH WORK SHALL, UPON RECOGNITION OF NOTICE OF LEVY WITH THE RECEIPT OF BIDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER. IN ADDITION, THE AREA DISTURBED BY THE SAID MAINTENANCE OPERATIONS, SHALL BE RE-PLANTED BY THE PROPERTY OWNER WITH THE MATERIALS ON THE APPROVED LANDSCAPE PLAN.

BLANKET UTILITY EASEMENT PROVISIONS

A BLANKET EASEMENT FOR SERVING THE PROPERTY DESCRIBED BY THIS PLAT WITH WATER, SANITARY, ELECTRIC, NATURAL GAS, TELECOMMUNICATION AND CABLE SERVICES IS HEREBY RESERVED FOR AND GRANTED TO:

THE VILLAGE OF BARTLETT, GRANTEEES

THEIR RESPECTIVE LICENSEES AND ASSIGNS, JOINTLY AND SEVERALLY OVER ALL PORTIONS OF THE HEREBY DESCRIBED PROPERTY TO CONSTRUCT, INSTALL, REPAIR, INSPECT, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE, REMOVE, AND OPERATE UTILITY TRANSMISSIONS AND DISTRIBUTION SYSTEMS AND LINES SERVING THE PROPERTY DESCRIBED IN THIS PLAT, INCLUDING WITHOUT LIMITATION, WATER MAINS, SANITARY SEWERS, ELECTRIC CABLES, GAS MAINS, TELEPHONE CABLES, AND CABLE TELEVISION POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, NATURAL GAS, TELECOMMUNICATION AND CABLE SERVICES, WATER MAINS AND SANITARY SEWERS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ACIDS, AND SPRINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACES OF THE PROPERTY HEREBY DESCRIBED AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NOTWITHSTANDING THE FOREGOING, OWNER MAY CONSTRUCT PERMANENT STRUCTURES WITHIN THE BLANKET EASEMENT AREA, SO LONG AS SUCH STRUCTURES ARE NOT LOCATED ON OR OVER, NOR OBSTRUCT THE PROPER OPERATION AND MAINTENANCE OF ANY EXISTING FACILITY, WITH THE WRITTEN CONSENT OF THE GRANTEE. RELOCATION OF GRANTEEES' FACILITIES SHALL BE DONE BY GRANTEEES AT THE COST OF THE OWNER OF THE PROPERTY HEREBY DESCRIBED AFTER RECEIVING THE WRITTEN REQUEST AND CONSENT OF SAID OWNER TO SUCH RELOCATION, ALSO NOTWITHSTANDING THE FOREGOING, NO TREES SHALL BE REMOVED FROM PORTIONS OF THE PROPERTY LINE WITHIN RELATED WETLAND AREAS, WETLAND BUFFER AREA EASEMENTS OR PERIMETER CONSERVATION BUFFER EASEMENTS WITHOUT PRIOR NOTICE TO AND CONSENT OF THE OWNER OF THE PROPERTY AND THE VILLAGE OF BARTLETT. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES, THE LOCATION OF WHICH SHALL BE DETERMINED BY GRANTEEES ON A PLAN OF 45'-HIGH CONSTRUCTED UTILITIES THAT GRANTEEES DELIVER TO OWNER OF THE HEREBY DESCRIBED PROPERTY WITHOUT NOTICE TO AND CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES AND DELIVERY OF SAID PLAN TO THE OWNER OF THE HEREBY DESCRIBED PROPERTY THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF SUCH FACILITIES.

INGRESS AND EGRESS EASEMENT PROVISIONS

A RECIPROCAL EASEMENT FOR CROSS ACCESS PURPOSES IS HEREBY RESERVED AND GRANTED TO THE CLARE OAKS FEE OWNER, THEIR SUCCESSORS AND ASSIGNS, RESIDENTS, LESSEES, WHITEES, GUESTS, LICENSEES AND OTHER PERMITTED OCCUPANTS OR USERS OF ITS PROPERTY, IN UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY FALLING WITHIN THE DASHED LINES ON THE PLAT MARKED "INGRESS AND EGRESS EASEMENT"

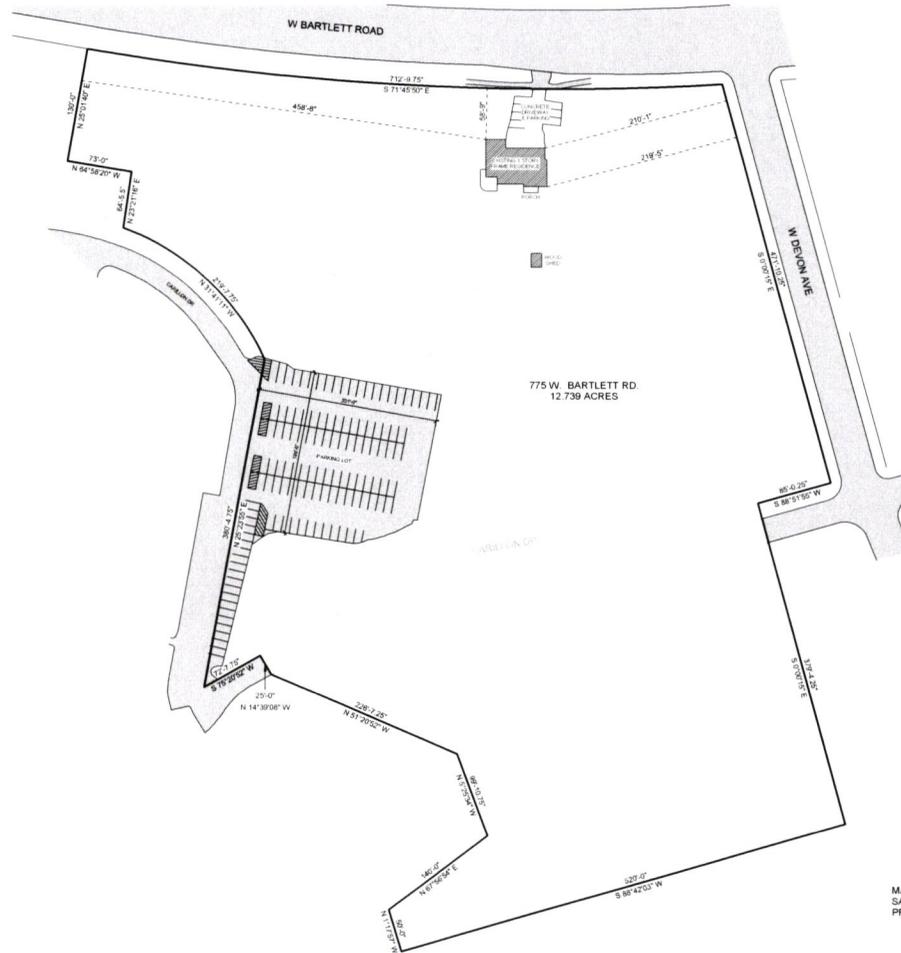
A PERPETUAL EASEMENT FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM THE PROPERTY AND THE CLARE OAKS PROPERTY, FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BARTLETT, COOK COUNTY AND THE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, IN UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY FALLING WITHIN THE DASHED LINES ON THE PLAT MARKED "INGRESS AND EGRESS EASEMENT"

- NOTES**
1. THE FIELD WORK FOR THE COMPLETION OF THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2022.
 2. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
 3. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
 4. BARTLETT SOCIAL DISTRICT U-46.
 5. ASHWELL WILL BE SET AT ALL LOT CORNERS PER ILLINOIS SHARE SURVEY.
 6. THE SUBDIVISION LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE CLARE OAKS CHANCE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA FLOOD INSURANCE RATE MAP 170300010E, EFFECTIVE AUGUST 18, 2008.
 7. THE SURVEYED PARCEL IS ZONED PD VILLAGE OF BARTLETT.
 8. THIS PLAT WAS PREPARED FOR:
 - 71 SCLAR WOODER DRIVE, 4TH FLOOR
 - CHICAGO, IL 60608

DRAWING NUMBER 7162SUB	SHEET 1	OF 2	BARTLETT THE OKERMAN LLP THE AKERMAN AT BARTLETT	ILLINOIS MARYVILLE PLAT OF SUBDIVISION	DRAWN: DJL	CHK'D: ECC
					DESIGNED: JAP	APP'VD: ECC
					DATE: 1/23/2023	SCALE: 1" = 50'
					PROJECT NUMBER 2350-7162-90	

DLZ
 INDUSTRIAL SURVEYING, INC.

80 McDONALD AVENUE, UNIT 3, JOLIET, IL 60431
 TELEPHONE: (815) 725-8840 FAX: (815) 725-8849



BUILDING / PARKING SUMMARY TABLE	
ZONING	PD
775 W. BARTLETT RD. AREA	12.739 ACRES / 554,911 SF
FIRST FLOOR SQUARE FOOTAGE	3,023 SF
BASEMENT SQUARE FOOTAGE	1,543 SF
TOTAL PARKING SPACES AT MAIN BUILDING	7
ADDITIONAL NUMBER OF PARKING SPACES	121
PARKING RATIO	42 SPACES / 1000 SF



ZONING MAP
SCALE: 1/2" = 1'-0"



LOCATION MAP
SCALE: 1/2" = 1'-0"

MKB
Architects
1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkdesign.net
773.235.3800

REV	DATE	ZONING	ISSUE
02	26/24	ZONING	

MARYVILLE - BARTLETT
775 W. BARTLETT ROAD
BARTLETT, IL 60103

**FINAL SITE / PUD
PLAN**

NEEDED: CERTIFY THAT THIS IS AN UNREPLICATED OR REPRODUCED COPY OF THE ORIGINAL DRAWING. ANY REPRODUCTION OF THIS ORIGINAL DRAWING WITHOUT THE WRITTEN CONSENT OF MKB ARCHITECTS IS PROHIBITED.

DATE: _____
REVISIONS: _____

**NOT FOR
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
APPROVED	Approver
SCALE	As indicated

JOB NO. **A001**

W BARTLETT ROAD

712'-9.75"
S 71°45'50" E

458'-8" 30' BUILDING LINE

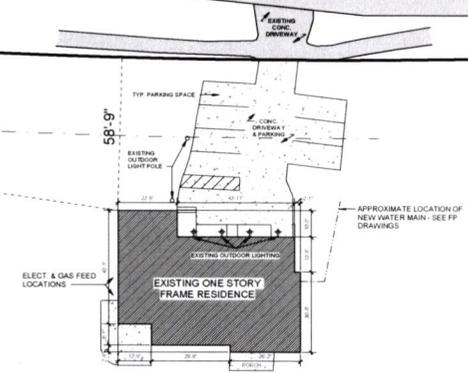
130'-0"
N 25°01'40" E

73'-0"
N 64°58'20" W

64'-5.5"
N 23°21'16" E

775 W. BARTLETT RD.
12.739 ACRES

219'-7.75"
N 31°41'11" W



MKB
Architects
1916 North Mendel Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

REV	DATE	ISSUE
02	26/24	ZONING

MARYVILLE - BARTLETT

775 W. BARTLETT ROAD
BARTLETT, IL 60103



FINAL SITE / PUD
PLAN

DESIGNER'S SEAL AND PROFESSIONAL REGISTRATION OR ARCHITECT'S SEAL AND REGISTRATION IS REQUIRED FOR ALL PROJECTS AND SHALL BE THE RESPONSIBILITY OF THE ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: _____ REGISTRATION NO: _____

**NOT FOR
CONSTRUCTION**

DRAWN BY: Author
CHECKED BY: Checker
APPROVED: Approver
SCALE: 3/8" = 1'-0" © 2019

JOB NO. A002



1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

10/04/23	ZONING
REV	DATE
	ISSUE
MAYVILLE - BARTLETT	
775 W. BARTLETT ROAD BARTLETT, IL 60103	



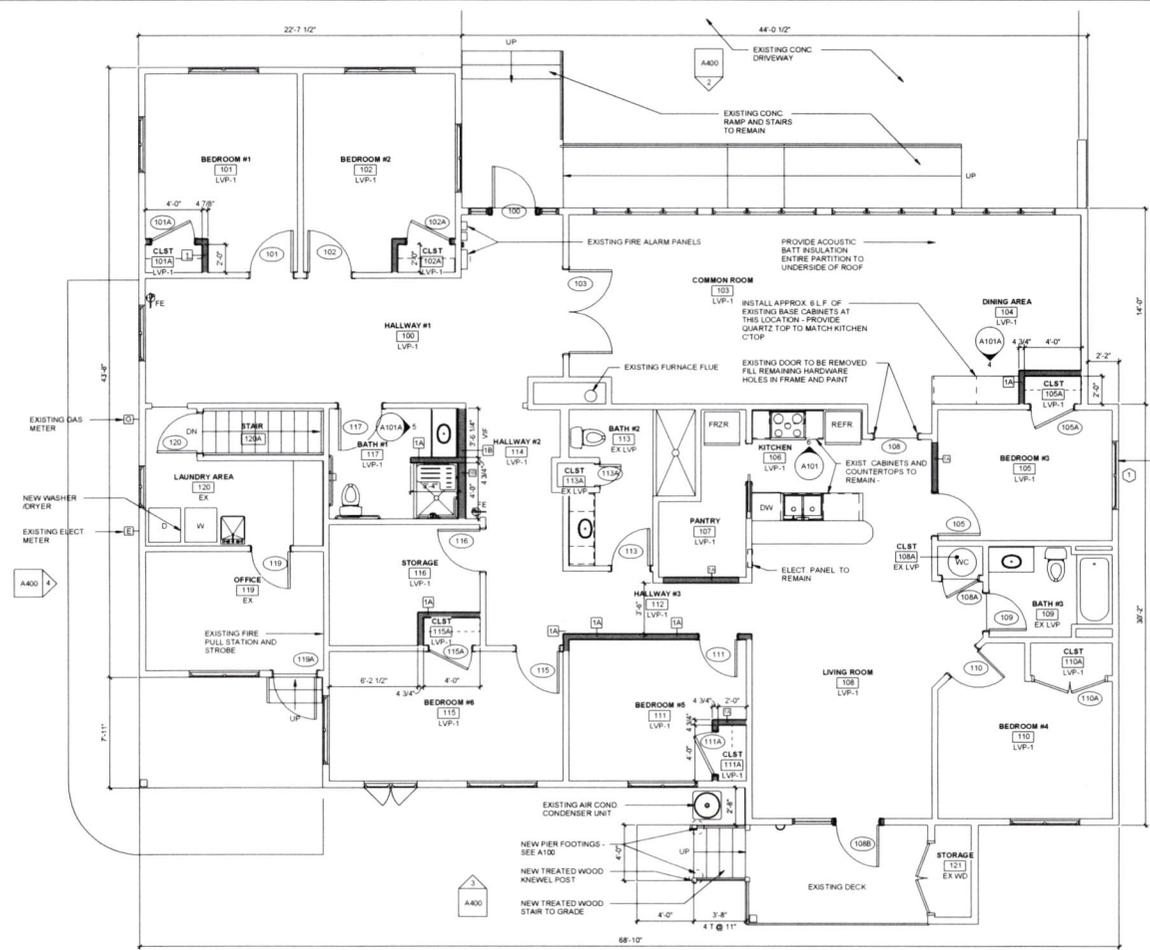
FIRST FLOOR PLAN

HEREBY CERTIFY THAT THIS AS SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

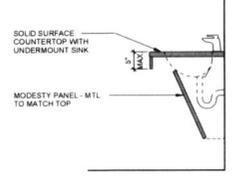
EXP. DATE: _____ REGISTRATION NO: _____

NOT FOR CONSTRUCTION

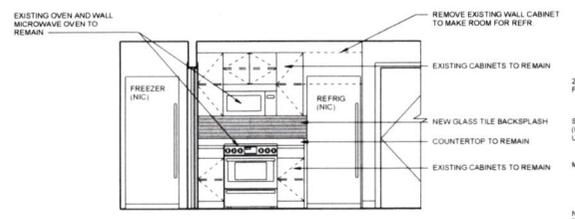
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver
SCALE: As indicated
JOB NO.: A101



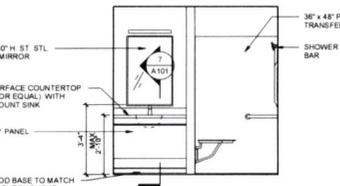
GENERAL FLOOR PLAN NOTES
1. PROVIDE ALL DEMOLITION AND REPAIRS TO EXISTING PARTITIONS WHERE NEW EXISTING FINISH IS SHOWN TO BE INSTALLED/MODIFIED. SEE MEP DRAWINGS FOR LOCATIONS.



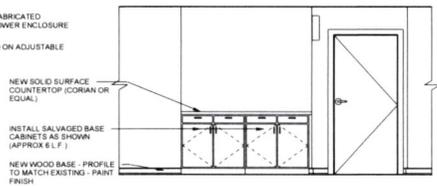
7 SECTION - ADA VANITY
SCALE: 3/4" = 1'-0"



6 ELEVATION - KITCHEN
SCALE: 3/8" = 1'-0"



5 ELEVATION - ACCESSIBLE WASHROOM
SCALE: 3/8" = 1'-0"



4 ELEVATION - DINING MILLWORK
SCALE: 3/8" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

[Pattern]	AREA OF NO WORK - NOT IN CONTRACT
[Pattern]	EXISTING PARTITION TO REMAIN
[Pattern]	NEW PARTITION

