



Village of Bartlett
Plan Commission Minutes
August 12, 2021

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

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kallas and T. Ridenour
Absent: None

Also Present: Village Planner, Kristy Stone and Associate Planner, Devin Kamperschroer

J. Lemberg at the July 1, 2021 meeting, Mike Werden asked, would the Village Board have to have a two-thirds vote to overrule the Plan Commission and Roberta Grill said she would have to check with the village attorney. Do we have an answer? K. Stone yes, we do. When the Plan Commission fails to make a positive recommendation there needs to be a positive vote by 4 trustees, not including the Mayor.

Approval of Minutes

A motion was made to approve the July 1, 2021 Special Plan Commission meeting minutes and the July 1, 2021 Joint Special Meeting of the Zoning Board of Appeals and Plan Commission meeting minutes.

Motioned by: T. Ridenour
Seconded by: J. Miaso

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Kallas, J. Miaso, and J. Lemberg
Abstain: T. Ridenour

The motion carried.



Village of Bartlett
Plan Commission Minutes
August 12, 2021

(#21-07) 7-Eleven (1500 S. Route 59)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

PUBLIC HEARING (CONTINUED FROM JULY 1, 2021 MEETING)

D. Kamperschroer this property was annexed into the village in 1988 as part of the Woodland Hills subdivision by Ordinance #1988-13 and subsequently zoned PD by Ordinance #1988-14. The property is lot 1 of the Illini Partners Subdivision established by Ordinance #1999-52. Ordinance #1999-52 also approved a Special Use for an Automobile Service Station for the 7-Eleven. The Petitioner is requesting a Special Use Permit to sell package liquor (beer, wine, and liquor) at the existing 7-Eleven gas station/convenience store. Beer will be kept in 3 out of 10 coolers toward the rear of the store. Wine will be displayed on a 3-foot end cap with 5 shelves opposite the beer coolers, and liquor will be kept behind the counter near the cigarettes in a 3-foot endcap which will display 7 shelves of liquor. The total customer area is approximately 1,860 sq. ft. The total area taken up by package liquor sales would be approximately 30 sq. ft., roughly 2% of the total customer floor area. The staff recommends approval of the petitioner's request for a special use permit subject to the conditions and findings of fact outlined in the staff report.

The petitioner, **Manoj Solanki** and **Dan Kubo** representing corporate 7-Eleven came forward and were sworn in by **J. Lemberg**. **D. Kubo** stated that they have been getting special permission to get packaged liquor into a lot of their stores lately in a lot of cities and townships. Our hopes are that we will be able to do this here. It helps you as well as us. I would like to make sure that you are aware that we have programs in place for packaged liquor. The cooler doors do lock during non-selling hours so that nobody can purchase or try to get at the product. We also have a program where once a month, we audit for compliance and if they are not checking IDs there are consequences for the franchisees.

J. Lemberg opened the public hearing portion of the meeting. No one came forward.

J. Lemberg closed the public hearing portion of the meeting.

J. Lemberg are there questions or comments from the Plan Commission? **T. Ridenour** is that a corporate program checking for underaged sales? **D. Kubo** yes, it is a program through 7-Eleven. We do that in all of our stores for alcohol and tobacco. There are consequences for the franchisees. They could lose their license with 7-Eleven. **A. Hopkins** with this type of liquor license would they be eligible to have gaming devices? **K. Stone** no, it is not classified as a truck stop. We had a text amendment to allow truck stop establishments to have video gaming. This would not qualify as a truck stop under the current Village ordinance.



Village of Bartlett
Plan Commission Minutes
August 12, 2021

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case (#21-07) 7-Eleven 1500 S. Route 59 for a special use permit to sell package liquor subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: J. Kallas

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, T. Ridenour, J. Lemberg
Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
August 12, 2021

Old Business/ New Business

K. Stone right now, it does not look like we are going to have a meeting next month. **T. Ridenour** is there an update on More Brewing? **K. Stone** they submitted some plans. It was not a complete submittal. They have submitted something so it is a step in the right direction. **A. Hopkins** has More Brewing purchased the land? **K. Stone** yes. **A. Hopkins** any update on the Residences at Bartlett Station apartment building? **K. Stone** it goes before the Board for a vote on Tuesday, August 17, 2021. They did make some changes. They were able to push the building over so that it meets the downtown TOD build-to-requirement, added dedicated parking spaces at Streets of Bartlett and reduced the number of units to 90 units. It is still the same number of stories, but there are less units so that it does meet the parking requirement including the offsite parking. **A. Hopkins** does it still have to pass with a super majority even with those changes? **K. Stone** yes because your recommendation failed to pass. **T. Ridenour** how many members does the Plan Commission need to have for a quorum? **K. Stone** we need 5 members for a quorum.

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

Motioned by: J. Miaso

Seconded by: A. Hopkins

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:08 pm.