



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
October 14, 2021  
7:00 P.M.**

- I. Roll Call
- II. Approval of the September 9, 2021 meeting minutes
- III. **(#21-11) 955 S. Route 59  
Special Use Permit - package liquor sales  
PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett  
Plan Commission Minutes  
September 9, 2021

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R. Grill called the meeting to order at 7:04 pm.

**Roll Call**

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

Also Present: Roberta Grill, Planning & Development Services Director

A. Hopkins made a motion for J. Kallas to act as chairman for the meeting.

Motioned by: A. Hopkins  
Seconded by: T. Ridenour

Motion passed by unanimous voice vote.

**Approval of Minutes**

A motion was made to approve the August 12, 2021 meeting minutes.

Motioned by: M. Hopkins  
Seconded by: A. Hopkins

**Roll Call**

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

The motion carried.



Village of Bartlett  
Plan Commission Minutes  
September 9, 2021

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**(#21-08) Bartlett Senior Living Campus**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Certified Mail Receipts**

**Exhibit C – Notification of Publication**

**R. Grill** this property has a long history since it was annexed in 2002. Tonight, the petitioner is requesting to amend the Special Use Permit, the PUD, the Final PUD Plan, Ordinance #2004-115 and the Preliminary/Final Subdivision/PUD Plat to allow for increases in density floor area ratio, and a decrease in the total site area. Each of these requests are a direct result of the 0.131 acre taking by IDOT for the proposed Route 59 and West Bartlett Road intersection improvements. Ordinance #2004-115 approved of a density of 35.02 dwelling units per acre and a floor area ratio of 0.65. The petitioner is requesting to increase the density as a result of a reduction in the acreage on the site to allow for a density of 36.7 dwelling units per acre and a floor area ratio of 0.802. It is the petitioner's belief that to avoid any future discrepancies with HUD and their financing for the existing 208 units, these changes in density and FAR should be specifically amended within the annexation agreement, the PUD ordinance, the PUD plan and plat. The amendment to the annexation agreement will be discussed, reviewed, and voted on by the Village Board. According to the State Plat of Highways, Lot 1 is currently 2.953 acres in size and as a result of the proposed taking of 0.107 acres, this lot would now consist of 2.846 acres. Lot 2 is currently 2.859 acres in size and as a result of the taking of 0.024 acres, this lot would now consist of 2.835 acres. There would be no others changes made on the subject property structurally only what is identified on the Plat of Highways from IDOT. Staff does recommend approval of the request subject to the findings of fact in the staff report.

**J. Kallas** asked if there were any questions from the commission members. There were no questions from the commission members.

**J. Kallas** opened the public hearing portion of the meeting.

**Steve Friedland**, attorney representing the petitioner came forward and was sworn in by **J. Kallas**.

**S. Friedland** stated that because IDOT is taking 5,000 square feet, the project will be refinanced and because HUD is the financing body, HUD looks at the numbers. We fear that IDOT will look at the existing zoning, do the math, and realize that we are out of compliance from that standpoint even though we are legally nonconforming. Our preference is to ask to change the underlying numbers. This does not change the unit counts or the buildings. We received a letter from **R. Grill** that we really are legally nonconforming and we are fine.

**J. Kallas** closed the public hearing portion of the meeting.

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-08) Bartlett Senior Living Campus** amending the Special Use Permit to allow for increases in



**Village of Bartlett  
Plan Commission Minutes  
September 9, 2021**

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density and floor area ratio, a Third Amendment to the Planned Unit Development to allow for increases in density and floor area ratio, a Second Amendment to the Final PUD Plan to reflect increases in density, floor area ratio and a decrease in the total site area, a Second Amendment to Ordinance #2004-115 (*An Ordinance Approving an Amended Planned Unit Development Plan, Approving of an Amended Site Plan and Approving of a Preliminary/Final Plat of Subdivision/PUD for the Bartlett Senior Living Campus*) to allow for increases in density, floor area ratio and a decrease in the total site area and Amending the Preliminary/Final Plat of Subdivision/PUD to reflect a decrease in lot area for Lots 1 and 2 subject to the findings of fact outlined in the staff report.

**Motioned by: J. Miaso**

**Seconded by: T. Ridenour**

**Roll Call**

**Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, T. Ridenour**

**Nays: None**

**The motion carried.**



**Village of Bartlett  
Plan Commission Minutes  
September 9, 2021**

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**Old Business/ New Business**

**R. Grill** right now, we do not have an item for a meeting next month.

**J. Kallas** asked if there was a motion to adjourn.

**Motioned by: T. Ridenour**


**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:12 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**21-98**

DATE: October 4, 2021  
TO: The Chairman and Members of the Plan Commission  
FROM: Devin Kamperschroer, Associate Planner   
RE: **(#21-11) Liquor Store (955 S. Route 59) Special Use for Package Liquor Sales**

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**PETITIONER**

Dharmendra Vadnerkar

**SUBJECT SITE**

955 S. Route 59 (Apple Valley Center)

**REQUEST**

**Special Use Permit** to sell package liquor (beer, wine, and liquor)

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

**ZONING HISTORY**

The southern portion of this property was annexed into the village in 1963 by Ordinance #1963-02 and subsequently zoned Commercial. The property was then rezoned SR-1, Suburban Residence District as a part of the 1978 comprehensive rezoning. The northern portion of this property was annexed into the village by Ordinance #1984-53 and subsequently rezoned from ER-1, Estate Residence District to SR-1 Suburban Residence District by Ordinance #1984-54. The property was later re-subdivided as a part of the Apple Valley Center Subdivision established by Ordinance #2001-82 and rezoned to the B-3, Neighborhood Shopping District.

## DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to sell packaged beer, wine, and liquor in a packaged liquor store in the B-3 (Neighborhood Shopping) Zoning District.
2. The proposed liquor store will also sell tobacco products and limited food items.
3. The proposed liquor store will occupy the unit of the Apple Valley Center between The Dogfather and Edible Arrangements (formerly Ultimate Travel).
4. The proposed hours of operation will be in accordance with the Class C Extended liquor license; 8:00 AM to 12:00 Midnight Sunday through Thursday and 8:00 AM to 1:00 AM on Friday and Saturday.

## RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
  - A. Approval of a Class C Extended liquor license;
  - B. The sale of liquor shall be limited to the hours of 8:00 AM to 12:00 Midnight Sunday through Thursday and 8:00 AM to 1:00 AM on Friday and Saturday, in accordance with the liquor license;
  - C. Findings of fact (special use permit):
    - i. The proposed special use is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
    - ii. That the proposed special 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.
    - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Background materials are attached for your review and consideration.

June 30, 2021

Village of Bartlett

To whom it may concern:

Letter of business interest for retail sale in Apple Valley Plaza store located at 955 S Route 59, Bartlett IL.

We are planning to sale packaged liquor, beer, wine with packaged snacks like chips, cookies, candies, gums & prepackaged carbonated water like flavored water, soda, juice energy drinks and miscellaneous items like playing cards, cell phone chargers, some paper products, cigarette, cigars and Illinois Lottery.

If you require additional information, please do not hesitate to call.

Thank you,  
Shri Corporation  
Dharmendra Vadnerkar  
773-329-3181





VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 2021-11  
RECEIVED  
PLANNING & DEVELOPMENT  
JUL 01 2021  
VILLAGE OF  
BARTLETT

PROJECT NAME Liquor store

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: DHARMENDRA VADNERKAR

Street Address: 3243 DORA ST

City, State: FRANKLIN PARK, IL

Zip Code: 60131

Email Address: [REDACTED] Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Apple valley partners, LLC

Street Address: 955 S Route 59

City, State: Bartlett, IL

Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

OWNER'S SIGNATURE: [Signature] Date: \_\_\_\_\_

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

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

PACKAGED LIQUOR SALES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** \_\_\_\_\_

**Property Index Number ("Tax PIN"/"Parcel ID"):** \_\_\_\_\_

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

**Zoning:** \_\_\_\_\_  
(Refer to Official Zoning Map)

**Land Use:** See Dropdown \_\_\_\_\_

**Comprehensive Plan Designation for this Property:** See Dropdown \_\_\_\_\_  
(Refer to Future Land Use Map)

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

**Attorney** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Engineer** \_\_\_\_\_

\_\_\_\_\_

**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.

Yes, we are excited to work with Community and Committed to provide best services for people's convenience responsibly, responsibly

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.

I agree with village ordinance, such use will not detrimental any under. Circumstances.

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.


I agree and follows regulation and condition specified in title use and conditions made by authorities and by Village Board of Trustees

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: DHARMENDRA VADNERKAR.

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

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, public advertising expenses, and recording fees. Please complete the information below and sign.

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

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

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

EMAIL: \_\_\_\_\_

SIGNATURE: 

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



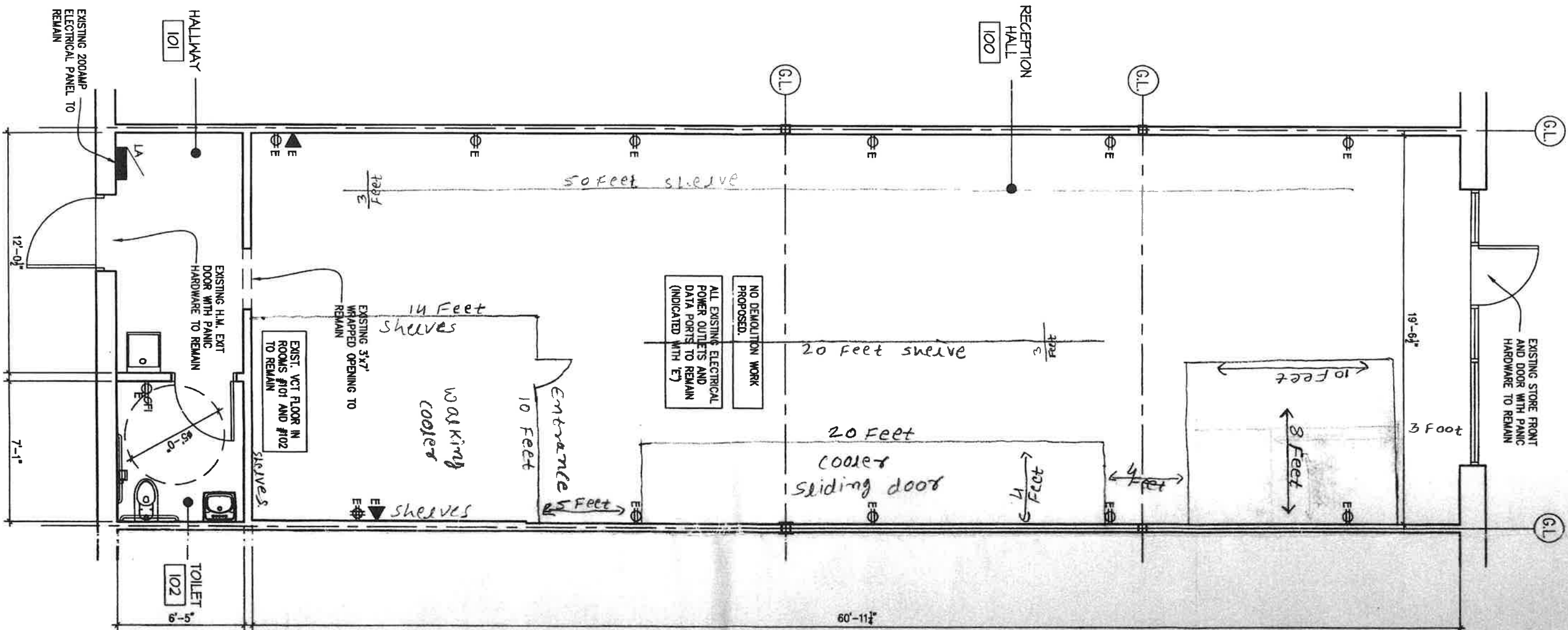
# Location Map

955 S. Route 59

2021



0 20 40 80 US Feet



NORTH

1

EXISTING FLOOR PLAN WITH ELECTRICAL IN:0

1/4"=1'-0"

0 2 4 6