



Village of Bartlett
Plan Commission Minutes
September 10, 2020

J. Lemberg called the meeting to order at 7:05 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour
Absent: J. Kallas

Also Present: Village Planner, Kristy Stone

Approval of Minutes

A motion was made to approve the August 13, 2020 meeting minutes

Motioned by: T. Ridenour

Seconded by: A. Hopkins

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, T. Ridenour, and J. Lemberg

Nays: None

The motion carried.



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(#20-10 Cylwik Resubdivision)

Preliminary/Final Plat of Subdivision

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone stated that Staff has researched this property and it was part of the original incorporation of Bartlett in 1891 and was shown on the Village's first Zoning Map in 1941 as part of the Farm District. According to the 1962 Zoning Map, the property was zoned R-1 Single Family Residence. During the rezoning of 1978, the property was rezoned to the SR-3 Suburban Residence Zoning District. The Petitioner is requesting a Final Plat of Resubdivision for portions of Lot 47. This is two (2) parcels that consists of 1.10 acres, which would be resubdivided to create two (2) single-family lots while keeping the existing house on Lot 1. Both lots meet the minimum lot width requirements and the minimum lot size requirements. The existing house, detached garage and swimming pool will remain on Lot 1 of the property. Lot 2 will be buildable for a single-family house in the future. The property will have all of the required easements along all of the property lines. No detention is required for the subdivision. The Petitioner will be planting the required parkway trees along S. Western Avenue. The Petitioner has requested a variation to allow a pool in the side yard, which the Zoning Board of Appeals conducted a Public Hearing and recommended approval at their meeting on September 3, 2020. This project would result in a net density of 1.8 dwelling units per acre and is consistent with the Comprehensive Plan which designates the area as Suburban Residential, two (2) to five (5) dwelling units per acre. We will assign a new address to Lot 2 once a building permit is submitted. Staff recommends approval of the Petitioner' request subject to the three (3) conditions in your Staff report.

J. Lemberg asked if the Petitioner was present and if she would like to add anything. The Petitioner **Katarzyna Cylwik** was present and answered no, she did not wish to add anything.

J. Lemberg asked if there were questions from the commission. There were no questions or comments.

M. Hopkins made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#20-10) Cylwik Resubdivision** Preliminary/Final Plat of Subdivision subject to the conditions and Findings of Fact outlined in the Staff report.

Roll Call

Ayes: A. Hopkins, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone I believe we will have a meeting next month, but I am not sure. It depends on when we get applications submitted. If we get something in by the end of next week, we will have a meeting. **D. Gunsteen** is it something in the business park? **K. Stone** it is actually Prestige Creative Markets on Army Trail Road. They are looking to request special uses to their property for events. **T. Ridenour** what about MoRE Brewing? **K. Stone** I believe they closed on the property. They are going forward.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: **D. Negele**

Seconded by: **J. Miaso**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:12 pm.