



VILLAGE OF BARTLETT
JOINT SPECIAL MEETING OF THE ZONING BOARD OF APPEALS & PLAN COMMISSION
AGENDA

BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
July 1, 2021
7:00 P.M.

- I. Roll Call (ZBA Chairman Werden)
- II. Approval of the May 6, 2021 Zoning Board of Appeals meeting minutes – ZBA members only (ZBA Chairman Werden)
- III. **(#20-19) Le P'Tit Resto Bar Tapas** (ZBA Chairman Werden)
 - A. **Site Plan Amendment**
 - B. **Special Uses** for a restaurant to serve liquor, outdoor seating, live entertainment and PUD to allow two principal buildings on one zoning lot
 - C. **Variation** to reduce the required number of parking spaces

PUBLIC HEARING
- IV. **(#20-16) Residences at Bartlett Station (Site E)** (PC Chairman Lemberg)
 - A. **Second Amendment to Ordinance #2003-123** to allow for 104 residential apartments in one building
 - B. **Amending the Special Use for a PUD** to allow for 104 residential apartments in one building
 - C. **Amending the approved Preliminary/Final PUD Plan (Residential Site Plan)**
 - D. **Amending the following Exhibits attached to Ordinance #2003-123**
 - o Residential Site Plan – Exhibit E-2
 - o Residential Building – First Floor Plan – Exhibit E-4
 - o Residential Building – Garage Floor Plan – Exhibit E-5
 - o Landscape Plan – Exhibit E-6
 - o Building Elevations – Exhibit E-7 (SK-007, 008)
 - o Modifications to Bartlett Zoning and Subdivision and PUD Ordinances - Exhibit E8 #3

- E. **First Amendment to Ordinance #2005-124** to allow for 104 apartment units in one building
- F. **Amending the following Exhibits attached to Ordinance #2005-124:**
 - o Residential Buildings 3, 4, & 5 First Floor Plan – Exhibit 1
 - o Residential Buildings 3, 4 & 5 Second/Third Floor Plan – Exhibit 2
 - o Residential Buildings 3, 4 & 5 Elevations – Exhibit 3
- G. **Plat of Consolidation**
- H. **Variations from the Downtown Zoning Overlay District (Form Based Code)**
 - o 10-9C-3.C.3 – Other Frontage Build-to Zone – Corner Side Yard Setback
 - o 10-9C-3.C.6 – Minimum Rear Setback
 - o 10-9C-3.C.8[7] – Surface Parking & Loading Location – Rear Yard
 - o 10-9C-3.D.1 – Maximum Height
 - o 10-9C-4.D – Table C. Prohibited Materials
 - o 10-9C-5.D.1 – Table E. Minimum Parking Spaces

PUBLIC HEARING

- V. Old Business/New Business (PC Chairman Lemberg)
- VI. Adjournment (PC Chairman Lemberg)