

**5:30 P.M. - PROPOSED BUDGET REVIEW**

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**MARCH 17, 2015**

**FINANCE**

1. 2015-16 Proposed Budget Review – 5:30 p.m.

**PLANNING & ZONING**

1. Seasons Produce & Specialty Market  
Special Use Amendment
2. Sanzeri's Subdivision Rezoning & Preliminary/Final Plat
3. Inglesia Bautista Betel Site Plan Amendment
4. Artis Senior Living of Bartlett Final Subdivision  
& Final PUD/Site Plan for Lot 1



## Agenda Item Executive Summary

Item Name Case # 15-04 - Seasons Produce and Specialty Market Committee or Board Village Board Committee

### BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

### EXECUTIVE SUMMARY

A request for a **SPECIAL USE PERMIT (2<sup>nd</sup> AMENDMENT)** (a) to allow for the expansion of the outdoor sales area and (b) add Friday hours for the existing seasonal outdoor produce market located on the west side of Rt. 59, north of Stearns Rd., in the southeast corner of the Bartlett Commons Shopping Center parking lot.

### ATTACHMENTS (PLEASE LIST)

Staff Report, Applicant Cover Letter, Owner Authorization Letter, Application, Location Map, Site Plan

### ACTION REQUESTED

For Discussion Only  To discuss the proposed Special Use Permit (Amendment) and forward to the Plan Commission for a public hearing.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff: Jim Plonczynski

Date: 3/9/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-042**

DATE: March 9, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#15-04) Seasons Produce and Specialty Market**

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**PETITIONER**

Valery Kapadoukakis on behalf of Seasons Produce and Specialty Market

**SUBJECT SITE**

West side of Rt. 59, north of Stearns Road, in the Bartlett Commons Shopping Center

**REQUEST**

Special Use Permit (2<sup>nd</sup> Amendment) – (a) to allow for the expansion of the outdoor sales area and (b) add Friday hours

**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>Commercial</b>	<b>Commercial</b>	<b>B-3 PUD</b>
North	Commercial/SF	Commercial	B-3 PUD/R-3*
South	Commercial	Commercial	B-4
East	Commercial	Commercial	B-3
West	Single Family	Suburban Residential	SR-2 PUD

\* DuPage County Zoning

**DISCUSSION**

1. The petitioner was granted a Special Use Permit on June 7, 2011 by Ordinance #2011-38 for outdoor seasonal sales for a produce market in the Bartlett Commons Shopping Center. The petitioner was subsequently granted an amendment to the Special Use Permit on May 21, 2013 by Ordinance #2013-41. The 2013 amendment was to (a) expand the outdoor seasonal sales area and (b) to extend the seasonal time permitted to operate the market. The petitioner is now requesting a second amendment to the Special Use Permit: (a) to further expand the outdoor sales area due to increased demand and (b) add Friday hours.

2. The petitioner is currently approved to operate the market every Saturday and Sunday from 8:00 a.m. until 5:00 p.m. from May 1<sup>st</sup> through November 30<sup>th</sup> of each calendar year. The petitioner is now seeking to operate on Fridays from 11:00 a.m. to 8:00 p.m.
3. As before, the market would consist primarily of whole produce with a small amount of flowers and oils. Only one vendor would be at the site and one small box truck would deliver the produce.
4. Due to the growing popularity of the market, the petitioner would like to increase the size of the tent used to house the produce. The petitioner was originally approved for a 30' x 40' tent and an area within the parking lot of 40' x 50'. In 2013, the petitioner requested and was approved for a 40' x 60' tent and an area encompassing 50' x 70' in the parking lot. The petitioner is now requesting a 40' x 80' tent within an area encompassing 50' x 90' in the parking lot. There will continue to be just one truck that would park east of the tent, behind the BP station.
5. As a reminder, the petitioner had previously contacted the DuPage County Health Department and because only whole produce is being sold at this location, no permit is required. There will be no food preparation on the site.
6. A building permit would be required for the proposed seasonal tent as has been required in the past.
7. The market would occupy approximately 20 parking spaces (which includes 2 parking spaces for a small box truck). The Bartlett Commons Shopping Center currently has 422 parking spaces and Staff believes the site will adequately accommodate this proposed use.
8. The owner of the property has granted permission for the petitioner to expand their outdoor sales area and to apply for the Special Use Permit Amendment (see attached letter).

**RECOMMENDATION**

The Staff recommends forwarding this petition to the Plan Commission for their review and to conduct the public hearing.

Background information is attached for your review.

mjs/attachments

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 25 2015

VILLAGE OF  
BARTLETT

February 22, 2015

President and Board of Trustees  
Village of Bartlett  
228 S. Main St.  
Bartlett, Il 60103

Re: Special use Permit for Seasons Outdoor Produce Market

Dear President and Board of Trustees:

We are applying for a Special Use Permit to enlarge the tent at the location of the corner of Route 59 & Stearns Road for our Outdoor Produce Market. We would like to be able to run this Market from May thru November. We specialize in quality fresh produce at an affordable price.

We hope that you find this acceptable and let us serve the residents of the Village and surrounding areas.

Sincerely,

Valery Kapadoukakis  
Seasons Produce Market

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 25 2015

VILLAGE OF  
BARTLETT

# BARTLETT COMMONS

810-892 S ROUTE 59 BARTLETT, IL 60103

TO WHOM IT MAY CONCERN:

February 26, 2015

WE, PAUL & NICO SCARDINO, ALLOW SEASONS PRODUCE AND SPECIALTY MARKET TO OPEN ON FRIDAYS IN ADDITION TO ITS NORMAL SAUTURDAYS AND SUNDAYS. WE WILL ALSO ALLOW THEM TO EXPAND AN ESTIMATED + OR – 20 FEET SO THEY COULD EASILY FUNCTION AND OPERATE THEIR BUSINESS. ANY QUESTIONS FEEL FREE TO CONTACT US. THANK YOU

BEST REGARDS,

PAUL/NICO SCARDINO

A handwritten signature in black ink, appearing to read 'PS' followed by a stylized flourish.



VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 15-04  
RECEIVED  
COMMUNITY DEVELOPMENT  
FEB 25 2015  
VILLAGE OF BARTLETT

PROJECT NAME: Seasons Outdoor Produce & Specialty MARKET  
(Please type or complete in blue or black ink.)

PETITIONER INFORMATION

Name: Valery KAPADOKAKI'S  
Address: 1033 Apple Valley Dr.  
Bartlett IL 60103

Phone: 630-837-0633  
Fax: \_\_\_\_\_  
Mobile: \_\_\_\_\_  
Email: juliesdemos@att.net

PROPERTY OWNER INFORMATION

Name: Paul Scardino  
Address: PO BOX 42  
Park Ridge, IL 60068

Phone: 847-271-7876  
Fax: \_\_\_\_\_  
Mobile: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Outdoor Sale of Produce

PROPERTY INFORMATION

Common Address/General Location of Property: NW Corner of Stearns & Rt 59

Property Index Number ("Tax PIN"/"Parcel ID"): 01-04-401-023

Zoning: B-3 PUD Land Use: Commercial  
(Refer to Official Zoning Map)

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

Acreage: \_\_\_\_\_

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney \_\_\_\_\_

Surveyor \_\_\_\_\_

Other \_\_\_\_\_

**FINDINGS OF FACT FOR SPECIAL USES**

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

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

1. 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 are able to offer the local community fresh and at times "local" produce that is affordable and of the freshest quality.*

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.

*N/A*

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 conform to the regulations & conditions specified in this title.*

**ACKNOWLEDGEMENT**

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda for a public hearing.

SIGNED: X Valery Kapadonkakis  
PRINT NAME: Valery Kapadonkakis  
DATED: 2-20-15

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

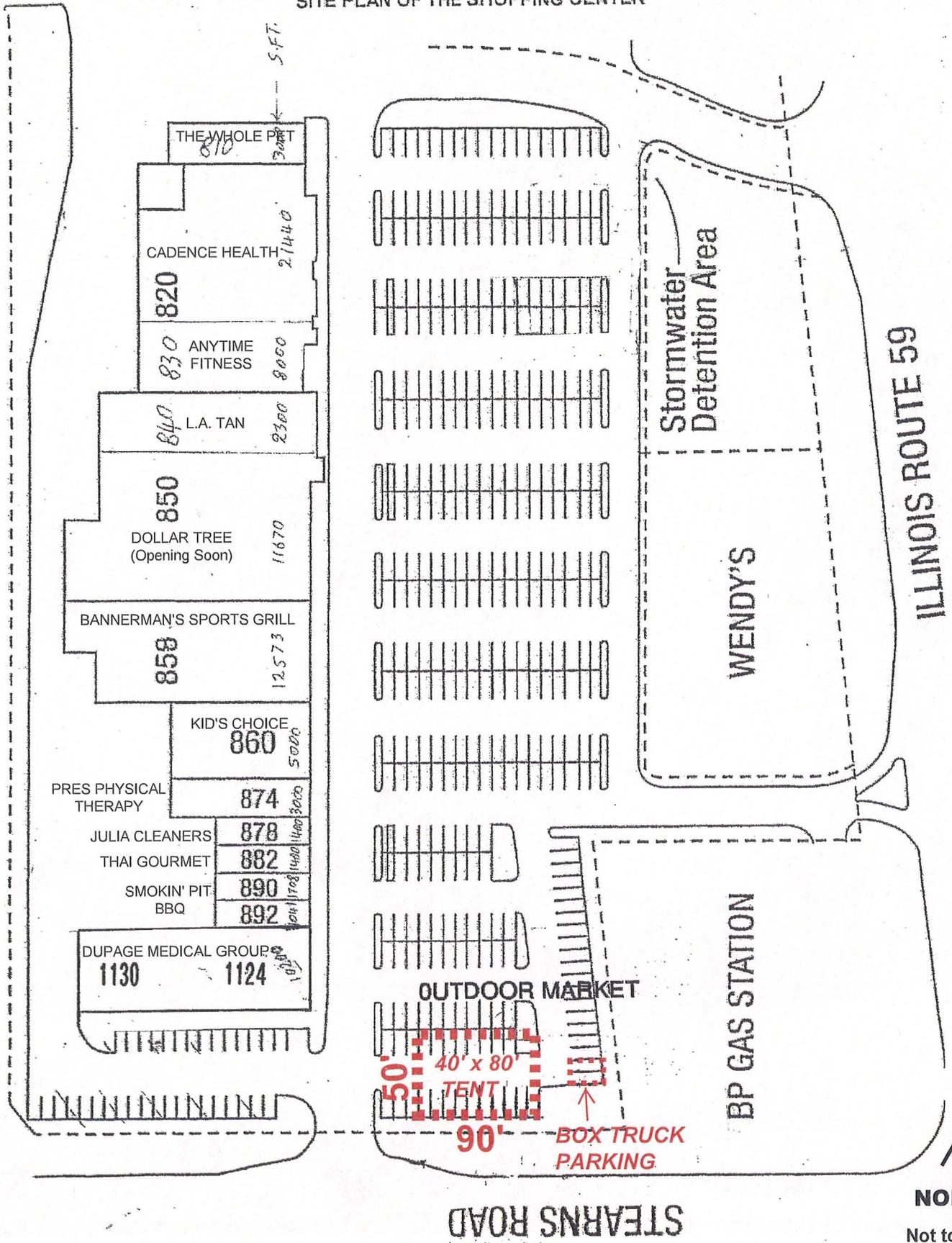
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: Valery Kapadonkakis  
ADDRESS: 1033 Apple Valley Dr.  
Bartlett, IL 60103  
PHONE NUMBER: 630-837-0633  
SIGNED: X Valery Kapadonkakis  
DATED: 2-20-15

Case #2015-04  
Seasons Produce & Specialty Market  
Special Use Permit - Outdoor Sales Expansion



SITE PLAN OF THE SHOPPING CENTER





## Agenda Item Executive Summary

Item Name Case # 14-15 - Sanzeri's Subdivision Committee or Board Village Board Committee

### BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

### EXECUTIVE SUMMARY

A request for a **REZONING** from ER-1 (Estate Residence District) to SR-2 (Suburban Residence District) and a request for a **PRELIMINARY/FINAL PLAT OF SUBDIVISION** to create two (2) detached single-family residential lots on 0.65 acres located on the south side of W. Railroad Avenue, west of S. Western Avenue, commonly known as 429 W. Railroad Avenue.

### ATTACHMENTS (PLEASE LIST)

Applicant Cover Letter, Application, Location Map, Zoning Map, Preliminary/Final Plat of Subdivision

### ACTION REQUESTED

For Discussion Only  To discuss the proposed rezoning and subdivision and forward to the Plan Commission for a public hearing.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff: Jim Plonczynski Date: 3/9/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-031**

DATE: March 9, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-15) Sanzeri's Subdivision**

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**PETITIONER**

Dana Sanzeri represented by Linda Sanzeri.

**SUBJECT SITE**

South side of W. Railroad Avenue, west of S. Western Avenue, commonly known as 429 W. Railroad Avenue

**REQUEST**

Rezoning from ER-1 to SR-2; Preliminary/Final Plat of Subdivision to create two detached single-family residential lots.

**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>Single-Family Residential</b>	<b>Suburban Residential (2-5 du/net acre)</b>	<b>ER-1</b>
North	Railroad/SF Residential	Village Center Residential	SR-4
South	Single-Family Residential	Suburban Residential	SR-3
East	Single-Family Residential	Suburban Residential	SR-3
West	Church	Municipal/Institutional	ER-1

**DISCUSSION**

1. The Petitioner is requesting a Zoning Map Amendment (Rezoning) from ER-1 to SR-2 and a Preliminary/Final Plat of Subdivision for a proposed two-lot residential subdivision on a 28,169 square-foot parcel (0.65 acres more or less).
2. The subject property is currently developed with a one-story, 900 square-foot, detached single-family house (built c.1935), a detached two-car garage, and a 20' x 12' detached shed. The Petitioner is proposing to demolish the existing structures to allow for the construction of two new single-family houses. The Petitioner has stated that she intends to construct a home on the western lot (Lot

- 1) and to market the eastern lot (Lot 2) for sale or as a built-to-suit property.
3. Lot 1 is 17,325 square feet. Lot 2 is 10,844 square feet. Both proposed lots would comply with the SR-2 minimum lot area requirement of 10,800 square feet.
4. The Comprehensive Plan currently identifies this site as **Suburban Residential (2-5 dwelling units/net acre)**. This project would result in a net density of 2.76 dwelling units/ net acre.

### **RECOMMENDATION**

The Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

A copy of the Rezoning petition, Preliminary/Final Plat of Subdivision, and additional background information are attached for your review.

mjs/attachments

x:\comdev\mem2015\031\_sanzeri's subdivision\_vbc.docx

RECEIVED  
COMMUNITY DEVELOPMENT

JUL 9 2014

VILLAGE OF  
BARTLETT

July 9, 2014

Dear Village of Bartlett President and Board of Trustees,

My name is Dana Sanzeri. I have lived in Bartlett for 32 years. I recently purchased a house at 429 Railroad Ave. The purpose of this letter is to inform you about my application for rezoning/subdivision.

Currently, 429 W. Railroad Ave. is an 82 year old home that is zoned ER-1 (a residential estate with over 80,000 square feet). The plot of land at 429 W. Railroad Ave. is approximately 30,000 square feet. I am applying to have the plot of land subdivided into two lots and rezoned to SR-2 (Suburban Residence District).

The goal of the property is to achieve zoning, tear down the current structures, subdivide the land into two lots, and build 2 homes --- I intend to live in one of the two homes long term so you can be assured that all of my design/build decisions will be of top quality and have the objective of enhancing the value of the property. I am happy to meet with Village staff to make the proper applications and to make this substantial improvement to the neighborhood a reality.

Regards,

Dana

Dana Sanzeri  
185 E. Stearns Rd.  
Bartlett, IL 60103  
630-776-3953



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

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

For Office Use Only  
 Case # 14-15  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 JUL 16 2014  
 VILLAGE OF  
 BARTLETT

PROJECT NAME SANZERI'S SUBDIVISION

### PETITIONER INFORMATION

Name: DANA SANZERI

Phone: 630.776.3953

Address: 185 E. STEARNS RD.

Fax: \_\_\_\_\_

BARTLETT, IL 60103

Mobile: 630.776.3953

LINDA SANZERI  
185 E STEARNS RD BARTLETT IL 60103

Email: DANA.SANZERI@SBCGLOBAL.NET

630.772.6883 | LINDA.SANZERI@AOL.COM

### PROPERTY OWNER INFORMATION

Name: DANA SANZERI

Phone: 630.776.3953

Address: 185 E. STEARNS RD.

Fax: \_\_\_\_\_

BARTLETT, IL 60103

Mobile: 630.776.3953

Email: DANASANZERI@SBCGLOBAL

### ACTION REQUESTED (Please check all that apply.)

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                           | <input type="checkbox"/> Special Use (please describe) _____                 |
| <input type="checkbox"/> PUD (preliminary)                    | <input type="checkbox"/> Variation (please describe) _____                   |
| <input type="checkbox"/> PUD (final)                          | <input checked="" type="checkbox"/> Rezoning from <u>ER-1</u> to <u>SR-2</u> |
| <input checked="" type="checkbox"/> Subdivision (preliminary) | <input type="checkbox"/> Text Amendment                                      |
| <input checked="" type="checkbox"/> Subdivision (final)       |  |
| <input type="checkbox"/> Site Plan                            |  |
| <input type="checkbox"/> Unified Business Center Sign Plan    |  |
| <input type="checkbox"/> Other (please describe) _____        |  |

### SIGN PLAN REQUIRED? (Please Circle.) 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: 429 W. RAILROAD AVE, BARTLETT IL  
60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-406-009-0000

Zoning: Existing: ER-1  
(Refer to Official Zoning Map)

Land Use: Existing: RESIDENTIAL

Proposed: SR-2

Proposed: RESIDENTIAL

Comprehensive Plan Designation for this Property: RESIDENTIAL - SR2 / 2 LOTS  
(Refer to Future Land Use Map)

Acreage: LESS THAN ACRE EACH  
1) 10,880 SQ FT. and 1) 17,601 SQ FT.

**For PUD's and Subdivisions:**

No. of Lots/Units: 2

Minimum Lot: Area 10,880 Width 80 Depth 136.48'

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

**APPLICANT'S EXPERTS** (Including name, address, phone, fax and email; mobile phone is optional)

Attorney DEAN GALANOPOULOS W/GALANOPOULOS & GALGAN  
340 W. BUTTERFIELD RD. SUITE 1A  
ELMHURST, ILLINOIS 60126

# 630-832-6666 PHONE / # 630-941-1145 FAX

Engineer ROBERT P. SCHLAF  
335 VENTURA CLUB DRIVE  
ROSELLE, IL 60172  
# 630-561-7338 PHONE

Surveyor PROFESSIONAL LAND SURVEYING, INC  
3080 OGDEN AVENUE SUITE 107  
LISLE, IL 60532 / JEFF PANKOW  
630-778-1757 / # 630-778-7757 FAX

Land Planner \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT**

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

SIGNATURE: \_\_\_\_\_  
PRINT NAME: Dana Sanzera  
DATE: 7-16-14

**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, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: Dana Sanzera  
ADDRESS: 135 E. Stearns Rd  
Bartlett IL 60133  
PHONE NUMBER: 630-716-3983 - please call first if costs increase  
SIGNATURE: \_\_\_\_\_  
DATE: 7-16-14

# LOCATION MAP

#2014-15 Sanzeri's Subdivision

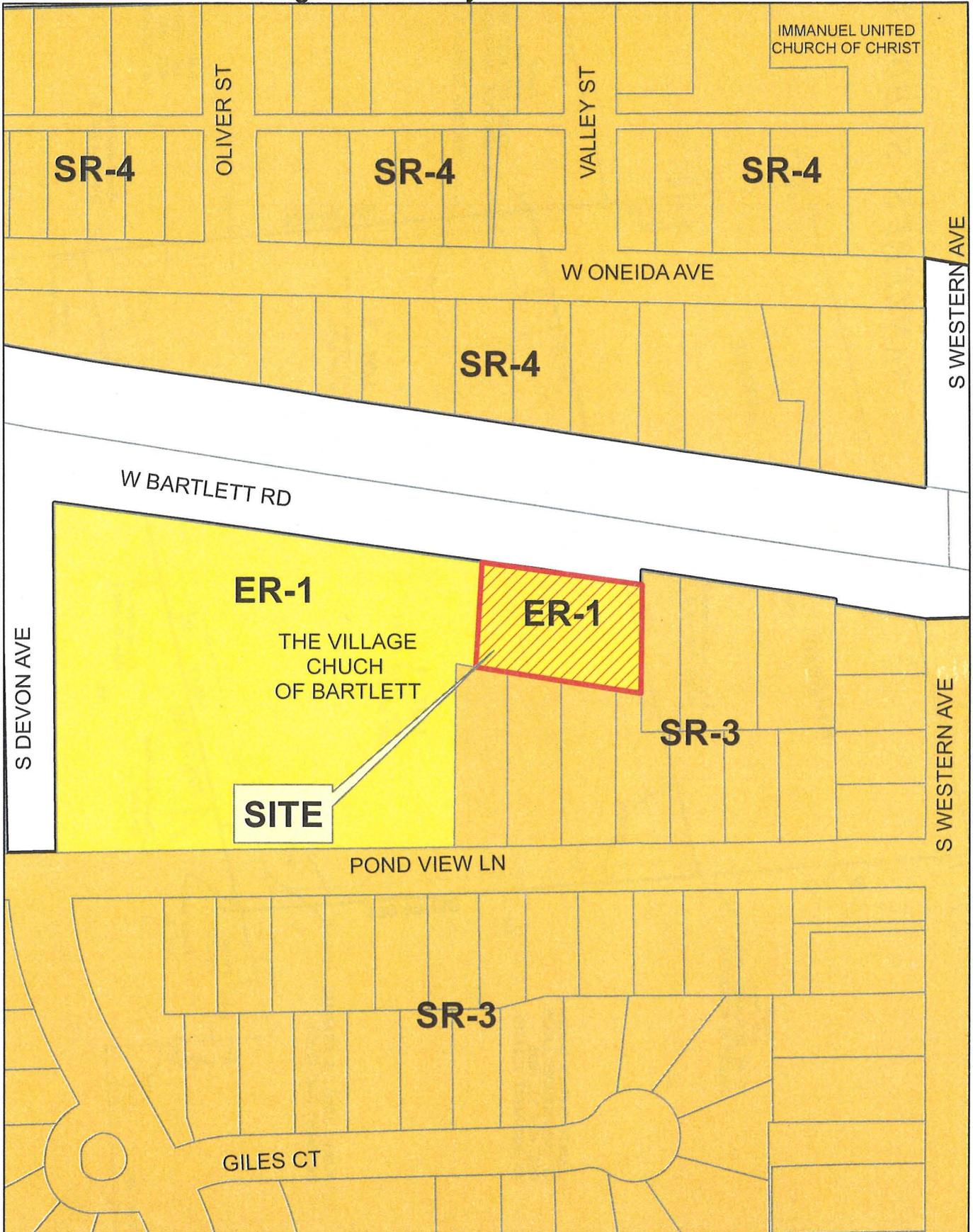
Rezoning & Preliminary/Final Plat of Subdivision



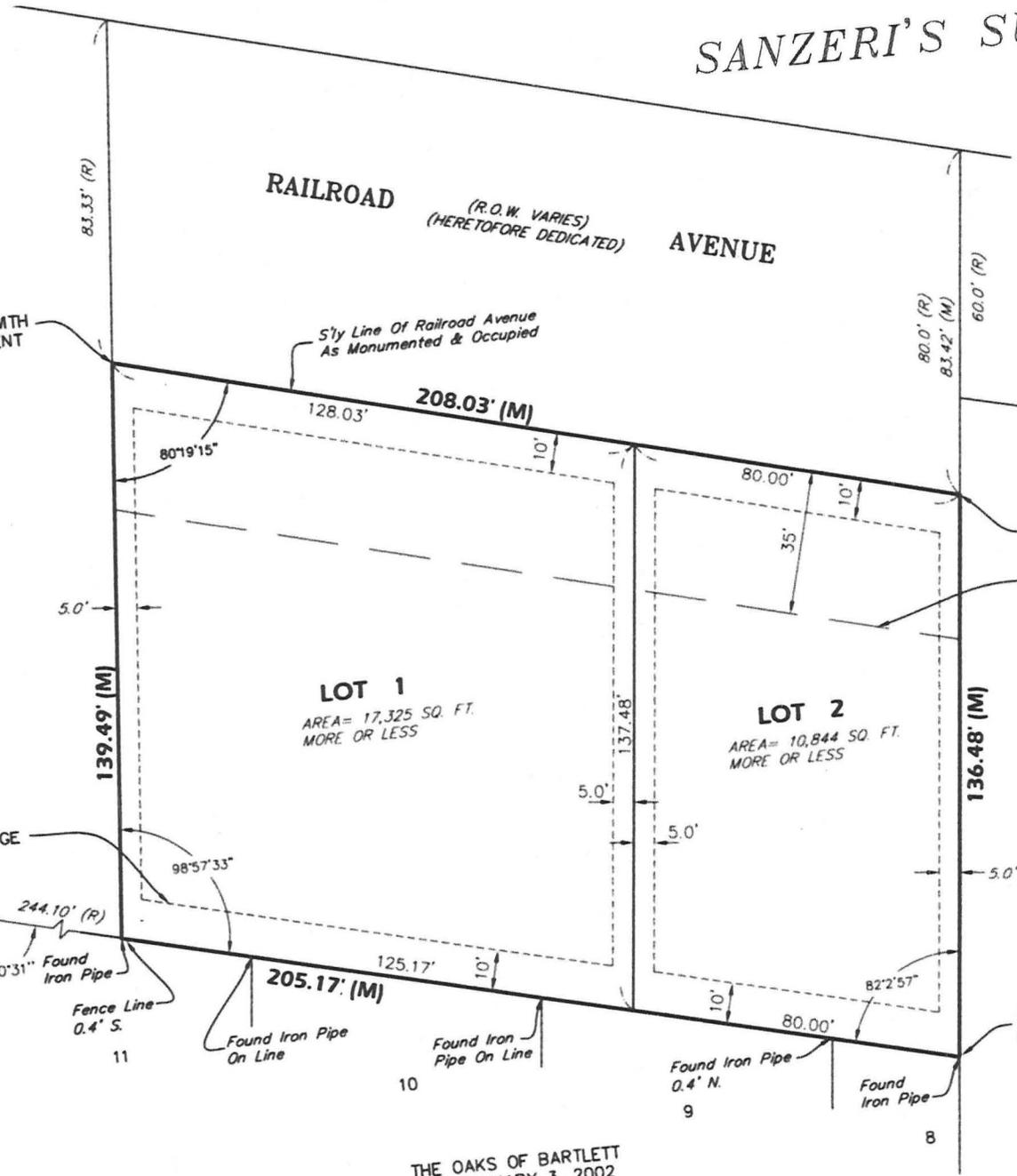
# ZONING MAP

#2014-15 Sanzeri's Subdivision

Rezoning & Preliminary/Final Plat of Subdivision



# SANZERI'S SUBDIVISION



Found Iron Pipe  
TO BE REPLACED WITH  
CONCRETE MONUMENT

S'y Line Of Railroad Avenue  
As Monumented & Occupied

Found  
Iron Rod  
TO BE REPLACED WITH  
CONCRETE MONUMENT  
BUILDING SETBACK LINE

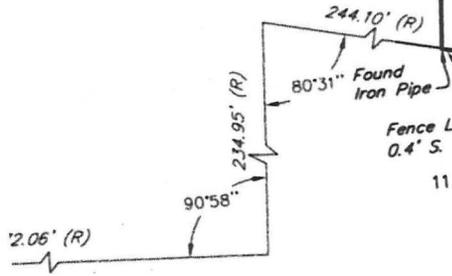
COUNTY CLERK'S DIVISION  
OF UNSUBDIVIDED LANDS  
REC. MAY 13, 1895  
AS DOCUMENT 2227310

**LOT 1**  
AREA= 17,325 SQ. FT.  
MORE OR LESS

**LOT 2**  
AREA= 10,844 SQ. FT.  
MORE OR LESS

PUBLIC UTILITY & DRAINAGE  
EASEMENT LINE (TYP.)

BARTLETT'S ADDITION TO  
THE TOWN OF BARTLETT  
REC. MAY 13, 1876  
AS DOCUMENT 85729



THE OAKS OF BARTLETT  
REC. JANUARY 3, 2002  
AS DOCUMENT 0020011105

Found Iron Pipe  
0.4' N.  
9  
Found Iron Pipe  
0.4' N. & 0.5' E.  
8



# Agenda Item Executive Summary

Item Name Iglesia Bautista Betel Committee or Board Committee

## BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

## EXECUTIVE SUMMARY

### Site Plan Amendment to Expand an Existing Parking Lot

The Petitioner is requesting to expand the parking lot of the former Iglesia Bautista Betel church site from 37 parking spaces to 83 parking spaces with improvements that also include engineering, drainage, lighting and landscaping as part of a church swap with the former World Overcomers Church (now Encounter Church).

## ATTACHMENTS (PLEASE LIST)

Staff Memo, Application, Letter to the VB, Location Map, Site Plan and Landscape Plan

## ACTION REQUESTED

For Discussion Only  To Discuss the Site Plan Amendment and to forward to the Plan Commission for further review and discussion

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff: Jim Plonczynski, Com Dev Director Date: March 6, 2015

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-38**

DATE: March 6, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-04) Iglesia Bautista Betel**

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**PETITIONER**

Dr. Elmer Fernandez, Pastor for Iglesia Bautista Betel

**SUBJECT SITE**

600 W. Lake Street

**REQUEST**

Site Plan Amendment to Expand an Existing Parking Lot

**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>Church</b>	<b>Commercial</b>	<b>ER-1</b>
North	Residential	N/A	R-4* R-5PUD**
South	Vacant	Commercial	B-4
East	Vacant	Commercial	B-2
West	Single Family	Suburban Residential	ER-2

\*Cook County

\*\*Village of Streamwood

**DISCUSSION**

1. The Petitioner is requesting a Site Plan Amendment to a 2.9 acre church site to expand an existing parking lot. The building was formerly the Bartwood Funeral Home prior to the property being rezoned from the B-2 Neighborhood Shopping District to the ER-1 Estate Residence District with an accompanying Site Plan review for the Iglesia Bautista Betel Church in February, 2003 by Ordinance #2003-14.
2. The Petitioner entered into an agreement with the owners of the former World Overcomers Church, now the Encounter Church (located at the southeast corner of

Lake and Naperville Roads) to swap church sites. The Iglesia Bautista Betel's congregation has steadily grown over the years and have outgrown this site. They rented space within the World Overcomers Church and approached the owners to discuss possible options for a more permanent solution. As a result, the two churches agreed to the swap with Iglesia Bautista Betel agreeing to several improvements on the Bautista site. These improvements included the expansion of the parking lot to meet the needs of the World Overcomers Church (Encounter Church), engineering and drainage improvements, additional lighting and landscaping. The plans submitted reflect these proposed improvements.

3. There are currently 37 spaces provided on the site and the petitioners are proposing to increase this number to 83 spaces, including 4 accessible spaces which exceeds the Zoning Ordinance requirement of 63 spaces. At this time there are no changes proposed to the building or canopy. Access to the site will also remain the same with an existing right-in/right-out located along Lake St. and a full access point located along N. Bartlett Road. The private drive providing access to N. Bartlett Road has been widened to 20 feet in width to better accommodate two-way vehicular traffic. (The existing 30' wide access easement remains unchanged.)
4. Two new light poles will be included within the expanded parking lot along with several wall lights placed on the building's north and western elevations to improve security and lighting on the site. Dead landscaping will also be replaced and new landscaping added to screen the new parking areas to meet current code requirements.
5. A 0.38 acre depressional wetland consisting of emergent vegetation and open water is located along the north property line and continues off-site. A 50 foot buffer area has been provided around the wetland as well as an additional depressional area with a rain garden. This rain garden will consist of native plant species to aid in detaining the water draining from this site as well as improving the water quality and meeting best management practices.
6. Church Services for the new Encounter Church are 10:00 a.m. on Sundays and 7:00 p.m. on Wednesday evenings.
7. Engineering and Landscape Plans are currently being reviewed by the Staff.

### **RECOMMENDATION**

The Staff recommends forwarding the Petitioner's request for a Site Plan Amendment to expand an existing parking lot to the Plan Commission for further review and discussion.

A copy of the revised Site Plan and additional background information are attached for your review.



## IGLESIA BAUTISTA BETEL

DR. ELMER FERNANDEZ, PASTOR

February 26, 2015

The Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

Dear President and Board of Trustees,

This packet of information details the request of Iglesia Bautista Betel to fix the existing parking lot and add additional parking.

Parking has been a problem for our church for quite some time now and we would like to remedy the situation. Currently we have 37 parking spaces available and we would like to request an expansion to total 83 spaces. Also additional lighting for the safety of the area would be added if approved.

Please consider the approval of this project so we can continue to serve the people of Bartlett and surrounding communities in the most efficient way possible.

Thank you for your cooperation.

By His Grace,

Dr. Elmer Fernandez, Pastor

EF/sg

RECEIVED  
COMMUNITY DEVELOPMENT

FEB 26 2015

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT SITE PLAN APPLICATION

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

For Office Use Only  
Case # \_\_\_\_\_  
**RECEIVED  
COMMUNITY DEVELOPMENT**  
*(Village Stamp)*  
FEB 26 2015  
**VILLAGE OF  
BARTLETT**

**PROJECT NAME** Parking Lot

**PETITIONER INFORMATION**

**Name:** Elmer Fernandez

**Phone:** (630) 736-7300

**Address:** 1315 W. Lake Street  
Bartlett, IL 60103

**Fax:** (630) 736-7302

**Mobile:** Sara Guerra - Secretary  
(630) 400-5478

**Email:** info@enbetel.com

**PROPERTY OWNER INFORMATION**

**Name:** Encounter Church

**Phone:** 630-483-2200

**Address:** 600 W. Lake Street  
Bartlett, IL 60103

**Fax:** 630-483-2202

**Mobile:** 630-220-5433 (Pastor DiPalma)

(Pastor Jim DiPalma)

**Email:** jimdipalma57@gmail.com

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

Remodeling of our church parking lot and  
expansion to total 83 spaces.

**SIGN PLAN REQUIRED?** (Please Circle.) 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:** 600 W. Lake Street

**Property Index Number ("Tax PIN"/"Parcel ID"):** 0322411233 / 0322411234

**Zoning:** ER-1  
(Refer to Official Zoning Map)

**Land Use: Existing:** Institutional

**Proposed:** Institutional

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

**APPLICANT'S EXPERTS** (Including name, address, phone, fax and email; mobile phone is optional)

Attorney

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

Engineer

Ridgeline Consultants ( Jiunguang Lin)  
1661 Aucuit Road  
Montgomery, IL 60538  
(630) 801-7927 Fax (630) 701-1385 Mobile (630) 915-1747

Surveyor

AP Surveying Company Alan J. Coulson PC  
2121 Parkview Court 645 S. 8<sup>th</sup> Street  
Wilmette, IL 60091 West Dundee, IL 60118  
(847) 853-9364 (847) 426-2911

Land Planner

Planning Resources Inc (Job # B47,281)  
402 W. Liberty Drive  
Wheaton, IL 60187  
(630) 668-3788 Fax (630) 668-4125

Other

Fajardo + Fajardo Architects, Inc.  
Jorge Fajardo  
319 W. Erie Street Apt 1E  
Chicago, IL 60654  
(312) 258-0088  
(312) 258-0800 Mobile

## FINDINGS OF FACT FOR SITE PLANS

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

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

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

As a church we see the need to repair the existing parking lot and add additional parking to total 83 (eighty-three) parking spaces to serve the people in the most efficient way possible.

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

The existing parking lot currently drains naturally into a retention pond at the north side of the property. With the additional parking we would like to manage the drainage according to the Village of Bartlett's building codes.

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.

With the improvements to the property we see a better flow of traffic in and out, because we would like to expand the main entrance up to 24' wide. During the construction period we don't foresee problems with the flow of traffic due to the location on the corner of S. Bartlett Road and Lake Street. The size of the property compared to the size of the project allows the flow of traffic to remain safe.

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

During the Construction Project we would like to reduce the use of the building to a minimum. As part of the project we would like to work with the contractors to designate safety walkways for the use of pedestrians.

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)

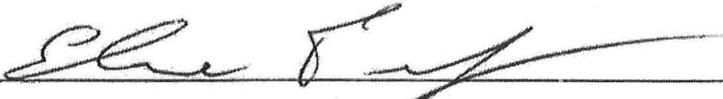
We have tried to accommodate the additional parking to the best of our ability to minimize the use of existing land. We are aware the green areas could be affected by the construction, we want to relay the importance of the green areas to our contractor and restore areas as needed. It is important to us to keep the green areas in tact as much as possible.

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

We will communicate with our contractor to remain in accordance with the standards specified by the Village of Bartlett for all outdoor storage areas.

**ACKNOWLEDGEMENT**

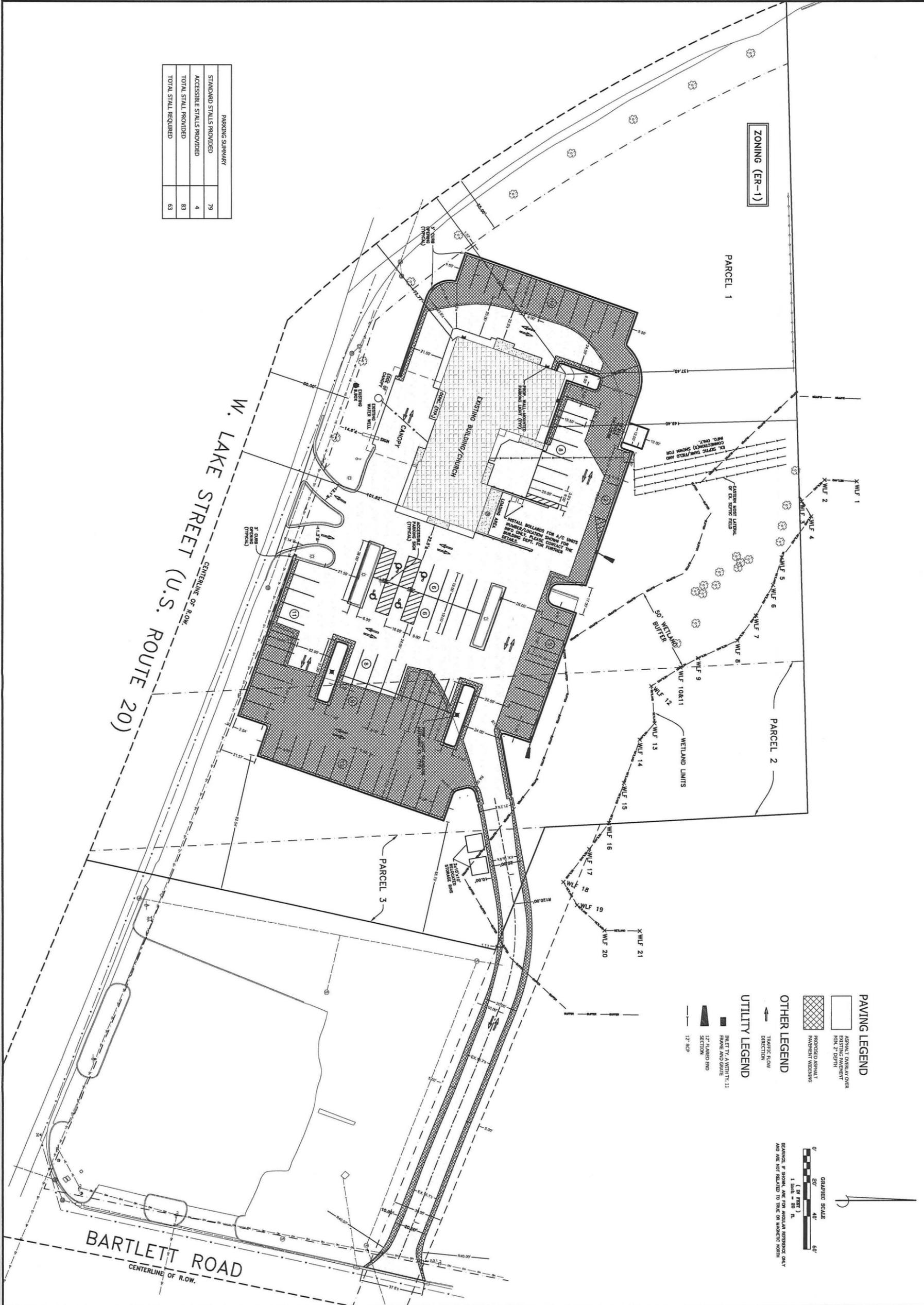
The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

SIGNATURE:   
PRINT NAME: Elmer Fernandez  
DATE: 3-31-14

**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, consulting planner's fees, public advertising expenses, and recording expenses. Please print the following information and sign.

NAME OF PERSON TO BE BILLED: Elmer Fernandez  
ADDRESS: 1315 W. Lake Street  
Bartlett, IL 60103  
PHONE NUMBER: 630-736-7300  
SIGNATURE:   
DATE: 3-31-14



**PARKING SUMMARY**

STANDARD STALLS PROVIDED	79
ACCESSIBLE STALLS PROVIDED	4
TOTAL STALL PROVIDED	83
TOTAL STALL REQUIRED	63

**ZONING (ER-1)**

PARCEL 1

PARCEL 2

PARCEL 3

W. LAKE STREET (U.S. ROUTE 20)  
CENTERLINE OF R.O.W.

BARTLETT ROAD  
CENTERLINE OF R.O.W.

**PAVING LEGEND**

- ASPHALT OVERLAY OVER EXISTING ASPHALT
- ASPHALT OVERLAY OVER CONC. ON EX. DRIVE
- PROPOSED ASPHALT PAVEMENT W/SHRINKING

**OTHER LEGEND**

- TYPICAL FLOW DIRECTION

**UTILITY LEGEND**

- INLET T.V. & VENT T.V. 11"
- 12" FLARED END SECTION
- 12" RCP



SPACING & DIMENSIONS FOR ANGLE IR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

DATE	REVISION	BY
01/28/15	REVISOR PER VILLAGE COMMENTS DATED 01/19/2015	J.H.

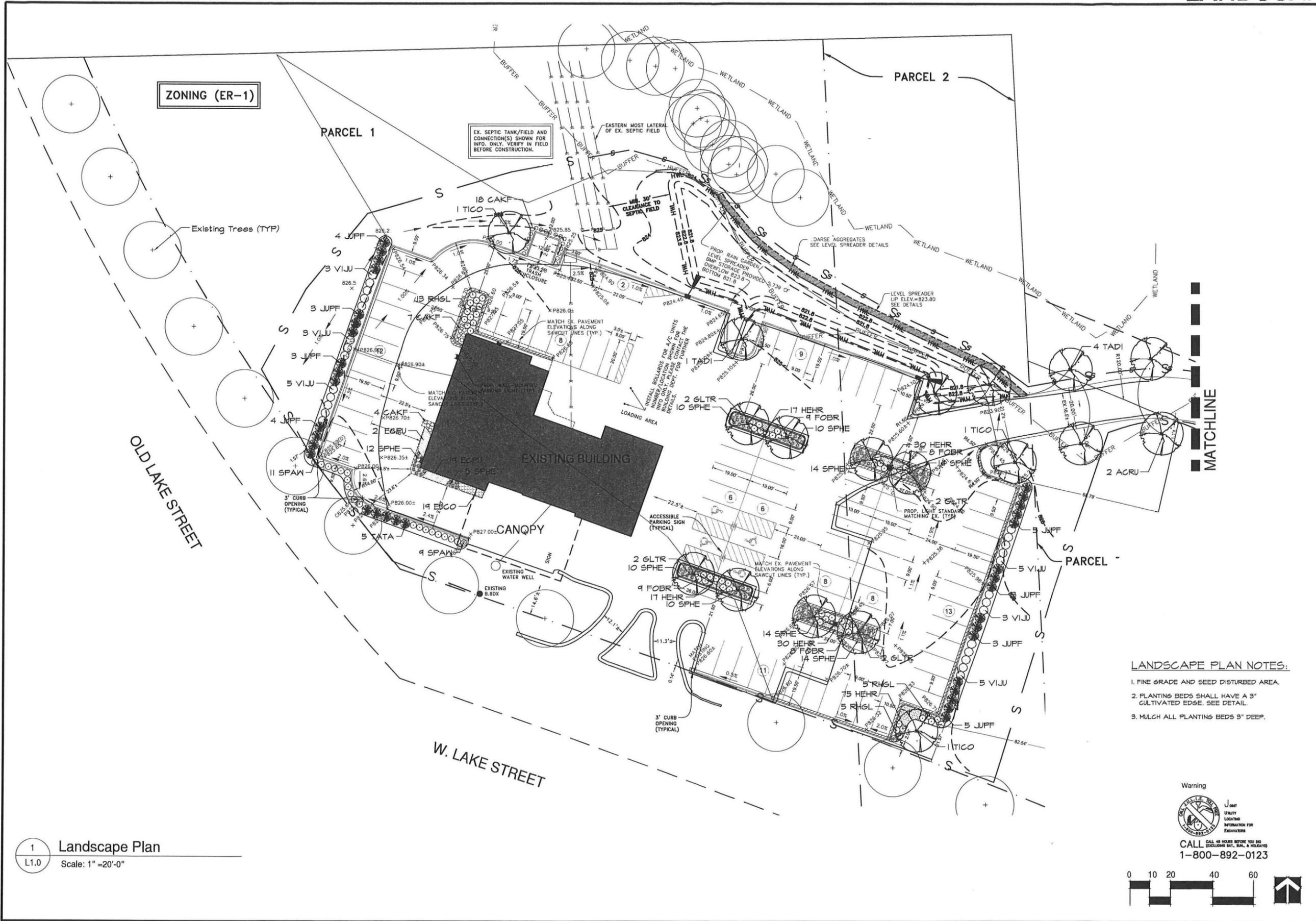
**RIDGELINE CONSULTANTS, LLC**  
ILLINOIS PROFESSIONAL DESIGN FIRM 184 004766  
1661 AUCUTT ROAD, MONTGOMERY, IL 60538  
PHONE (630) 801-7927 Fax (630) 701-1385

**SITE PLAN**  
**600 W. LAKE STREET**  
**BARTLETT, ILLINOIS**

PROJECT NO. J.H.  
DRAWN BY J.H.  
CHECKED BY J.L.  
DATE 01/13/15  
SCALE 1"=20'

**1 OF 1**  
SHEET  
2014-0438

# LANDSCAPE PLAN



ZONING (ER-1)

PARCEL 1

PARCEL 2

OLD LAKE STREET

W. LAKE STREET

MATCHLINE

**LANDSCAPE PLAN NOTES:**

1. FINE GRADE AND SEED DISTURBED AREA.
2. PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE. SEE DETAIL.
3. MULCH ALL PLANTING BEDS 3" DEEP.

Warning



CALL 48 HOURS BEFORE YOU DIG  
(EXCLUDING SAT., SUN., & HOLIDAYS)  
1-800-892-0123



1 Landscape Plan  
L1.0 Scale: 1" = 20'-0"

LANDSCAPE PLAN	Date:	2.16.15
SUBMITTAL		
PERMIT SET		

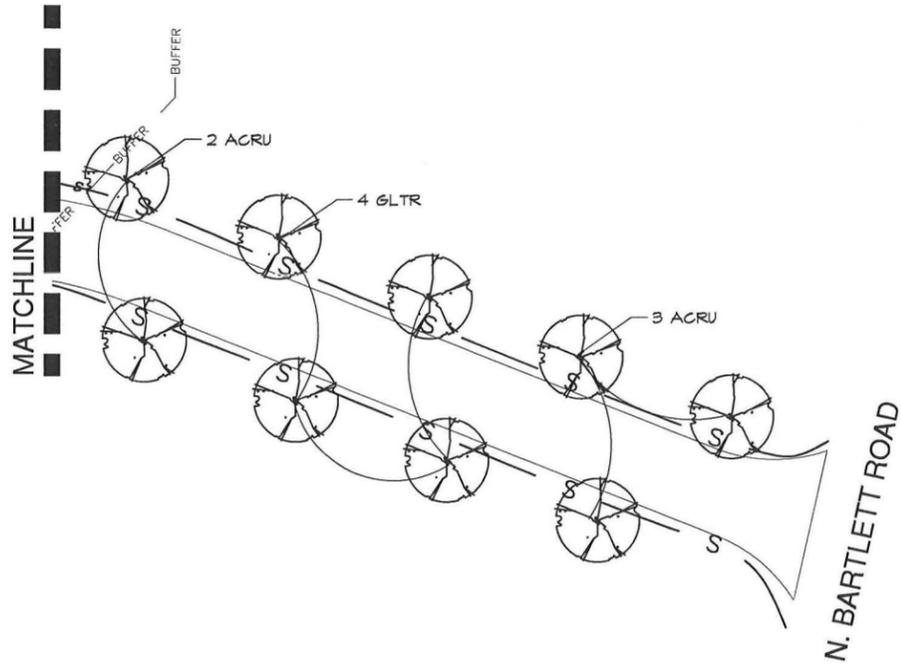
## BETHEL BAPTIST CHURCH

### 600 W. LAKE STREET

Bartlett, Illinois

REVIEWED BY	KLGLMW
APPROVED BY	KLGL
DATE	02.02.2015
DRAWN/DESIGNED BY	ERB
PROJECT NO.	PP14041-05

Drawing  
**L1.0**  
Site Development



1 Landscape Plan - Road  
L1.1 Scale: 1" = 20'-0"

Cumulative Plant List

Deciduous Trees					
Code	Quantity	Size	Scientific Name	Common Name	Notes
ACRU	7	3" bb	Acer rubrum	Red Maple	
GLTR	8	3" bb	Gleditsia triacanthos 'Inermis'	Thornless Common Honeylocust	
TICO	3	3" bb	Tilia cordata	Littleleaf Linden	
TADI	5	3" bb	Taxodium distichum	Baldcypress	
Evergreen Shrubs					
Code	Quantity	Size	Scientific Name	Common Name	Notes
JUPF	30	36" bb	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	
TATA	5	24" bb	Taxus x media 'Tauntonii'	Taunton's Yew	
Deciduous Shrubs					
Code	Quantity	Size	Scientific Name	Common Name	Notes
FOBR	34	24" bb	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	
SPAW	20	5 gal #5	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	
RHGL	23	5 gal #5	Rhus aromatica 'Gro-low'	Grow-low sumac	
VUJ	24	24" bb	Viburnum x juddii	Judd Viburnum	
Perennials					
Code	Quantity	Size	Scientific Name	Common Name	Notes
ECPU	40	#01 (gal)	Echinacea purpurea	Purple Coneflower	18" OC
EUCO	19	3"	Euonymus fortunei 'Coloratus'	Purple Leaf Wintercreeper	18" OC
HEHR	169	#01 (gal)	Heemerocallis 'Happy Returns'	Happy Returns Daylily	12" OC
Ornamental Grasses					
Code	Quantity	Size	Scientific Name	Common Name	Notes
SPHE	113	#01 (gal)	Sporobolus heterolepis	Prairie Dropseed	
CAKF	18	#01 (gal)	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	

LANDSCAPE PLAN	
SUBMITTAL	Date: 2.16.15
PERMIT SET	

BETHEL BAPTIST CHURCH  
600 W. LAKE STREET  
Bartlett, Illinois

REVIEWED BY KLG/LMW	APPROVED BY KLG	DATE 02.02.2015	PROJECT NO. PP14041-05
PROJECTING RESOURCES INC. 402 West Liberty Drive P.O. Box 606, 1706 Washington, Illinois 60157 Tel: 630.606.4125	DRAWN/DESIGNED BY ERB	Scale: 1" = 20'-0"	

- LANDSCAPE PLAN NOTES:
1. FINE GRADE AND SEED DISTURBED AREA.
  2. PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE. SEE DETAIL.
  3. MULCH ALL PLANTING BEDS 3" DEEP.

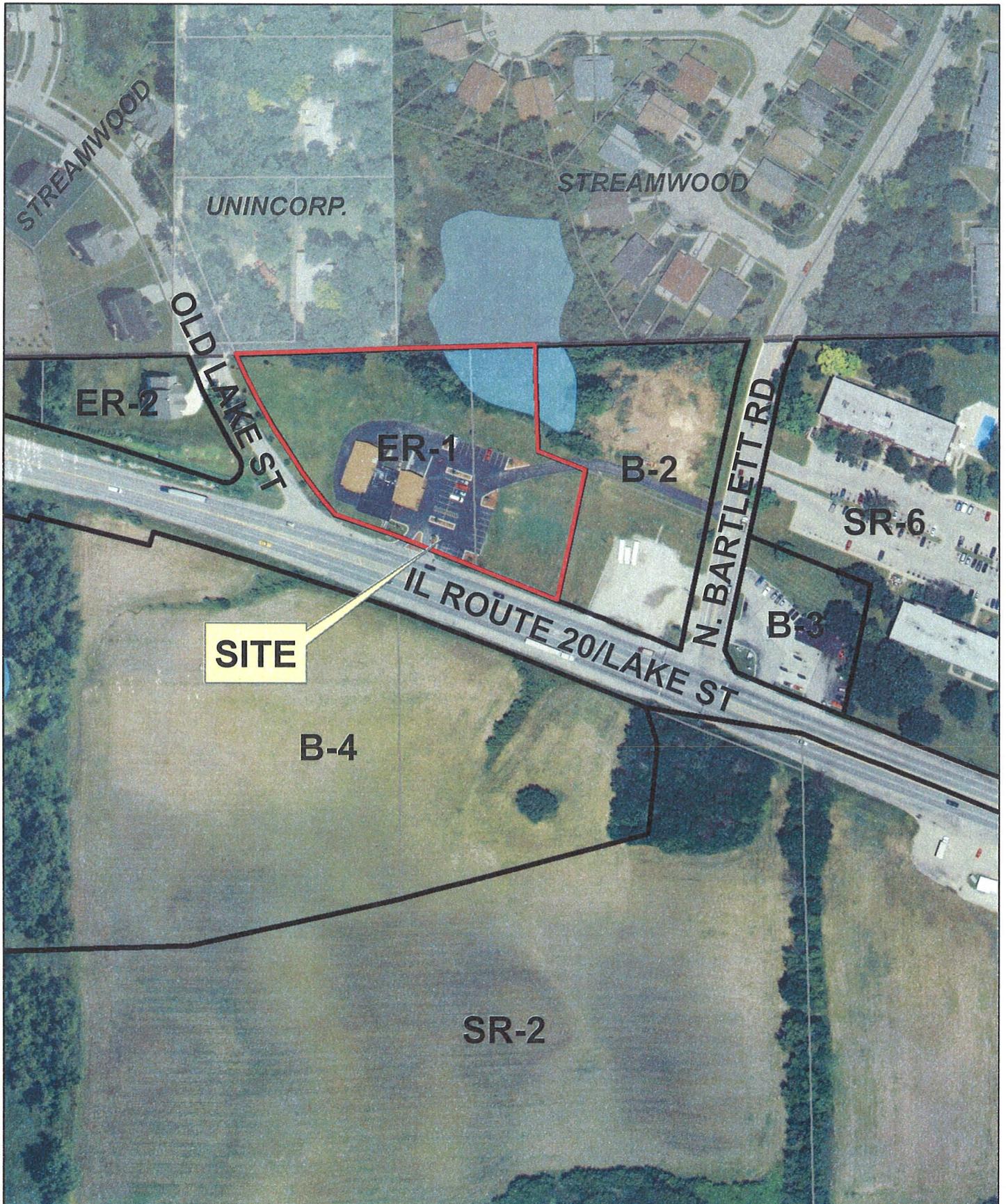
Warning

CALL 48 HOURS BEFORE YOU DIG  
(EXCEPT SAT, SUN, & HOLIDAYS)  
1-800-892-0123

Drawing  
L1.1  
Site Development

# LOCATION MAP

Case #2014-04 Iglesia Bautista Betel - Site Plan Amendment





**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-33**

DATE: March 6, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-08) Artis Senior Living of Bartlett**

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**PETITIONER**

Jay Hicks on behalf of Artis Senior Living

**SUBJECT SITE**

6N625 S. Route 59, East side of Rt. 59, South of Apple Valley Drive

**REQUEST**

Final Subdivision and Final PUD/Site Plan for Lot 1

**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 (Former Farm House/Farm)</b>	<b>Attached Residential (High Density)</b>	<b>PD</b>
North	Commercial/Office	Commercial	B-2 PUD
South	Church	Institutional	ER-1
East	Single Family Residential	Suburban Residential	SR-4
West	Forest Preserve	Open Space	SR-3 PUD

**DISCUSSION**

1. The Petitioner is requesting Final Subdivision and Final PUD/Site Plan (Lot 1) approval for a vacant 10.1 acre site along the east side of Rt. 59, south of Apple Valley Drive. The Preliminary Subdivision, PUD and Special Use were approved by Ordinance #2014-90 An Ordinance Granting a Special Use Permit for a Planned Unit Development, Approving of a Preliminary PUD Plan for Lot 1, and Approving of a Preliminary Plat of Subdivision for Artis Senior Living on November 18, 2014.
2. The proposed one-story brick and vinyl sided building would be located on Lot 1 of the three (3) lot subdivision. Lot 2 at this time would remain vacant and Lot 3 would consist of the detention area.

3. The site contains 38 parking spaces and exceeds the Zoning Ordinance requirement of 32 spaces. A circular turn-around area has been provided in front of the building to provide an accessible drop-off and/or pick-up of residents.
4. The Final PUD/Site Plan identifies a right-in/right-out access point on Rt. 59. *(Please note: Rt. 59 is under the jurisdiction of IDOT and the permit for this curb cut would be issued by this agency.)* A 25-foot wide private drive would provide access to both Lots 1 & 2 of this proposed subdivision.
5. As discussed during the Preliminary review, a "Proposed Permitted Use List" for Future Lot 2 is attached and will be an Exhibit to the proposed Ordinance at a later date. The Petitioner considers these uses compatible with the proposed memory care facility.
6. The Staff is continuing to review the Final Engineering and Landscape plans.
7. **The Final Subdivision Plat and Final PUD/Site Plan for Lot 1 are in substantial compliance with the approved Preliminary Subdivision and Preliminary PUD/Site Plan.**

### **RECOMMENDATION**

The Staff recommends forwarding the petition on to the Plan Commission for further review and discussion.

A copy of the Final Subdivision Plat, Final PUD/Site Plan for Lot 1 and additional background information are attached for your review.

rbg/attachments

x:\comdev\mem2015\033\_artis\_final\_vbc.docx



# CEMCON, LTD.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

January 20, 2015

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

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 20 2015

VILLAGE OF  
BARTLETT

Re: Artis Senior Living of Bartlett  
Case #14-08  
Final Subdivision and Final PUD Plan/Site Plan for Lot 1  
CEMCON, Ltd. Job Number: 815.001

Dear President Wallace and Board of Trustees:

Artis Senior Living, LLC is the applicant for the above-referenced application and is seeking to redevelop an approximately four (4) acre portion of the property as a single-story facility dedicated to seniors with Alzheimer's disease and related memory disorders.

The total acreage of the subject property is ten (10) acres. A user for the remaining six (6) acres has not yet been identified.

We request the Village Board's consideration of our Final Subdivision and Final PUD Plan/Site Plan for Lot 1 at the Committee of the Whole meeting in anticipation of a Plan Commission hearing.

Very truly yours,

Michael B. Keith, P.E.  
Engineer for applicant on behalf of  
Jay Hicks, Senior Vice President  
Artis Senior Living, LLC

H:\015001\LETTERS\2015-01-20 Wallace @ Village of Bartlett - Final Subdivision and Final PUD-Site Plan Development Submittal.doc



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

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

For Office Use Only  
Case # 14-08  
RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 19 2015  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Artis Senior Living, Bartlett

### PETITIONER INFORMATION

**Name:** Artis Senior Living, LLC **Phone:** 703-470-4446  
**Address:** 1651 Old Meadow Road **Fax:** \_\_\_\_\_  
McLean, VA 22102 **Mobile:** \_\_\_\_\_  
**Email:** rw1872@gmail.com

### PROPERTY OWNER INFORMATION

**Name:** UNB Bartlett LLC **Phone:** (847)888-7500  
**Address:** 101 East Chicago Street **Fax:** \_\_\_\_\_  
Elgin, IL 60120 **Mobile:** \_\_\_\_\_  
Attn: Fred L. Shaw **Email:** fishaw@unbelgin.com

### ACTION REQUESTED (Please check all that apply.)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan
- Unified Business Center Sign Plan
- Other (please describe) \_\_\_\_\_
- Special Use (please describe) \_\_\_\_\_
- Variation (please describe) \_\_\_\_\_
- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Text Amendment

### SIGN PLAN REQUIRED? (Please Circle.) 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:** 6N625 S. Route 59, Bartlett, IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 01-09-205-028-0000 & 01-09-205-030-0000

Zoning: Existing: PD Land Use: Existing: vacant  
(Refer to Official Zoning Map)

Proposed: PD Proposed: assisted living facility

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

Acreage: 10.1 Acre

**For PUD's and Subdivisions:**

No. of Lots/Units: 3

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

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

**APPLICANT'S EXPERTS** (Including name, address, phone, fax and email; mobile phone is optional)

**Attorney**

Katriina S. McGuire, Schain Banks Kenny & Schwartz, Ltd

70 West Madison Suite 5300

Chicago, Illinois 60602

**Engineer**

CEMCON, Ltd.

2280 White Oak Circle, Suite 100

Aurora, Illinois 60502

**Surveyor**

**Land Planner**

Other

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**FINDINGS OF FACT (Standards)**

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

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

**FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

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

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

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

Applicant proposes a 100% memory care assisted living facility for this area. It will provide a high quality residential facility to serve residents of the area and surrounding communities.

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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.

Applicant will provide a high-quality building, with attractive architecture, landscaping and safe ingress and egress.

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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 planned development shall conform.

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

The site is planned for Attached Residential (High Density) uses. The proposed use is consistent with the Comprehensive Plan designation.

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5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

YES

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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 development will provide landscaping and fencing along with attractive architecture. The proposed use generates little traffic because none of the residents drive. Access to and from the site is designed to allow safe ingress and egress to the property.

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7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The site has commercial uses to the north, a church to the south, single family homes to the east and open space to the west. A high-quality memory care facility which will generate little traffic will not be injurious to the use and enjoyment of, or impair the value of other property in the area.

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

Applicant agrees to be subject all applicable Village ordinances.

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

The development is designed to provide adequate utilities, drainage, and other necessary facilities for the assisted living facility as well as any future development on the vacant lot to the east.

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10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The residents of the facility do not drive. The 35 proposed parking spaces are sufficient to meet the parking demands for employees and visitors.

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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 site is designed with extensive setbacks from property lines and surrounding properties.

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

The Applicant is eager to proceed with the construction of the facility upon approval. The site will be maintained the applicant's high quality standards.

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**ACKNOWLEDGEMENT**

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

SIGNATURE: \_\_\_\_\_



PRINT NAME: \_\_\_\_\_

JAY HICKS

DATE: \_\_\_\_\_

1/14/15

**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, consulting planner's fees, public advertising expenses, and recording expenses. Please print the following information and sign.

NAME OF PERSON TO BE BILLED: \_\_\_\_\_

JAY HICKS

ADDRESS: \_\_\_\_\_

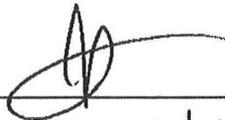
1651 OLD MEADOW RD. #100

MCLEAN, VA 22102

PHONE NUMBER: \_\_\_\_\_

703-992-7985

SIGNATURE: \_\_\_\_\_



DATE: \_\_\_\_\_

1/14/15

# FINAL SUBDIVISION PLAT

## FINAL PLAT OF SUBDIVISION FOR ARTIS SENIOR LIVING OF BARTLETT

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

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(ZIP CODE) (STATE) (CITY/TOWN)

**ACCESS CONTROL COVENANT**

VEHICULAR ACCESS TO ILLINOIS ROUTE 59 IS RESTRICTED AND ONLY ALLOWED AT THE CROSS ACCESS EASEMENT PLATTED HEREON TO THE NORTH 30' OF LOT 1

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED, A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER DATE

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF DUPAGE)

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

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF 2015.

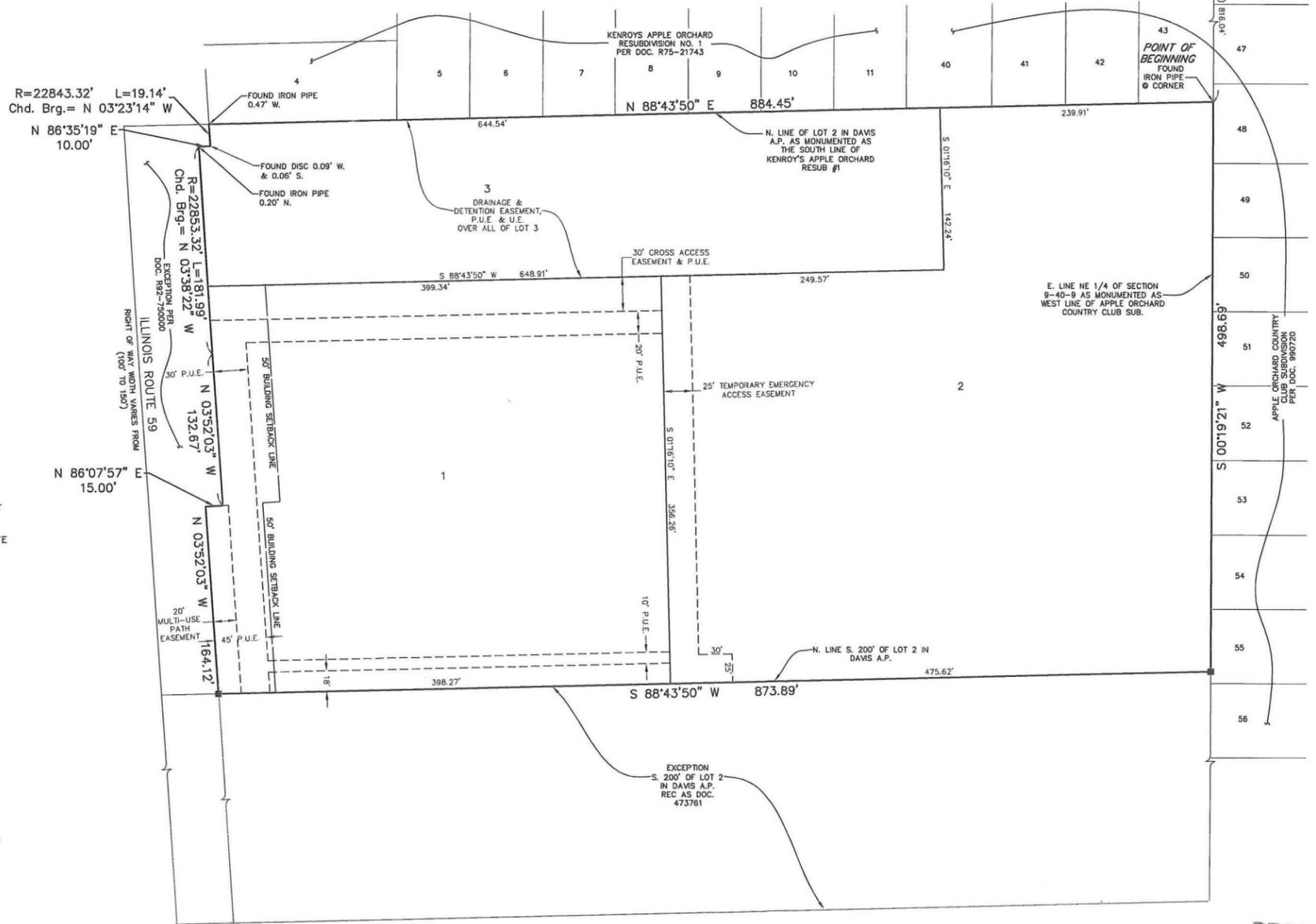
BY: \_\_\_\_\_  
COUNTY CLERK

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF DUPAGE)

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

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



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

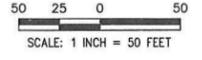
U.E. - INDICATES UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

B.S.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF SUBDIVISION BEING N 88°43'50" E (ASSUMED).

F.I.P. = FOUND IRON PIPE (# AS SHOWN)

RIGHT OF WAY WIDTHS FOR ILLINOIS ROUTE 59 PER DATE FROM DUPAGE COUNTY GIS WEBSITE



**TOTAL AREA OF SUBDIVISION**

10.088 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**

01-09-205-028 & 030

**AREA SUMMARY**

LOT 1 = 3.257 Ac.  
LOT 2 = 4.707 Ac.  
LOT 3 = 2.124 Ac.  
TOTAL = 10.088 Ac.  
(More or Less)

**LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - CENTERLINE (Single Dashed Lines)
- - FOUND CONCRETE MONUMENT
- - SET CONCRETE MONUMENT

RECEIVED  
COMMUNITY DEVELOPMENT

MAR - 5 2015

VILLAGE OF  
BARTLETT

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

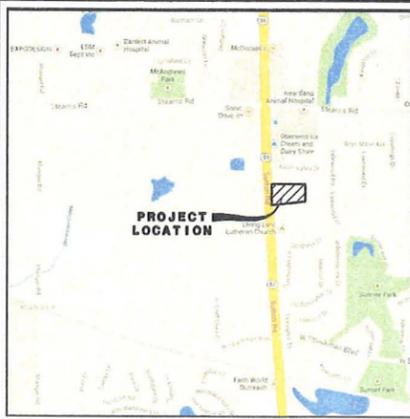
PREPARED BY:  
**CEMCON, Ltd.**  
Civil Engineering & Surveying  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 815001 FILE NAME: SUBPLAT  
DRAWN BY: TL FLD. BK. / PG. NO.: 759  
COMPLETION DATE: 1-8-15 JOB NO.: 815.001  
PROJECT REFERENCE:  
REVISED 2-19-15/TL PER REVIEW LETTER DATED 2-15-15  
REVISED 3-5-15/TL LIMITS OF LOTS 2 & 3 AREA ETC.

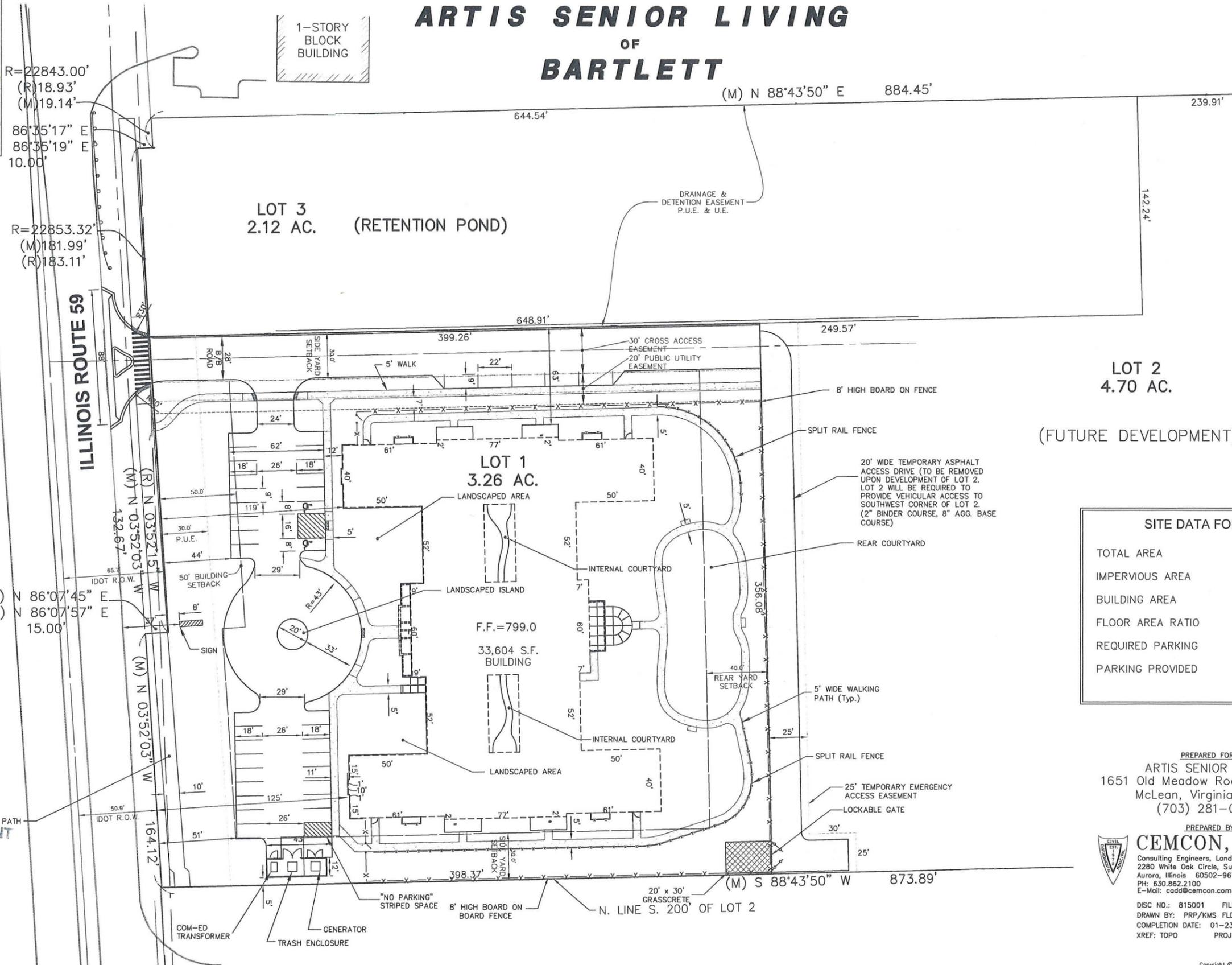
**SITE PLAN/P.U.D. PLAN**

**FINAL PUD/SITE PLAN**

**FOR  
LOT 1  
ARTIS SENIOR LIVING  
OF  
BARTLETT**



**LOCATION MAP**



SITE DATA FOR LOT 1	
TOTAL AREA	3.26 A.c. ±
IMPERVIOUS AREA	1.82 A.c. ±
BUILDING AREA	33,604 S.F.
FLOOR AREA RATIO	.24
REQUIRED PARKING	32 SPACES
PARKING PROVIDED	38 SPACES

PREPARED FOR:  
**ARTIS SENIOR LIVING**  
 1651 Old Meadow Road, Suite 100  
 McLean, Virginia, 22102  
 (703) 281-0758

PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

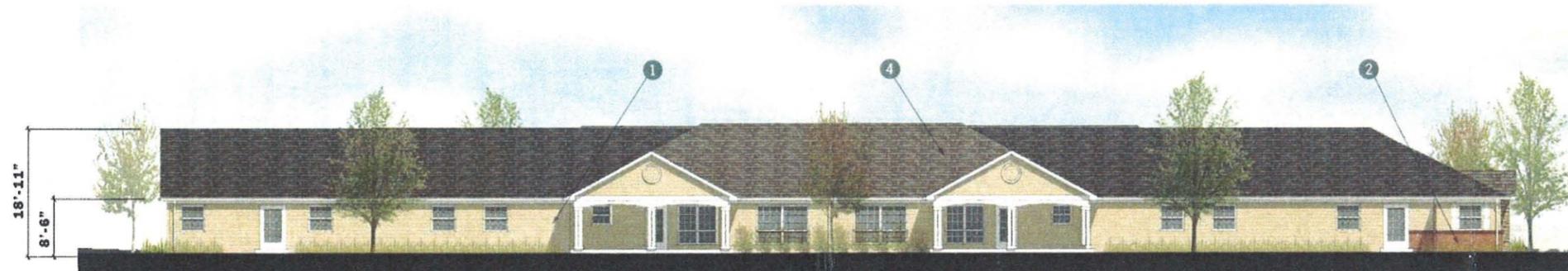
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 DRAWN BY: PRP/KMS FLD. BK. / PG. NO.: -----  
 COMPLETION DATE: 01-23-2015 JOB NO.: 815.001  
 XREF: TOPO PROJECT MANAGER: KTS

RECEIVED  
 COMMUNITY DEVELOPMENT  
 MAR - 5 2015  
 VILLAGE OF  
 BARTLETT

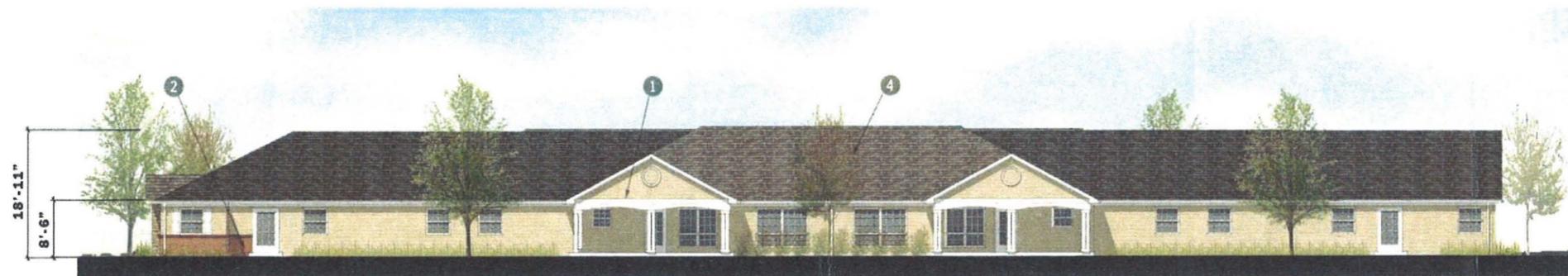
PLOT FILE CREATED: 3/5/2015 BY: BRANSON DAVIS DRAWING PLAN: P:\PROJECTS\UNCL\UNCL\ARTIS SENIOR LIVING SITE PLAN.DWG



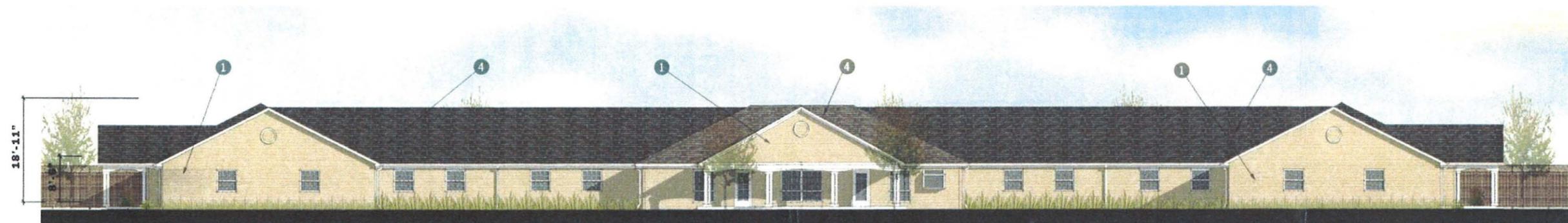
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

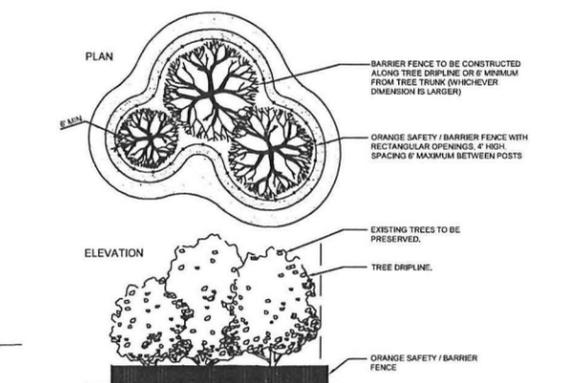


BACK ELEVATION

- ① Vinyl Siding
- ② Brick Veneer
- ③ Cultured Stone
- ④ Asphalt Shingles

## Plant Material List

Qnt.	Symbol	Botanical Name	Common Name	Size	Cond.
24	ACFR	Acer freemani	Autumn Blaze Maple	2.5" Cal.	B&B
6	GLTI	Gleditsia tricanthos inermis	Skyline Honeylocust	2.5" Cal.	B&B
16	PYCC	Pyrus 'Chanticleer'	Ornamental Pear	2.5" Cal.	B&B
6	QUBI	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
6	TICO	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B
4	AMGR	Amelanchier x grandiflora	Apple Serviceberry	6' Ht.	B&B
2	CECA	Cercis canadensis	Eastern Redbud	6' Ht.	B&B
2	PCAB	Picea abies	Norway Spruce	6' Ht.	B&B
9	PCPU	Picea pungens	Colorado Blue Spruce	6' Ht.	B&B
3	PIST	Pinus strobus	White Pine	6' Ht.	B&B
6	THOB	Thuja occidentalis 'Brabant'	Brabant Arborvitae	6' Ht.	B&B
12	CLAS	Clethra alnif. 'Sixteen Candles'	Sixteen Candles Clethra	24" Ht.	Cont.
64	COAC	Cotoneaster acutifolius	Peking Cotoneaster	24" Ht.	Cont.
18	EUCO	Euonymus a 'Compacta'	Dwarf Burning Bush	24" Ht.	Cont.
38	HYAA	Hydrangea arbor. 'Annabelle'	Annabelle Hydrangea	24" Ht.	Cont.
12	HYAI	Hydrangea arboresc. 'Abetwo'	Incrediball Hydrangea	24" Ht.	Cont.
34	HYEB	Hydrangea macr. 'Bloomstruck'	Bloomstruck Hydrangea	24" Ht.	Cont.
20	HYES	Hydrangea 'Endless Summer'	Endless Summer Hydrang.	24" Ht.	Cont.
3	HYLL	Hydrangea 'Little Lime'	Little Lime Hydrangea	24" Ht.	Cont.
10	HYPW	Hydrangea panicul. 'DVPinky'	Pinky Winky Hydrangea	24" Ht.	Cont.
2	HYQP	Hydrangea quercifol. 'Pee Wee'	Pee Wee Oakleaf Hydrang.	24" Ht.	Cont.
10	PHOD	Physocarpus opul. 'Diablo'	Eastern Ninebark	24" Ht.	Cont.
73	RHAG	Rhus aromatica 'Gro-low'	Gro-low Sumac	24" Ht.	Cont.
33	ROSK	Rosa 'Knockout'	Knockout Shrub Rose	24" Ht.	Cont.
57	SORB	Sorbaria sorbifolia 'Sem'	False Spirea	24" Ht.	Cont.
12	SYMB	Syringa 'Bloomerang Lilac'	Bloomerang Lilac	24" Ht.	Cont.
6	AZKA	Azalea 'Karens'	Karens Azalea	24" Ht.	Cont.
57	BUXC	Buxus 'Chicagoland Green'	Boxwood	24" Ht.	Cont.
89	JUCK	Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" Ht.	Cont.
17	JUCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	Cont.
8	TAXD	Taxus x media 'Densiflora'	Dense Intermediate Yew	24" Ht.	Cont.
28	AGBF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	1 Gal.	Cont.
25	AMSH	Amonia hubrichtii	Narrow Leaf Blue Star	1 Gal.	Cont.
192	CORZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	12/Flat	Plug
10	ECPX	Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Conefl.	1 Gal.	Cont.
174	GERR	Geranium 'Rozanne'	Rozanne Geranium	1 Gal.	Cont.
192	HEPP	Heuchera 'Palace Purple'	Palace Purple Coralbells	12/Flat	Plug
60	HESO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	12/Flat	Plug
24	HOSG	Hosta 'Guacamole'	Guacamole Hosta	1 Gal.	Cont.
15	LIGL	Ligularia 'Little Rocket'	Dwarf Ligularia	1 Gal.	Cont.
144	NEFK	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	12/Flat	Plug
40	PEAL	Persvskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.	Cont.
15	PEAT	Persvskia atriplicifolia	Persvskia atriplicifolia	1 Gal.	Cont.
48	RUFJ	Rudbeckia fulg. var. 'Goldsturm'	Goldsturm B.E.S.	12/Flat	Plug
108	RUFL	Rudbeckia fulg. var. 'Little Suzy'	Little Suzy Black Eyed S.	12/Flat	Plug
36	SVMN	Salvia nemorosa 'May Night'	May Night Salvia	12/Flat	Plug
172	CALK	Calamagrostis a. 'Karl Forerster'	Feather Reed Grass	1 Gal.	Cont.
40	CHLA	Chasmanthium latifolium	Northern Sea Oats	1 Gal.	Cont.
51	DECG	Deschampsia cesp. 'Goldtau'	Gold Dew Tufted H. Grass	1 Gal.	Cont.
8	MISG	Miscanthus sin. 'Gracillimus'	Maiden Grass	1 Gal.	Cont.
62	MISP	Miscanthus sin. 'Purpurascens'	Purple Maiden Grass	1 Gal.	Cont.
22	MISV	Miscanthus sin. 'Variegatus'	Variegated Silver Grass	1 Gal.	Cont.
100	PEAH	Pennisetum alopec. 'Hameln'	Dwarf Fountain Grass	1 Gal.	Cont.
20	SPHE	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.
20	LIRV	Liriope muscar 'Variegata'	Variegated Lilyturf	10/Flat	Plug
72	PACH	Pachysandra l. 'Green carpet'	Japanese Spurge	24/Flat	Plug
240	SEDK	Sedum kamtschaticum	Sedum Kamtschaticum	24/Flat	Plug
336	VINC	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle	24/Flat	Plug
20	OSCI	Osmunda cinnamomea	Cinnamon Fern	1 Gal.	Cont.



**1 Tree Protection Plan**  
 NTS  
 SCALE 1"=20'-0"

ILLINOIS ROUTE 303

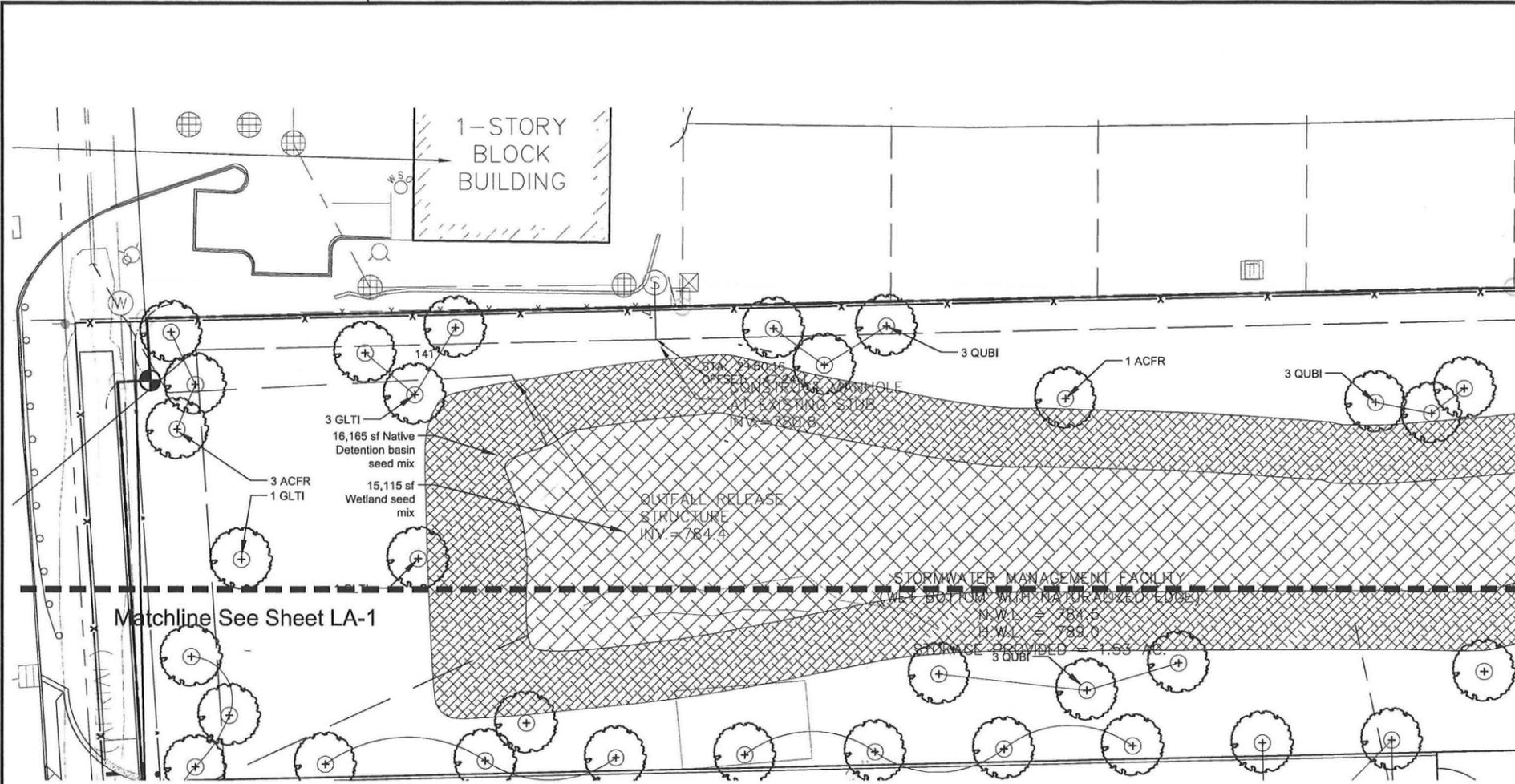
DRAWING NAME: C:\INDA03-Projects\2014\14141405-Artis Senior Living-Bentley\Drawing Data\01-Landscape Plan.dwg DATE PRINTED: Mar 05, 2015 - 12:01pm

**nelson design associates inc.**  
 789 Loop Scissors Blvd  
 Aurora, Illinois, 60504  
 Tel: 630.292.0536  
 Fax: 630.292.0536

**Artis Senior Living**  
 1651 Old Meadow Road, Suite 100  
 McLean, Virginia 22102

Scale: as noted  
 North:   
 Drawn By: MN  
 Approved By: MN  
 Date: April 8, 2014  
 Job Number: 14005  
 Drawing Number:

**LA-1**



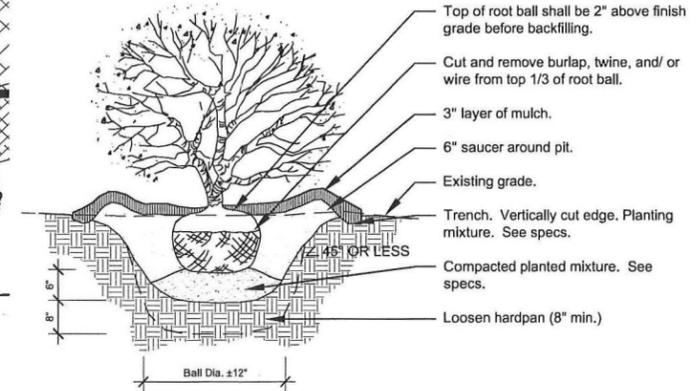
**Plant Material List**

Deciduous Trees	Qty.	Symbol	Botanical Name	Common Name	Size	Cond.
	4	ACFR	Acer freemani	Autumn Blaze Maple	2.5" Cal.	B&B
	5	GLTI	Gleditsia tricanthos inermis	Skyline Honeylocust	2.5" Cal.	B&B
	6	QUBI	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B

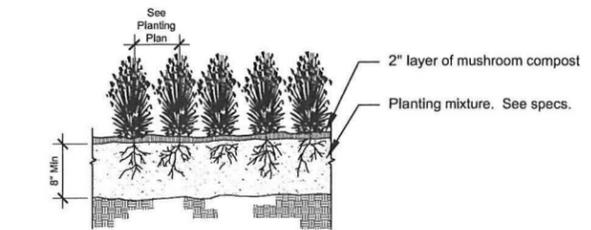
**Seed Mixes:**

Native Detention Basin Seed Mix- Agrecol "Flood Plain" mix @ 8.00 PLS lbs/ac or equal

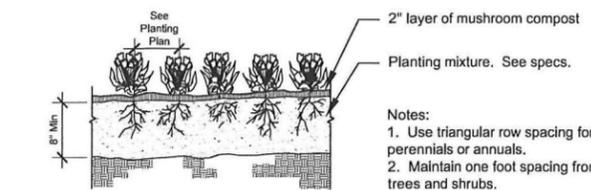
Wetland Seed Mix- Agrecol "Wetland Emergent" mix @ 4.00 PLS lbs/ac or equal



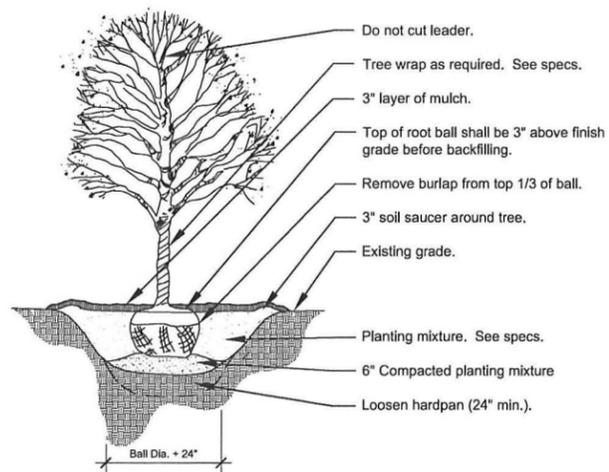
**3 Shrub Planting Detail** 3/4" = 1'-0"



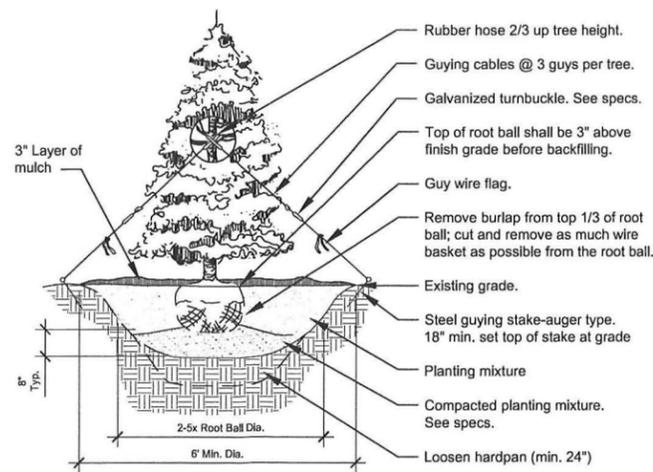
**4 Ornamental Grass Planting** 1" = 1'-0"



**5 Perennial / annual planting** 1" = 1'-0"



**1 Deciduous Tree Planting** 1/4" = 1'-0"



**2 Conifer Tree Planting** 1/4" = 1'-0"

DRAWING NAME: C:\INDA03-Projects\2014\141005-Artis Senior Living\Barfield\C-Drawing Data\01-Landscape Plans.dwg DATE PRINTED: Mar 05, 2015 - 12:03pm

nelson design associates inc.



Artis Senior Living  
1651 Old Meadow Road, Suite 100  
McLean, Virginia 22102



Drawn By: MN  
Approved By: MN  
Date: April 8, 2014  
Job Number: 14905  
Drawing Number:

LA-2

02/26/2015 07:10:20:14  
Rev. No. 2 Revised Per Chg Final Review Comments  
Rev. No. 1 Revised Per Chg Comments

**Artis Senior Living of Bartlett**

**Proposed Permitted Uses for Future Lot 2:**

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

RECEIVED  
COMMUNITY DEVELOPMENT

JUL 23 2014

VILLAGE OF  
BARTLETT

# LOCATION MAP

#2014-08 Artis Senior Living  
Final Subdivision/PUD Plan



**SITE**