



Village of Bartlett
Plan Commission Meeting Minutes
February 14, 2019

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

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, M. Hopkins, A. Hopkins, D. Negele and D. Gunsteen

Absent: T. Ridenour, J. Kallas

Also Present: A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the December 13, 2018 meeting.

Motioned by: A. Hopkins

Seconded by J. Miaso

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, M. Hopkins and A. Hopkins

Abstain: D. Negele, D. Gunsteen

Nays: None

The motion carried.

J. Lemberg introduced the newest Committee member, **Dan Gunsteen**.

D. Gunsteen stated he served for a year and half on the EDC Board. He was glad to be on the Plan Commission since he has a background in development and construction. Bartlett has seen a lot of growth in the last several years and believes he will bring a lot to this Board in both his knowledge in construction and development. **D. Gunsteen** stated he has sat on both sides of these meetings and he knows what the petitioner is looking for, and now what the Village is looking for. All successful businesses have to have a little give and take when they approach the Boards. He stated he was very excited to be here and thanked Mayor Wallace for this appointment.



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(#18-22) Moureau's Crest View Addition to Bartlett

Preliminary/Final Plat of Resubdivision of Lot 72

Petitioner: Ahmed Motiwala

A. Zubko stated this property is located at the northwest corner of Chase Avenue & North Avenue. The property is zoned SR-4 which is Suburban Residence District. The Petitioner is requesting a Preliminary/Final Plat of Resubdivision for Lot 72 of the Moureau's Crest View Addition to Bartlett. The 13,878 square foot (0.318 acre) vacant parcel would be resubdivided to create two single family lots.

Lot 1 consisting of 6,100 square feet and Lot 2 consisting of 7,700 square feet would both meet the minimum lot standards for the SR-4 Zoning District; including the 60 ft. minimum lot width and the 6,000 sq. ft. minimum lot size requirements. Lot 1 would have access off of E. North Avenue and Lot 2 would have access off North Chase Avenue.

The Preliminary/Final Plat of Resubdivision includes public utility and drainage easements along all property lines in accordance with the Subdivision Ordinance.

Since the subject property is less than 3 acres, no detention is required for this subdivision. As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart. This will be installed once the homes are actually built.

There are existing concrete sidewalks along North Chase Avenue and E. North Avenue that are currently deteriorating. As part of the subdivision requirements, these sidewalks will be removed and replaced by the petitioner.

The Petitioner is also requesting two variations:

- a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
- b) A 9 foot reduction from the required 45 foot rear yard on Lot 2.

The Variations will be discussed by the Zoning Board of Appeals at their meeting on March 7, 2019.

The Engineering Plans are currently being reviewed.

New addresses will be assigned to each of the lots if the subdivision is approved.

The Staff recommends approval of the petitioner's request subject to the following conditions:

Staff approval of the Engineering Plans;

A public improvements completion agreement (PICA) must be submitted and approved by the Village Board; and

Building permits shall be required for all construction activities.



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J. Lemberg asked the Petitioner if there was anything he wanted to add to **A. Zubko's** comments. **Mr. Motiwala** stated no.

J. Lemberg asked **A. Zubko** about the detention and storm water comments in the packet that states to "meet the DuPage County Stormwater Ordinance regulations". **J. Lemberg** stated that this property is in Cook County. **A. Zubko** replied yes, all of Bartlett as a whole, follows the DuPage County Stormwater Ordinance regulations, no matter what county you are in. This is so the whole Village follows the same regulations. **J. Lemberg** asked if Bartlett doesn't like Cook County Codes. **A. Zubko** stated she didn't believe Cook County has any codes.

J. Lemberg asked if anyone on the Commission had any other comments or questions. **A. Hopkins** asked for some clarification regarding the house that is already built on the corner of Marion, if they wanted to build a fence in their back yard, wouldn't they need a variance because it's a corner lot. **A. Zubko** stated they would still need to meet the setback regulations, so it could only be 25 feet off of North Ave. The only issue would be if they wanted a four foot fence closer to North Avenue.

J. Lemberg asked if anyone on the Commission had any other comments or questions. **J. Allen** stated the minimum size lot is 6000 sq. ft., this looks like they will be very close to their neighbor on Chase. **A. Zubko** stated that property owner actually owned this lot. **J. Miaso** asked **Mr. Motiwala** the proposed value of the homes being built. **Mr. Motiwala** stated the house value will be around \$300,000. **D. Negele** asked if the homes will be single or two story houses with basements. **Mr. Motiwala** stated without basements.

J. Lemberg then asked for a motion to approve the Petitioner's request for the Preliminary/Final Plat of Subdivision of Lot 72, subject to the conditions.

Motioned by: J. Miaso
Seconded by: D. Negele

Roll Call

Ayes: J. Allen, D. Negele, M. Hopkins, A. Hopkins, J. Miaso, J. Lemberg and D. Gunsteen
Nays: None

The motion carried.



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Old Business/ New Business

All members of the Plan Commission welcomed **Dan Gunsteen** to the Board.

A. Zubko stated there will be a meeting in March with two items to discuss.

J. Lemberg then asked for a motion to adjourn.

Motioned by: D. Negele

Seconded by: J. Miaso

All in favor.

The meeting was adjourned at 7:11P.M.